Minutes of the Zoning Board of Appeals

April 18, 2019 **6:00 P.M.**

Regis Barrett, Chairman called the meeting to order.

MEMBERS PRESENT: Regis Barrett, Chairman
Craig Farkas
Earl Bloam
Dean Bredenbeck
Wally Parker

ABSENT:

ALSO PRESENT: Dave Kulcsar, Building Commissioner

Motion by Bredenbeck, second by Bloam to approve the minutes of March 21, 2019. **Vote Resulted:** *To approve:* Yes: Barrett, Farkas, Bloam, Bredenbeck. Abstain: Parker **(Approved)**

A request from Adams Signs for a 108 square foot variance to the maximum area for a new freestanding sign for the plaza on the existing foundation at 6910 Biddulph Ave PP# 43228009 (1129.03(f)(2)(C)). A request from Adams Signs for a 4 foot height variance for a new freestanding sign for the plaza on the existing foundation at 6910 Biddulph Ave PP# 43228009 (1129.03(d)). A request from Adams Signs for a 14 foot variance for the distance from the right-of-way for a new freestanding sign for the plaza on the existing foundation at 6910 Biddulph Ave PP# 43228009. Vicki Ricker was present from Adams signs explained the plans and the need for the variance. She stated there will not be any videos playing, no flashing and brightness will adjust to level outside. Bredenbeck asked if the height of the sign is from the base or from grade. Commissioner Kulcsar explained it is from grade it is a typo on plans it will be same height it is now. Bredenbeck asked what the allowable distance from right allowed is. Commissioner Kulcsar explained it has to be as far as it is tall from the right of way. Bredenbeck stated so they are looking for a 75% variance from right of way height distance variance, a 20% height variance and almost 200% variance for square footage. Commissioner Kulcsar agreed with Bredenbeck. Bredenbeck stated there are 10 or more business in the plaza now that are not on the sign. He then asked how important is having the advertisements on the sign if you already have so many businesses not on the sign. Commissioner Kulcsar explained that on their first proposal they had all tenants so he feels this new sign is a good comprise. Bredenbeck asked if it would be more beneficial to have a couple monuments signs. Commissioner Kulcsar explained that with this many tenants it is hard to have a monument sign. Bredenbeck then stated how about an electronic monument sign that is not so high, Copperstone sign is the standard allowed by our code, and this proposal seems very large for this area maybe if this is by the freeway. He stated most people have a smart phone to help them find what they are looking for. After further discussion, a **MOTION for all** by Bloam, second by Barrett to **APPROVE** the request. **Vote Resulted:** *To approve:* Yes: Barrett, Farkas, Bloam, Parker. No: Bredenbeck **(Approved)**

There being no further business, **Motion** by Bredenbeck second by Parker to adjourn. **Vote Resulted:** *To Adjourn*: Yes: Barrett, Farkas, Bloam, Parker, Bredenbeck. **(Meeting Adjourned)**

Secretary

Regis Barrett
Chairman