

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

AGENDA

3/2/10

Roll Call

Pledge of Allegiance

Approval of Previous Meetings Minutes:

- February 2, 2011 Meeting Minutes

New Business:

Case No. BZA-11-0002 – Promotional signage to be used as permanent signage – 530 Wessel Dr. Suite A:

A variance request submitted by Village Green of Fairfield, for the property located at 530 Wessel Dr. Suite A., lot no. 13137 in the D-1 zoning district.

Section 1187.03 (i) of the zoning code states "...banners and special event signs may be permitted for a maximum of twelve periods in a calendar year not to exceed ten days each..." The applicant would like to install a promotional banner that will be used as a permanent sign.

1. Secretary's Presentation
2. Building Superintendent Comments
3. Applicant Comments
4. Interested Party Comments on Appeal
5. Public Hearing
6. Decision

Case No. BZA-11-0003 – Pole sign over 8 feet high in D-1 zoning district – 765 Nilles Rd.:

A variance request submitted by Nisbet Property Holdings for the property located at 765 Nilles Rd., lot no. 4424 in the D-1 zoning district.

Section 1187.07 (d) of the zoning code allows ground signs in the D-1 zoning district. Section 1187.05 (d) of the zoning code restricts ground signs as follows: "Total sign height including support structures shall not exceed eight feet." The applicant would like to re-use the existing pole sign, and lower it to 17 feet tall. The sign will be moved to the corner of the property. A variance of 9 feet is needed.

1. Secretary's Presentation
2. Building Superintendent Comments
3. Applicant Comments
4. Interested Party Comments on Appeal
5. Public Hearing
6. Decision

Case No. BZA-11-0004 – 8 foot fence- 4260 Port Union Rd.:

A variance request submitted by Schumacher Dugan Construction for Keystone Foods, for the property located at 4260 Port Union Rd., lot no. 7305 in the M-2 zoning district.

Section 1180.04 (b) (1) of the zoning code states "...fences and hedges shall not exceed six feet in height above the elevation of the ground where located." The applicant would like to install an 8 ft tall fence.

1. Secretary's Presentation
2. Building Superintendent Comments
3. Applicant Comments
4. Interested Party Comments on Appeal
5. Public Hearing
6. Decision

lkm

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