

Minutes of the Zoning Board of Appeals Meeting of June 18, 2015 - 6:00 P.M.

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

ABSENT:

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

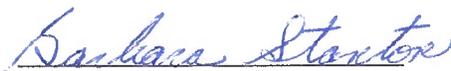
Chairman Barrett – I would like to call the Zoning Board of Appeals meeting to order. Roll call was taken and the following members were present: Regis Barrett, Craig Farkas, Earl Bloam, Wally Parker, Dean Bredenbeck.

A motion was made by Dean Bredenbeck, second by Wally Parker to approve the minutes from May 21, 2015. **Vote Resulted: Yes – Regis Barrett, Craig Farkas, Wally Parker, Dean Bredenbeck. Abstain: Earl Bloam.**

Chairman Barrett: A request from Becker Signs, Inc. for a three foot variance to the minimum distance from the right-a-way for a freestanding monument sign for business identification of Today's Dentistry located at 4301 Ridge Road P.P. # 432-26-096. Mr. Becker was present. Earl Bloam: There is a tree where the sign will be placed. The tree will need to be trimmed for the sign to be installed. Why not abide by the Zoning code and trim the tree. Mr. Becker: The tree will clear the sign if the sign variance would be approved. If we move the sign up another three feet, the sign would be under the tree. I believe with the variance the tree would not need to be trimmed. The previous sign was larger and further down the hill. Earl Bloam: What type of hardship is this request presenting? Mr. Becker: The tree would need to be trimmed and the owner would like to keep the integrity of the tree. Dean Bredenbeck: Would you have any concern that if a car is parked in the last parking spot, would the vehicle block the sign? Mr. Becker: That is a possibility. Dean Bredenbeck: Is this an illuminated sign? Mr. Becker: The sign is non-illuminated. There will be landscaping suggested after the sign is installed. Commissioner Kulcsar: The Building Department has no objection to the request. The sign is smaller and further back from the street from the previous sign. It was approved by Planning Commission contingent on the approval of the Zoning Board. After further discussion a motion was made by Dean Bredenbeck, second by Wally Parker to approve the request from Becker Signs, Inc. for a three foot variance to the minimum distance from the right-a-way for a freestanding monument sign for business identification of Today's Dentistry located at 4301 Ridge Road. **Vote Resulted: Yes – Regis Barrett, Craig Farkas, Wally Parker, Dean Bredenbeck. No: Earl Bloam.**

Chairman Barrett: A request from Tobacco and Vapor Unlimited to install business identification signs which exceeds the maximum allowable area of 116 square feet located at 4334 Ridge Road P.P. #432-25-009. There was no one representing Tobacco and Vapor Unlimited. Dean Bredenbeck: Is this considered a non-conforming request? Commissioner Kulcsar: Yes. Dean Bredenbeck: How is the 116 square feet arrived at? Commissioner Kulcsar: From the dimensions they gave me, it would be the width of the store front, which is the basis of the square feet. The variance would be for 116 square feet. All the signs that were installed cover all the windows. There was further discussion. A motion was made by Dean Bredenbeck, second by Wally Parker to deny the request from Tobacco and Vapor Unlimited to install business identification signs which exceeds the maximum allowable area of 116 square feet located at 4334 Ridge Road. **Vote Resulted: Yes – Regis Barrett, Craig Farkas, Earl Bloam, Wally Parker, Dean Bredenbeck.**

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


Barbara Stanton, Secretary


Regis Barrett, Chairman