

FAIRFIELD BOARD OF ZONING APPEALS
FAIRFIELD MUNICIPAL BUILDING
5350 PLEASANT AVENUE
FAIRFIELD, OH 45014

AGENDA

7/2/14

Roll Call

Pledge of Allegiance

Approval of Previous Meetings Minutes:

-June 4, 2014 Meeting Minutes

Old Business:

Case No. BZA-14-0013 – Multiple variances relating to a variable message reader board sign – 4785 Factory Dr.:

A variance request submitted by International Car Service, for the property located at 4785 Factory Dr., lot no. 3870 in the M-2 zoning district.

Variance 1. Section 1187.08(n) of the zoning code only allows variable message reader board signs on "...parcel(s) having 200 linear feet or greater of lot frontage." This lot has 81 feet of frontage.

Variance 2. Section 1187.02 defines a "Variable message reader board" as..."a permanent sign which is displayed in a series of **monochromatic** lights that can be changed electronically by remote or automatic means. No message, graphic, display or part thereof shall be visible for less than seven (7) seconds." In a letter to the Board of Zoning Appeals, the applicant has stated that the sign is a "3 color sign Red, White and Blue."

Variance 3. Section 1187.08(c)(1) states "Freestanding signs shall be limited to fifty percent (50%) of the total sign area allowed to the business." The proposed variable message reader board exceeds 50% of the total sign area allowed to this business.

Variance 4. Section 1187.08(c) allows pole signs only on properties with over 200 feet of street frontage. The existing pole sign is a non-conforming sign and requires Board of Zoning Appeals approval for any modifications.

Variance 5. Section 1187.05(d)(1) states "Freestanding and ground signs shall: Only identify the name, address and phone number of the building or occupant, or the principal uses of the premises and design trademarks and may identify products or services sold on the premises where the sign is located." The proposed sign will not be located on the property where the business is located.

Case No. BZA-14-0014 – Roof sign in D-1 zoning district – 710 Nilles Rd.:

A variance request submitted by Quality Signs, for Servatii, for the property located at 710 Nilles Rd., lot no. 1305 in the D-1 zoning district.

Section 1187.07(d)(3) of the zoning code states "Roof signs are not permitted." The applicant is requesting a variance to install a roof sign at this address.

New Business:

Case No. BZA-14-0015 – Pool exceeds 35% rear yard requirement – 4965 Hardell Dr.:

A variance request submitted by Nathan Hursell, for the property located at 4965 Hardell Dr., lot no. 2594 in the R-1 zoning district.

Section 1143.06 (a) of the zoning code limits the total size of accessory structures to thirty-five percent (35%) of the required rear yard. The total square footage allowed in the required rear yard of this property is 787.5 square feet. There is an existing 576 square foot garage and the proposed pool is 452 square feet, for a total of 1028 square feet. This is 240.5 square feet over the allowable.

Case No. BZA-14-0016 – Deck in side yard setback – 6101 Monastery Dr.:

A variance request submitted by Tim Ruberg, for the property located at 6101 Monastery Dr., lot no. 12023 in the R-0 PUD zoning district.

Section 1143.06 (b) of the zoning code states “In any A or R District, where a corner lot adjoins in the rear a lot fronting on the side street, no part of an accessory building or structure on such corner shall be near a side street lot line than the least depth of the front yard required along such side street for a dwelling on such adjoining lot.” The applicant wants to construct a deck in the side yard setback.

Case No. BZA-14-0017 – Accessory structure too close to property line – 4 Dan Ct.:

A variance request submitted by Steven Cain, for the property located at 4 Dan Ct., lot no. 5486 in the R-1 zoning district.

Section 1149.05 (a) of the zoning code requires an 8.3 foot setback from the property line in the side yard. The applicant wants to construct a pergola/trellis structure that will be attached to the house and will extend to the property line.

Case No. BZA-14-0018 – Roof sign in PUD – 6400 Dixie Hwy.:

A variance request submitted by Miles of Golf, for the property located at 6400 Dixie Hwy., lot no. 431 in the PUD zoning district.

Section 1187.08 of the zoning code does not allow roof signs. The applicant would like to construct a roof sign on a building on this property.

lkm

cc: Arthur Pizzano, City Manager
Alisha Wilson, Clerk of Council (9)
Timothy Bachman, Development Services Director
BZA Members (7)
BZA File