

BOARD OF ZONING APPEALS

Meeting Minutes

Wednesday, August 15, 2018

Call to Order

Mr. Brady called the August 15, 2018 meeting to order.

Approval of Minutes of the July 18, 2018 Regular Meeting

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

Adjudication Hearings

[BZA-2018-15, 406 E. Withrow, variances to Section 1151.05\(b\) signage size and number of, Tommy Reed, Atlantic Signs, Appellant/Agent \(Tabled July 18, 2018\)](#)

Ms. Dana made motion to remove from table BZA-2018-15. Mr. Schnipper seconded the motion. All were in favor.

Mr. Ames made motion to open public hearing BZA-2018-15. Ms. Dana seconded the motion. All were in favor.

Mr. Perry was sworn in.

Mr. Perry reported having tabled the case at the July BZA meeting. Mr. Perry stated that the initial request was for one additional sign and an increase of square footage; revised plans are to increase square footage but not install an additional sign. Mr. Perry displayed a photo comparing the first proposal, and the new proposal. Mr. Perry stated that the already approved ground sign would not be installed. Mr. Perry stated the sign currently hanging on the pergola would be removed as the City does not allow hanging signs. Mr. Perry reviewed the decision standards.

Mr. Tommy Reed was sworn in.

Mr. Reed reported having taken the recommendation of Mr. Perry and shown good faith in trying to get size down as close as they could and eliminate some signage as originally was 3-1/2 times over. Mr. Reed stated they removed the ground sign from plans even though has been approved already but will not install. They have reduced the wall sign size to 18 square feet, but would like to keep the hanging Outpost sign as they think the hanging sign blends with the architecture. Mr. Reed feels is a reasonable request as the existing structure can have a larger sign. In review, two signs are being requested.

Ms. Dana inquired about the square footage of the Outpost sign. Mr. Reed responded 12.83 square feet; however, the letters are 10 square feet.

Ms. Lisa Kuhn was sworn in. Ms. Kuhn reported that signs would only be up for the next four years because of the lease, and could easily be removed.

Mr. Schnipper made motion to reconvene to regular meeting. Mr. Ames seconded the motion. All were in favor.

Mr. Brady explained that the variance runs with the land and that it didn't matter if you removed the signs or not, the land still has the potential to continue signage size. Mr. Brady stated that any variance in Ohio the variance runs with the land, so this could be a problem.

Mr. Reed reiterated 30 square feet for signs; the next tenant has 30 square feet. Ms. Kuhn stated a fraternity owns the house. Mr. Brady responded that 30 square feet is still a large variance. Mr. Brady added that they have been very successful without the increase in signage and going through all the decision criteria he wasn't finding any practical difficulty.

Ms. Dana reviewed what the applicant was asking for: the Outpost sign asking it stay - 12 square feet; the 9' signs at the corners of the building totaling 18 square feet for a total of 30 square feet. Mr. Perry reiterated that hanging signs were not permitted.

Mr. Schnipper responded that the BZA were only considering the corner signage. Mr. Schnipper reviewed the variance

request noting down to type and size variance. Mr. Perry shared that up until now he did not know the hanging sign was going to stay.

Mr. Perry stated that hanging sign was not permitted in the first place. Ms. Dana inquired if the BZA could approve one sign and not the hanging. Mr. Brady stated no, we have to consider their request sign size is down from 52 square feet to 30 square feet.

Mr. Brady referred to 1151.05(b) signage size and number and the BZA would have to vote yes or no with both sign requests.

Ms. Dana made motion on BZA-2018-15, 1151.05(b) that one sign be allowed, 18 square feet, based upon decision criteria C, would not affect the essential character of the neighborhood and G, the spirit and intent would be observed, by reducing what they requested in the first place. No second motion received.

Mr. Schnipper made motion to deny BZA-2018-15, 1151.05(b) based upon Decision Criteria A, B, E. Mr. Ames seconded the motion.

AYE: Mr. Ames, Mr. Schnipper, Mr. Brady (3)

NAY: Ms. Dana (1)

ABS: None (0)

BZA-2018-16, 314 University Avenue, variances to Sections 1143.07(c) lot width, 143.07(c) maximum front yard lot coverage; 1149.03(i) parking space requirement, 1149.04(a)(3) location of required parking, Scott Webb, Appellant, Agent

Withdrawn by Applicant.

Old Business

There was none.

New Business

Mr. Perry reported there was one item for September. Mr. Schnipper and Mr. Ames stated they would not be in attendance. Therefore, only have a 3 person board. Mr. Perry stated he would notify the applicants. Plan to conduct training in October. Mr. Perry reported that the BZA application for 314 University was withdrawn by the applicant.

Adjournment

Mr. Ames made motion to adjourn the meeting at 7:00 p.m. All were in favor.