

**BOARD OF ZONING APPEALS
MINUTES FOR THE
August 31, 2015**

Pursuant to written notice, a public meeting of the Board of Zoning Appeals (the "BZA") was called to order by Chairman Al Schutte at 7:30 PM on Monday, August 31, 2015, in the Council Chambers of the Village of Evendale Municipal Building. Attending in person were Chairman Al Schutte, members Dave Harwood, Mike Reed and Ken Valentine. Supporting the BZA was Pam Morin (staff). Also present were Bob Carpenter (CSS Signs) and Kevin Koch (Smart Building Supply).

After all those present who planned on giving testimony were duly sworn in by Chairman Schutte, the following appeal was heard:

**RAE Nicholl
10400 Evendale Drive
Applicant has submitted an application for a variance from the 35 foot maximum height for a pole in the Industrial Truck District (ITC) as set forth in Schedule 1262.14 of the Village of Evendale Zoning Code.
File #V-15-05**

Mr. Koch explained that Smart Building Supply is in the process of buying the building located at 10400 Evendale Drive. Their request is for a thirty square foot electric LED sign with a height of 65 feet. He explained that the building and parking lot sits approximately 5 – 6 feet below the grade of Evendale Drive and the line of sight from I-75 for the proposed sign is hampered by hard line of thick, solid brush and 7 dead trees above that. Their goal is for the proposed sign to be visible for north and south bound traffic on I-75 and Glendale-Milford Road.

Mr. Schutte asked how the applicant determined the proposed height. Mr. Koch and Mr. Carpenter agreed that it was an approximation since the highest they could go was in a 40 foot lift truck. Mr. Reed stated that he would like to minimize the variance request if possible. Mr. Koch said that the sign could definitely go lower if the dead trees were removed. Mr. Schutte suggested that the applicant contact the Village Engineer, James Jeffers. He may be able to help them determine the owner of the parcel with the dead trees.

Mr. Valentine asked how the height of the proposed sign is in relation to the existing pole signs in the ITC District and if their proposed sign would be in the same plain as those signs. Neither Mr. Koch nor Mr. Carpenter was able to provide data regarding that question.

Mr. Carpenter suggested that he could fly a marker at varying heights to determine the impact of various sign heights. Mr. Schutte agreed to meet Mr. Carpenter on site when they flew the marker. They agreed that they would meet the following day, Tuesday, September 1, 2015.

Mr. Schutte made and Mr. Reed seconded the motion to table this request until the applicant can provide the following information:

- 1 –The difference in grade between their parcel and Evendale Drive;
- 2 – The heights of the existing pole signs along Evendale Drive.

The committee agreed to meet Wednesday, September 09, 2015 at 7:30 to continue this discussion.

A motion to approve the minutes of the August 3, 2015, meeting was made by Mr. Harwood and seconded by Mr. Valentine. There was no discussion. The motion passed with a 4 – 0 vote.

Attest:

Al Schutte, Chairman
Board of Zoning Appeals