

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

AGENDA
December 7, 2016
6:00 p.m.

Roll Call

Pledge of Allegiance

Approval of Previous Minutes:

-November 2, 2016 Meeting Minutes

New Business

Case No. BZA-16-0027 – 10-Foot Tall, Electric Fence – 5300 Dixie Hwy

A variance request submitted by Donald McLellan, on behalf of his client, New Group Inc, for the property located at 5300 Dixie Hwy, lot no. 100 in the C3A zoning district.

Section 1331.02 (c) of the zoning code states, “no fence charged with electricity, except burglar alarms or for retaining livestock, will be permitted at any time.”

Section 1180.04 (b)(1) of the zoning code states fences “shall not exceed six feet in height above the elevation of the ground where located.”

The owner would like to erect a 10-foot high electric fence approximately 4-12 inches inside the perimeter of the existing chain link to protect the business from crime.

Case No. BZA-16-0028 – Accessory building over 500 SF and over 15 feet in height – 1882 Park Place

A variance request submitted by Kevin Keyes, for the property located at 1882 Park Place, lot no. 14005 in the A-1 zoning district.

Section 1143.06 (a) of the zoning code states accessory buildings or structures shall not exceed 500 square feet.

Section 1147.04 of the zoning code states, “no accessory structure shall exceed one story or fifteen feet.”

The applicant wants build a 540 square foot accessory building which exceeds the allowable size by 40 square feet. The accessory building will be 18 feet, 7 ½ inches tall which exceeds the allowable height by just less than four feet.

Case No. BZA-16-0029 – Parking on Crushed Gravel – 4400 Dixie Hwy

A variance request submitted by Kevin Smith, with First Highland, for the property located at 4400 Dixie Hwy, lot no. 45 in the M2 zoning district.

Section 1183.05 (c) of the zoning code states, “all off-street parking areas shall be surfaced with an asphaltic or Portland cement binder pavement so as to provide a durable, dustless surface.” The applicant wants to use crushed gravel for a trailer parking lot.

Case No. BZA-16-0030 – Oversized Directional Signs and a Full Color Variable Message Board – 4100 Port Union Rd

A variance request submitted by Chris Brown, Fastsigns Colerain on behalf of Koch Foods, for the property located at 4100 Port Union, lot no. 14075 in the M2 zoning district.

Section 1187.03(e) of the zoning code states, the City shall permit one double-faced permanent directional sign per vehicular entrance not exceeding three square feet.

The applicant is requesting four directional signs, one sign for each entrance; and each sign will be over the allowable three (3) square feet. Each sign will be 10 feet in height and approximately 4 feet in width, which is 40 square feet, 37 square feet over the allowable size.

Section 1187.02(32) of the zoning code states, "Variable message reader board" means a permanent sign which is displayed in a series of monochromatic lights... " and "the entire message shall be text only."

The owner is requesting to use the full color display rather than the required single color display for a variable message reader board.

/mkm

cc: Mark Wendling, City Manager
Alisha Wilson, Clerk of Council (9)
Greg Kathman, Development Services Director
BZA Members (7)
BZA File