

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

**AGENDA**

10/1/14

Roll Call

Pledge of Allegiance

Approval of Previous Meetings Minutes:

-September 3, 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-14-0022 – Gravel Parking – 5079 Camelot Dr.:**

A variance request submitted by Tom Burer and Bobby Burer, for the property located at 5079 Camelot Dr., in the C-3A zoning district.

Section 1183.05(c) of the zoning code states "All off-street parking areas including driveways, entrances, exits, lanes and aisles shall be surfaced with an asphaltic or Portland cement binder pavement so as to provide a durable, dustless surface; shall be so graded and drained as to dispose of all surface water accumulated within the area; and shall be so arranged and marked as to provide for orderly and safe loading or unloading and parking and storage of self-propelled vehicles." The applicant is requesting a variance to park on a gravel lot behind the building.

**New Business:**

**Case No. BZA-14-0025 – 8 foot retaining wall – 5647 Gilmore Dr.:**

A variance request submitted by Dennis Ksycki, for the property located at 5647 Gilmore Dr., lot no. 9169 in the R-1 zoning district.

Section 1180.04 (C) of the zoning code states "...retaining walls in rear or side yards may be no more than seventy-two inches in height." The applicant is requesting a variance to construct an 8 foot retaining wall. A variance of 2 feet is needed.

**Case No. BZA-14-0026 – Accessory building in side yard setback – 6089 Gray Rd.:**

A variance request submitted by Zach Marlow, for the property located at 6089 Gray Rd., lot no. 565 in the A-1 zoning district.

Section 1143.06 (a) of the zoning code states "...no accessory building shall be erected in any required yard or court, except a rear yard..." The applicant is requesting a variance to construct an accessory building, part of which will be constructed in the side yard of the property.

**Case No. BZA-14-0027 – Accessory building exceeds 500 square feet – 929 Oberlin Dr.:**

A variance request submitted by Gary Hurst, for the property located at 929 Oberlin Dr., lot no. 3240 in the R-1 zoning district.

Section 1143.06 (a) of the zoning code states "...accessory buildings or structures shall not exceed 500 square feet except on parcels zoned A-1 which are two acres or more in size." The applicant is requesting a variance to construct a 780 square foot accessory building. A variance of 280 square feet is needed.

lkm

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