

Minutes of the Zoning Board of Appeals Meeting of May 15, 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 April 17, 2014. **Vote Resulted: Yes – Regis Barrett, Earl Bloam, Wally Parker, Dean Bredenbeck.**

Chairman Barrett: **Old Business:** A request for an appeal of the denial of the Board of Zoning Appeals meeting of April 17, 2014 from Be Next Awning & Graphics, Inc. for a pole signage and canopy signage variances for business identification of Santmyer Oil Company located at 4295 Tiedeman Road P.P. # 432-08-013

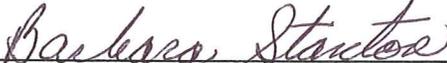
1. 1.17' variance for sign panel size 40' allowable
2. 16' variance for the distance to the right of way

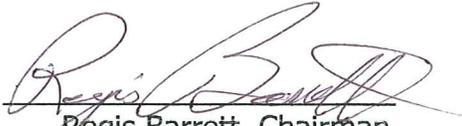
Chairman Barrett: There is one member absent tonight so it takes a minimum of three votes to pass the request. If the vote is split, the request will be denied. Aldo Dure, representative from Be Next Awning & Graphics was present and wanted to proceed. Earl Bloam: The request for a 1.17' variance is still above what the code states. I think the code is more than ample. I look at granting a variance if it is based on a hardship. The drawing does indicate that the sign is going to be lower. I understand moving the sign back from the curb would be a hardship. There are zoning codes that are in place and should not be taken lightly and we should adhere to the codes. Wally Parker: Is this sign stock sign or is it being custom built? Aldo Dure: This is a stock item. The top sign is an older sign. This is a 3-D logo. The sign will show the logo only. If you look at the square footage of the new proposal you will see less intensity on the lighting. There was further discussion regarding the new proposed signage and the size of the sign. Dean Bredenbeck: My concern that I mentioned at the previous meeting is that this is a stock sign. This location is unique. You are not competing with other businesses. Sheetz has a small ground sign. Regis Barrett: What would it cost to have a designed sign for this location? Aldo Dure: Sunoco is a large company. Sunoco is requesting a proto type of the sign. There is one sign on Memphis Avenue and Plainfield which is Cleveland. This is the new standard image of the logo. Dean Bredenbeck: Sunoco does provide ground level signs. Wally Parker: I believe for that location a ground sign will impede/block the view of vehicles traveling around the corner. With the pole sign the vehicles traveling would have a clear view. I do not see a problem with the request. Dean Bredenbeck: Making a custom sign would be a hardship.

Is there a smaller sign? Aldo Dure: This is the smallest pole sign. After further discussion a motion was made by Regis Barrett, second by Wally Parker to approve a 1.17' variance for sign panel size 40' allowance located at 4295 Tiedeman Road. **Vote Resulted: Yes – Regis Barrett, Earl Bloam, Wally Parker, Dean Bredenbeck.**

A motion was made by Regis Barrett, second by Wally Parker to approve the 16' variance for the distance to the right of way located at 4295 Tiedeman Road. **Vote Resulted: Yes – Regis Barrett, Earl Bloam, Wally Parker, Dean Bredenbeck.**

A motion was made by Dean Bredenbeck, 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