

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

AGENDA

8/4/10

Roll Call

Pledge of Allegiance

Approval of Previous Meetings Minutes:

- July 7, 2010 Minutes

Old Business:

Case No. BZA-10-0020, Appeal of letter regarding parking lot lighting, 800 Wyoming Ave.:

An appeal submitted by Ralph Bucheit, owner of the property located at 800 Wyoming Ave., lot no. 10402 in the R-1 zoning district.

Fairfield Church of Christ, which is located at 745 Symmes Rd., entered into negotiations with the city on behalf of an adjoining resident in July 2008, regarding their parking lot lighting. The discussions involved COF 1183.05 (d) which reads: "any lighting used to illuminate any off-street parking area shall be so arranged as to reflect the light away from adjoining properties." The church addressed the concerns and was in compliance by November 2008. The church recently re-lamped the exterior light fixture and the City staff determined that the church is still in compliance. Mr. Bucheit is appealing the City's finding because he believes the church is in violation.

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

New Business:

Case No. BZA-10-0021, 8' fence in front yard setback, 200 Northpointe Dr.:

A variance request submitted by Joel Pence, RSL Commercial Architecture, for the property located at 200 Northpointe Dr., in the M-2 zoning district.

Section 1180.04 (b) (1) of the zoning code states "fences and hedges may be located only in side or rear yards." Such 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' fence around the entire property, including the front yard setback, for a future tenant.

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-10-0022, Variance to conduct business outdoors, 7285 Dixie Hwy.:

A variance request submitted by Barry & Paula Faxon, for the property located at 7285 Dixie Hwy., pt. 444 in the C-3 zoning district.

Section 1165.04 of the zoning code states "All businesses, services or processing shall be conducted wholly within a completely enclosed building." The owners would like to set up a Farmer's Market in the parking lot of the business on Tuesdays, 3:00-7:00 p.m., July-October.

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-10-0023, Variable Message Reader Board sign in R-0 zoning district, 5742 Pleasant Ave.:

A variance request submitted by Danny Rollins, for Rolling Hills Baptist Church, located at 5742 Pleasant Ave., pt. 354 in the R-0 zoning district.

The applicant would like to install a Variable Message Reader Board sign on the property. Section 1187.06 of the zoning code does not allow Variable Message Reader Board signs in the R-0 zoning district.

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-10-0024, Multiple variances on billboard sign, 6705 Fairfield Business Dr.:

A variance request submitted by Shree Kulkarni, for Mauka Equity Partners, Inc., for the property located at 6705 Fairfield Business Dr., lot no. 419 in the ST zoning district.

Variance 1: Section 1187.03 (q) of the zoning code states "All billboards shall be erected, maintained, replaced, relocated, repaired or restored in industrial (M) and C-3A zoning districts only." The applicant would like to install a billboard sign on this parcel.

Variance 2: Section 1187.03 (q) states "All billboards shall be erected...no closer than 100 feet to the right of way of any interstate highways, turnpikes, or major City thoroughfares, types C, D, E and F as described in the City Thoroughfare Plan." The applicant plans to construct the billboard from 2 to 10 feet from the right of way. A variance of 98 feet is needed.

Variance 3: Section 1187.07 (a) (6) states "Large institutional uses such as hospitals, universities and museums, which are set back from the nearest public right of way by more than fifty feet, shall be allowed one lighted ground sign or freestanding sign not to exceed eight feet in overall height and not to exceed fifty square feet in area for either a ground or freestanding sign." The proposed billboard will be 50 feet high. A variance of 42 feet is needed.

Variance 4: Section 1187.07 (a) (6) refers to signs permitted in the ST zone, and states "one lighted ground sign or freestanding sign not to exceed eight feet in overall height and not to exceed fifty square feet in area for either a ground or freestanding sign." The proposed sign size is 672 sq ft. A variance of 622 sq ft is needed.

Variance 5: Section 1187.07 of the zoning code does not allow Electronic Message Display Signs in the ST zoning district. The proposed sign is to be an Electronic Message Display Sign.

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