

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

**AGENDA**

2/1/12

Roll Call

Pledge of Allegiance

Approval of Previous Meetings Minutes:

-January 4, 2011 Meeting Minutes

Old Business:

**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. This case was originally heard at the December 7, 2011 meeting. It was tabled for further discussion.

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.

New Business:

**Case No. BZA-12-0001 – Variable Message Reader Board – 5381 Dixie Hwy.:**

A variance request submitted by Samuel Yi for the property located at 5381 Dixie Hwy, lot no. 119 in the C-3A zoning district.

Section 1187.08 (n) of the zoning code requires “200 linear feet or greater of lot frontage...” to qualify for a Variable Message Reader Board in the C-3A zoning district. The parcel has 100 linear feet of lot frontage.

**Case No. BZA-12-0002 – Over 35% of front yard paved – 4661 Anthony Wayne Ave.,**

A variance request submitted by Curt & Marilyn Compton for the property located at 4661 Anthony Wayne Ave., lot no. 1780 in the R-1 zoning district.

Section 1183.04 (d) of the zoning code states “Accessory off-street parking facilities...shall not occupy more than thirty-five percent (35%) of the front yard of any residential building or property.” The total allowable square footage that can be paved is 1400 sq ft. The amount that is currently paved on the property is 1610 sq ft. A variance of 210 sq ft is needed.

**Case No. BZA-12-0003 – Fence with posts and supporting rails on the outside – 5659**

**Boehm Dr.;**

A variance request submitted by Christi Harrison for the property located at 5659 Boehm Dr., lot no. 10276 in the R-2 zoning district.

Section 1180.04 (b)(1) of the zoning code states “Any fence which has fifty percent (50%) or more opacity shall have the posts and supporting rails located on the inside of the fence or shall be constructed so that the slats of the fence alternate on the inside and outside of the posts and supporting rails.” The applicant would like to install sections of fencing with the posts and supporting rails on the outside of the fence.

**Case No. BZA-12-0004 – Roof sign in D-1 zone, exceeds total allowable – 690 A Nilles Rd.:**

A variance request submitted by Ed Langley, with Kessler Sign Company, for Hot Head Burritos, for the property located at 690 A Nilles Rd., lot no. 1303 in the D-1 zoning district.

Variance 1.) Section 1187.07 (d)(3) prohibits roof signs in the D-1 zone. The applicant would like to install an internally lit roof top cabinet sign.

Variance 2.) Section 1187.07 (d)(1) allows 51.6 sq ft of signage on this parcel. The applicant is asking to install a 60 sq ft sign. A variance of 8.4 sq ft is needed.

lkm

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