

Minutes of the Zoning Board of Appeals Meeting of April 17, 2014 -6:00 P.M.

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

ABSENT: Jeanne Hartman
Edward Fitzgerald, Building Commissioner

ALSO PRESENT: Barbara Stanton, Secretary
David Kulcsar, Assistant Building Commissioner

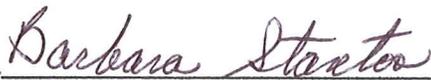
Chairman Barrett – I would like to call the Zoning Board of Appeals meeting to order. Roll call was taken and the following members were present, Regis Barrett, Earl Bloam, Wally Parker, Dean Bredenbeck. Absent: Jeanne Hartman.

A motion was made by Wally Parker second by Dean Bredenbeck to approve the minutes from October 17, 2013. **Vote Resulted: Yes – Regis Barrett, Earl Bloam, Wally Parker, Dean Bredenbeck.**

Chairman Barrett: **Item #1** – A request from Be Next Awning & Graphics, Inc. for pole signage and canopy signage variances for business identification of Santmyer Oil Company located at 4295 Tiedeman Road P.P. # 432-08-013 as follows: 2'- 6 ¾" height variance to maximum height, Schedule 1129.04 (d); 1.7' variance to maximum area per sign face, Schedule 1129.03 (e) (2); 14' - 6 ¾" variance to minimum distance from right of way, Schedule 1129.03 (e) (3), deferred from the Planning Commission meeting of April 3, 2014. A representative from the sign company was not present. Earl Bloam: I think the code is written very generously and I think a variance should be granted when there is a hardship. I do not see the hardship in the first two requests. I am against the first two variances at this time. The setback variance I can understand due to the location of the property. Our code is very generous and adequate. Dean Bredenbeck: I am in agreement with Earl although the signs are going to be slightly bigger and it will be illuminated. The sign will be more obvious. This appears to be a standard sign. This is a unique location. There is no competition on this particular corner for visibility. The density of fueling stations in this area is high. The Sheetz sign is ground level and it is down the street. A lower sign is more appropriate in this location, but I am not sure of the cost associated with this. Wally Parker: I think you will see a sign almost identical of what the request is on Ridge Road and Plainfield. This is a stock sign that Sunoco uses. Dean Bredenbeck: It is too bad that no one is here at the meeting to represent the variance. There was further discussion regarding the request. There was discussion regarding the sign ordinance. Dean Bredenbeck: I am sensitive as to how competitive this type of business is. Chairman Barrett: I would think lowering the sign would not be a necessary hardship and/or additional cost.

There was discussion regarding the existing pole height on the property. Dean Bredenbeck: They can place a sign that is within the code. Assistant Building Commissioner Kulcsar: I have spoken with the sign company on a few occasions. They did make application to the Planning Commission which they deferred (the request) to be heard at the Board of Zoning Appeals for the variances first before they would grant final approval. They were not receptive when I recommended that it would be easier for them to have the request granted if they would stay within the parameters of the code. The distance to the right of way variance would be difficult. If you deny the variances they would need to go back to the drawing board and present something else. I have had difficulty with this contractor from the beginning getting proper documentation and information. They did not show up at the meeting and they do not seem to be receptive. After further discussion a motion was made by Regis Barrett, second by Dean Bredenbeck to deny the request from Be Next Awning & Graphics, Inc. for pole signage and canopy signage variances for business identification of Santmyer Oil Company located at 4295 Tiedeman Road. **Vote Resulted: Yes – Regis Barrett, Earl Bloam, Wally Parker, Dean Bredenbeck.**

A motion was made by Wally Parker, second by Regis Barrett to adjourn the meeting. **Vote Resulted: Yes – Regis Barrett, Earl Bloam, Wally Parker, Dean Bredenbeck.**



Barbara Stanton, Secretary



Regis Barrett, Chairman