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**MINUTES OF A REGULAR MEETING  
BOARD OF ZONING APPEALS  
January 9, 2014 6:30 P.M.  
600 W. Maple (Neighborhood Empowerment Center)**

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**I. ROLL CALL**

The meeting was called to order by Chairperson Marcie Alling at 6:40 p.m. Ms. Alling read the BZA introduction. Roll call was taken.

**Present:** M. Alling B. McGrain A. Shinn E. Horne K. Whitfield J. Hovey

**Absent:** None

**Staff:** S. Stachowiak

A quorum of at least four members was present, allowing voting action to be taken at the meeting.

**II APPROVAL OF AGENDA**

**B. McGrain moved, seconded by E. Horne to approve the agenda as printed. On a voice vote, the motion carried 5-0.**

**III. HEARINGS/ACTION**

**A. BZA-4001.13, 301 E. Edgewood Blvd.**

This is a request by Spectrum Signs and Designs to permit 2 ground signs at the main entrance to the site at 301 E. Edgewood Blvd., each of which would have a 3 foot setback from the front property line. Section 1442.12(h)(B) of the Sign Ordinance permits 1 ground sign per parcel of land and requires a 20 foot setback from the front property line. Variances of 1 to the allowable number of ground signs and 17 feet to the required setback are therefore, being requested. Staff recommended approval on a finding that the variances would be consistent with the practical difficulty criteria of Section 1244.06 (c) and the impact criteria of Section 1244.06 (e), as detailed in the staff report for this application.

Ms. Stachowiak stated that the applicant bases a practical difficulty on the layout of the site, which does not provide a reasonable location for a sign, and on its location on a wide boulevard street which limits the visibility of a sign from both street directions. She said that the site was developed in 1973 and the applicant purchased the property in 2013. Therefore, the applicant had no control over designing it to provide an appropriate location for a ground sign. In addition, she said that without a variance to the setback requirement, a sign would have to be located between the parking lot and the drive aisle on the site which is more than 40 feet from the front property line. At that location, a sign would not even be visible to traffic. The only logical location on the site for a ground sign is in the area proposed which is the landscape strip north of the sidewalk. With regard to a variance for a second ground sign, the site is located on a wide boulevard street that contains a great deal of mature trees in both the center median and the parkways. These factors limit the visibility of a sign on the subject property, primarily to traffic traveling eastbound on Edgewood Blvd. The applicant is requesting a variance to allow one ground sign on either side of the main entrance to the site, each of which would be angled to be visible to only one direction of traffic.

Ms. Alling opened the public hearing.

**Shawn Stafford, Representing RESSCO/Capitol Village**, spoke in support of the request. He stated that his company purchased the property in July, 2013 and is in the process of renovating the property. Mr. Stafford said that the former name of the complex was Woodgate and the name change is part of the image change to the property. He said that they take pride in providing quality housing to working class residents. He also said that there is a bus stop in the center island of the driveway in front of the existing sign. This makes the sign a target for vandalism and severely diminishes its visibility from the street.

**Bryce Miller, Spectrum Signs**, spoke in support of the request. He said that the sign in the driveway island has a 1 foot setback and can only be seen from one direction. He said that there is more land where the proposed signs would be going and they will be angled to be visible to both directions of traffic. He also said that the sign will not be illuminated.

Seeing no one else wishing to speak, Ms. Alling closed the public hearing.

Mr. McGrain stated that the bus stop makes the center driveway island an inappropriate location for a sign and not a very safe location for pedestrians either. He said that the proposed location of the signs is appropriate, as are the dimensions of the signs. He also said that the two signs are appropriate because the site is located on a boulevard street which makes the request consistent with the intent and spirit of the ordinance.

Ms. Shinn stated that the trees along Edgewood Blvd. make it difficult to see the sign from eastbound traffic. She said that the proposed location of the signs is the only logical place for them on the site.

Ms. Alling said that there is a practical difficulty that warrants the requested variances. She also said that the design of the signs is very tasteful.

Ms. Horne asked about piling snow on the site.

Mr. Stafford stated that there are islands within the site that they will use to pile the snow. He said that the signs will not be covered by snow.

**Mr. Hovey made a motion, seconded by Ms. Whitfield to approve BZA 4001.13, variances of 1 to the allowable number of ground signs and 17 feet to the required ground sign setback to permit 2 ground signs at the main entrance to the site at 301 E. Edgewood Blvd., each of which would have a 3 foot setback from the front property line, on a finding that the variances would be consistent with the practical difficulty criteria of Section 1244.06 (c) and the impact criteria of Section 1244.06 (e), as detailed in the staff report for this request.**

| Vote      | Yes | No |
|-----------|-----|----|
| Horne     | X   |    |
| McGrain   | X   |    |
| Hovey     | X   |    |
| Whitfield | X   |    |
| Alling    | X   |    |
| Shinn     | X   |    |

On a roll call vote (6-0), the variance was approved.

VI. **OLD BUSINESS** – None

VII. **PUBLIC COMMENT** - None

VIII. **APPROVAL OF MINUTES**

**Minutes of Regular Meeting held November 14, 2013**

Mr. McGrain made a motion, seconded by Mr. Hovey to approve the minutes from the November 14, 2013 meeting as printed. On a voice vote, the motion carried unanimously (6-0).

IX. **NEW BUSINESS**

Ms. Stachowiak stated that Mr. Hilts has resigned from the Board and therefore, there are 3 vacancies.

Ms. Horne asked Ms. Stachowiak to determine if the vacancies are ward representatives or at-large.

X. **ADJOURNMENT AT 7:10 P.M.**

Respectfully Submitted,

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Susan Stachowiak, Zoning Administrator