

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

**AGENDA**

12/7/11

Roll Call

Pledge of Allegiance

Approval of Previous Meetings Minutes:

-November 2, 2011 Meeting Minutes

New Business:

**Case No. BZA-11-0031 – Retaining wall over 72” high in the rear yard – 5920 Gray Rd.:**

A variance request submitted by Bzak Landscaping, for Ellen Isfort, for the property located at 5920 Gray Rd., in the A-1 zoning district.

Section 1180.04 (c) of the zoning code states “Retaining walls may be located in any required yard provided such walls are necessary to properly maintain/retain an elevation of the yard and provided such walls do not exceed at any point, forty-eight inches in height above the elevation of the surface of the ground at such point, except that retaining walls in rear or side yards may be no more than seventy-two inches in height.” The proposed wall will be as tall as 14 feet in some areas.

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-11-0032 – Promotional banner as awning, proposed signage exceeds total allowable – 1131 Magie Ave.:**

A variance request submitted by Alan Hudson for the property located at 1131 Magie Ave., lot no. 827 in the C-3 zoning district.

Variance 1.) Section 1187.05 (a) of the zoning code requires an awning or canopy sign to “Be attached flat to the surface and made a part of the awning or canopy.” The banner that is being used as an awning is not securely attached to the front of the building.

Variance 2.) Section 1187.08 (a) of the zoning code allows 164 sq ft of signage at this address. The proposed awning will bring the total square footage to 177 sq ft. A variance of 13 sq ft 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-11-0033– Setback – 5056 Pleasant Ave.:**

A variance request submitted by Core Resources, for J-II Enterprises, for the property located at 5056 Pleasant Ave., lot numbers 1275, 1276 and 1402 in the D-1A zoning district.

Section 1174.05 of the zoning code requires a 90 foot front yard setback. The applicant is proposing construction of a new commercial building with a 70 foot front setback. A variance of 20 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

lkm

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