

BOARD OF ZONING APPEALS

JANUARY 14, 2019

The meeting was called to order at 5:30 p.m. by Chairman Rob Vela. Board members present were Jason Decker, Niki Decker, Nathan Duricek, Brian Elmer and Rob Vela (5). Also present were Cody Grodi, Zoning Inspector, and Mark Easterling, Deputy Planning and Zoning Administrator.

ELECTION OF CHAIRMAN AND VICE-CHAIRMAN

Ms. Decker nominated Mr. Vela to be Chairman. Seconded by Mr. Decker. Ayes: (5). Nays: (0).

Ms. Decker nominated Mr. Decker to be Vice-Chairman. Seconded by Mr. Vela. Ayes: (5). Nays: (0).

APPROVAL OF MINUTES

Mr. Vela moved to approve the minutes of the October 8, 2018 meeting as written. Seconded by Mr. Decker. Ayes: (5). Nays: (0).

Mr. Vela administered an oath to those that would be speaking at the meeting.

APPLICATION 01-19 – Midwest Waffles Inc., on behalf of Waffle House, is requesting one zoning variance that would allow for the installation of one (1) freestanding sign with a reduced setback. The property is located at 11121 Fremont Pike and is zoned C-4 (Highway Commercial).

NOTE: Chapter 1250.32(a) Permanent Signs Allowed:
C-4 Zoning:

Maximum Height: Equal to or less than 20'
Maximum Size: 48 SF
Setback: 40' from property line

1. The applicant is requesting a variance that would permit the construction of a permanent freestanding sign with a reduced setback off of the side property line. The freestanding sign is proposed to have a setback of five (5) feet from the side property line.

Recommendation:

1. No recommendation provided.

Mr. Grodi reviewed Application 01-19. Erik Haeffs, Waffle House, was present via telephone. Mr. Haeffs stated that the proposed location of the new sign is within the island in the front of the parking lot, with a forty foot setback from the street, and within the middle of the property. Mr. Vela asked if the sign will be parallel to the street, and Mr. Haeff added that it will be turned ninety degrees and be parallel to the building. He noted

that the aerial is in line with Harley Davidson and Speedway, that includes a twenty-four foot shared driveway, and fifteen foot sidewalk easement. There was a brief discussion about turning the sign, and Mr. Easterling confirmed that single pole signs are no longer allowed in City limits per the code. Mr. Haeff proposed a zero lot line setback to save space and to be able to turn the sign perpendicular. Mr. Grodi added that the board could propose a conditional approval with less than a five foot setback. Tim Sherman, 1176 Professional Drive, with Harley Davidson stated that he approves the variance.

Mr. Vela moved to approve Application 01-19 as submitted finding A, C, D, and E of Chapter 1275.02(c)(3) to be true. Seconded by Mr. Elmer. Ayes: (5). Nays: (0).

There being no further business, the meeting adjourned at 4:42 p.m.

Respectfully submitted,

Heather Alfaro