

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

AGENDA

May 4, 2016
6:00 p.m.

Roll Call

Pledge of Allegiance

Approval of Previous Minutes:

April 6, 2016 Meeting Minutes

New Business

Case No. BZA-16-0003 – Outdoor Seating Area and Over the Allowable Signage – 5120 Dixie Hwy

A variance request submitted by Drew Gatliff, on behalf of owner, RCO Limited, for the property located at 5120 Dixie Hwy, lot no. 115 in the C3A zoning district.

Section 1165.04 (a) of the zoning code states “All businesses, services or processing shall be conducted wholly within a completely enclosed building...” The applicant would like to offer outdoor seating to their patrons.

Section 1187.08(a)(1) of the zoning code states “...the total aggregate sign area shall not exceed two square feet of sign area for each lineal foot of building frontage on its principal street or one square foot of sign area for each lineal foot of lot frontage on its principal street, whichever is greater.” The applicant would like to have 288 square feet of signage. The allowable signage is 206 square feet.

Case No. BZA-16-0005 – Privacy Fence in the 30-Foot Setback – 5720 Crestview Drive

A variance request submitted by Richard Dixon, for the property located at 5720 Crestview Drive, lot no. 6362 in the R-1 zoning district.

Section 1180.04 (b)(1) of the zoning code states “except as provided in subsection (b)(3) hereof, fences and hedges may be located only in side or rear yards except that on corner lots, fences and hedges are not permitted in the street side yard or in that portion of the rear yard which is closer to the side street right-of-way line than the required zoning front yard depth for a principal structure. ...” The applicant would like to put a six foot tall privacy fence five feet into the setback area.

Case No. BZA-16-0006 – Pole Sign with only 139 Feet of Road Frontage – 3158 Production Drive

A variance request submitted by Andrew Timme, on behalf of owner, Brad Quick, for the property located at 3158 Production Drive, a lot in the M-2 zoning district.

Section 1187.08 (c)(2) of the zoning code states “For those businesses not located in a shopping center, one on-site freestanding sign shall be permitted for any one parcel or group of abutting parcels having 200 lineal feet of continuous street frontage.” The applicant would like to install a 65 square foot pole sign. His street frontage is 139 feet which is 61 feet under the 200-foot required street frontage for a pole sign.

Case No. BZA-16-0007 – Roof sign in PUD – 6400 Dixie Hwy

A variance request submitted by Miles of Golf, for the property located at 6400 Dixie Hwy., lot no. 431 in the PUD zoning district.

Section 1187.08 of the zoning code does not allow roof signs. The applicant would like to construct a roof sign on a building on this property.

/mkm

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