

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

AGENDA

8/6/14

Roll Call

Pledge of Allegiance

Approval of Previous Meetings Minutes:

-July 2, 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:

BZA-14-0019 – Fence in street side yard setback – 4912 Celadon Ave:

A variance request submitted by Glen White, for the property located at 4912 Celadon Ave., lot no. 1482 in the R-1 zoning district.

Section 1143.06 (b) of the zoning code does not allow any part of an accessory building or structure to be constructed in the street side yard setback. The property is on a corner lot, and the applicant wants to install a fence in the street side yard setback.

BZA-14-0020 – Porch projects 7.66 feet into front yard setback – 899 Doris Jane Ave.:

A variance request submitted by Jeff & Eileen Cadle for the property located at 899 Doris Jane Ave., lot no. 1499 in the R-1 zoning district.

Variance 1. Section 1149.05 of the zoning code requires a 30 foot front yard setback. The applicant wants to construct a front porch, which will project 7.66 feet into the front yard setback.

Variance 2. Section 1180.04 (a) of the zoning code states “Into any required front yard, or required side yard adjoining a street lot line; Cornices, canopies, eaves or other architectural features may project a distance not exceeding four feet.” The proposed porch will project 7.66 feet into the front yard setback.

BZA-14-0021 – Outdoor entertainment – 101 Bacher Square:

A variance request submitted by Jack Matalka, for the Thirsty Turtle, for the property located at 101 Bacher Sq., lot no. 812 in the B-1 zoning district.

Section 1177.04 (b) of the zoning code states “All services or operations shall be conducted wholly within a completely enclosed building...” The applicant is requesting a variance to use the outdoor back patio for smoking and entertainment, including piped music from the jukebox.

lkm

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