

BOARD OF ZONING APPEALS MEETING
JULY 15, 2014
7:00 P.M.

I CALL MEETING TO ORDER

The meeting was called to order at 7:00 p.m.

II ROLL CALL

Members Present: Ed Knox, Joe Ramirez, Lawrence Hawkins III,
Carolyn Ghantous, Dave Nienaber, Robert Weidlich and Jane Huber

Others Present: Randy Campion, Building Inspector

III PLEDGE OF ALLEGIANCE

IV MINUTES OF THE REGULAR MEETING OF JUNE 17, 2014

Chairman Weidlich: Are there any changes, corrections or additions to the Minutes from our last meeting of June 17, 2014?

Mrs. Huber: I move for adoption.

(Mr. Knox seconded the motion and with a unanimous "aye" vote from the Board of Zoning Appeals Members, the Minutes of the June 17, 2014 meeting were approved.)

V CORRESPONDENCE

Chairman Weidlich: We had no correspondence this month.

VI REPORT ON COUNCIL

(Mr. Hawkins gave a summary report of the June 18, 2014 City of Springdale Council Meeting.)

VII REPORT ON PLANNING COMMISSION

(Mrs. Ghantous gave a summary report of the July 8th, 2014 Planning Commission Meeting.)

VIII CHAIRMAN'S STATEMENT AND SWEARING IN OF APPLICANTS

IX OLD BUSINESS

- A. Chairman Weidlich: The owner of 12130 Springfield Pike is requesting variances to install a 9 feet high ground sign; variance is requested from Section 153.423(B)(3)"All signage...shall not exceed seven feet in height as measured from existing grade to the top of any feature of the sign". The applicant is proposing a total sign area of 331.7 s.f. , variance is requested from Section 153.531(C)(1)(b)"General Business... Maximum gross area of signs = (W x 1.5) + 40 square feet".
Would the representative please come to the podium?

Ms. Lauren Wessel: I am from Triumph Signs and the address is 480 Milford Parkway, Milford Ohio. I actually have some renderings for you of the monument sign, including the elevations of the plot if anyone would like a copy. (At this time Ms. Wessel gave a packet of information to each of the Board of Zoning Appeals Members.)

Triumph Signs is here this evening representing Tire Discounters for the 9' monument sign. Basically why we are pursuing this is due to the elevation change as you can see on the last page of the packet that I just gave you, there is a 10' setback here at this location and to the base of the sign there is a 5' elevation drop as you can see. In addition to that, the Code sign allowance based off of the elevation facing the road is due to the surrounding businesses and the lay of the land, we are actually forced to use the elevation which is one of the smallest elevations of our building to base our sign allowance off of, which if the 114.6 s.f., which we are currently allowed. If we were to turn this building 90° we would actually be allowed over 300 s.f. In addition to that, with moving we currently have a pole sign at the current location and we worked hand in hand with the Building Commissioner to reduce our signage and to basically compromise the monument sign, losing our pole sign. With that being said we are trying to get the visibility, not quite what we would get with the pole sign, but pursue it with this reader board with the 9' monument sign.

(At this time Mr. Campion read the Staff comments.)

Chairman Weidlich: Is there anyone in the audience that would like to speak on behalf of this application?

(No one came forward and the public portion of the hearing was closed.)

Board Members, does anyone have any questions for the applicant?

(Board of Zoning Appeals Members presented no questions for the applicant.)

We will move on to deliberations and discussion. Does anyone have any comments?

Mr. Hawkins: I would note for the record that in regard to the variance for the ground sign, there is a topographical issue that the applicant has to face because of the drop in elevation from the road to the property where the sign is that would make the variance needed. Also, I find that it is not a substantial variance in the size of the sign. With regard to the variance for the total gross area of the signs, I would also note that the orientation of the lot forces the building to be placed in such a way to limit the total signage. If the building were rotated, they would have up to 301 s.f. of signage which would put them much closer to where they are, indicating if that was the case, it would make it a less substantial variance.

Chairman Weidlich: If there is no further discussion, can we have a motion?

Mrs. Huber: I make a motion to grant variances to Section 153.423(B)(3) and Section 153.531(C)(1)(b), so as to allow the installation of a 9' high ground sign and for the total area of signage for property located at 12130 Springfield Pike for Tire Discounters; they are requesting 331.7 s.f. and the allowable would have been 114.6 s.f.

(Mr. Knox seconded the motion and with a unanimous "aye" vote from the Board of Zoning Appeals Members, the variances were approved.)

X NEW BUSINESS

(No New Business presented at this meeting.)

XI DISCUSSION

(No Discussion presented at this meeting.)

Mr. Hawkins moved to adjourn, Mr. Ramirez seconded the motion and the Board of Zoning Appeals meeting adjourned at 7:19 p.m.

Respectfully submitted,

_____,2014_____
Chairman Robert Weidlich

_____,2014_____
Secretary Jane Huber