

BOARD OF ZONING APPEALS
Meeting Minutes
Wednesday, August 17, 2016

Call to Order

Those members present: Paul Brady, Roger Ames, Prue Dana, Jack Cohen, and Michael Schnipper.

Those members excused: None.

Staff members present: Sam Perry, Jung-Han Chen, and Stephen McHugh.

Staff members excused: None.

Approval of Minutes of the July 20, 2016 Regular Meeting

Mr. Ames made motion to approve the minutes as written. Ms. Dana seconded the motion. All were in favor.

Adjudication Hearing

BZA-2016-04 110 N. Poplar Street, McCullough-Hyde Memorial Hospital, Variances, Chapter 1151 Signs, specifically, 1151.05(e)(2)A building identification sign area and natural illumination, Michael Murphy, Champlin Architecture, Applicant, Agent (Tabled June 15, 2016)(Tabled at the request of applicant until August 17, 2017 meeting)

Ms. Dana made motion to remove from table BZA-2016-04. Mr. Schnipper seconded the motion. All were in favor.

Mr. Perry was sworn in by Mr. Brady.

Mr. Perry reported that this was a revision from Michael Murphy, Champlain Architecture, for a McCullough Hyde Memorial Hospital sign on the east facade of North Poplar Street. This is a building identification sign. Mr. Perry reviewed the initial sign proposal. Mr. Perry reported that the sign has been reduced to 32 square feet; same lighting and design, however. Mr. Perry referred to the drawings included in their packets. Mr. Perry referred to an aerial photograph included in their agenda packet which displayed the spacing from the street. The variance request is related to the maximum permitted square footage for a sign. The permitted size is 6 square feet. The sign proposed is 32 square feet; well over the permitted size. Signage is also not permitted to be lighted at all in the District; however, the proposed sign request is for internal illumination. Mr. Perry referred to Mr. Murphy's response to the decision criteria. Mr. Perry also corrected an earlier statement he made in regards to the canopy addition from the property line, which is 25' and well met. Mr. Perry noted that he did not provide a staff recommendation.

Mr. Michael Murphy was sworn in. Mr. Murphy noted there were two primary issues attempting to overcome: legibility and size. The legibility is important for this sign in order to be seen from the street. Mr. Murphy shared the reasoning for the size of font and character choices are important to be seen from a distance. Mr. Murphy referred to a mock up design he created to show the size of the sign in comparison to the allowable size of a sign. This is a dramatic difference in use in this district.

Ms. Dana made motion to reconvene to regular meeting. Mr. Schnipper seconded the motion. All were in

favor.

Ms. Dana shared her appreciation that the applicant reduced the size of the sign. Mr. Brady felt it could be smaller. Mr. Schnipper noted that if you drive down Poplar Street the emergency room sign is what you see, not the donor sign. You have signs on every corner, you have wall signs, and there is a lot of signage already. Mr. Brady doesn't see this variance request as a practical difficulty. The height needs to be decreased substantially. Mr. Brady noted that by approving the sign would be answering a suburban solution in an urban environment. He just doesn't see a practical difficulty. Ms. Dana referred to the obligation the hospital has with the naming rights for the donor. Mr. Brady responded this has to do with zoning. Mr. Cohen noted it is all about the money. Mr. Schnipper responded that the sign was still 5 times more than allowed by code. Mr. Ames referred to the sign practicality and usage of where it is located and agreed money for the hospital was an issue. Discussion followed.

Ms. Dana referred to the spirit and intent in the design criteria. Mr. Brady responded, but five times? Mr. Cohen responded that this is a hospital not a storefront and is entitled to a variance.

Mr. Cohen made motion to approve BZA-2016-04 and grant variances Chapter 1151(e)(2)A&C for reasons outlined by Mr. Perry's factors, the variance is not substantial and the spirit and intent would be observed by approving the variance requests, and that the property owner's predicament could not be observed any other way. Ms. Dana seconded the motion.

AYE: Mr. Ames, Ms. Dana, Mr. Cohen (3)

NAY: Mr. Brady, Mr. Schnipper (2)

ABS: None (0)

The variance was granted 3-2-0.

Old Business

Mr. Brady inquired about next month's meeting and if there were any items for discussion. Mr. Perry responded there were not.

New Business

There was none.

Adjournment

Mr. Ames made motion to adjourn the meeting. Mr. Schnipper seconded the motion. All were in favor. The meeting was adjourned at 7:52 p.m.