

Board of Adjustment
August 23, 2016

Board Members Present

Carolyn Kalchthaler, Chairperson
Peter Krause
Jim Norton
William Gibson
Ban Alali
Joyce Beach
Enghlab Eftekhari
Phil Head, Alternate

Absent

Phillip Pierceall, Alternate
Robert Miller

Staff

Victoria Huynh, Deputy City Attorney
Wayne Snell, Assistant Building Official
Patti Hoffer, Code Compliance Rep
Diana Casady, Sr. Administrative Assistant

Chairperson Carolyn Kalchthaler called the meeting to order at 3:00 p.m., Tuesday, August 23, 2016 in the Senator Florence Shapiro Council Chambers of the Municipal Center. A quorum was present and notice of the meeting had been posted for the time and manner required by law. The following matters were discussed.

Chairperson Kalchthaler admitted all documents and testimony given into the official Board of Adjustment record.

1. Public comments: There was no public comment.

2. Approval of Minutes from August 9, 2016

Board Member Bill Gibson made the motion to approve the minutes from August 9, 2016, Peter Krause seconded the motion. The Board voted 8/0 in favor of approving the minutes from August 9, 2016.

3. APPEAL #16-16S 3310 Dallas Parkway Ste#109: A request to vary from Subsection 22.300 (.1) (K) (iii) of Division 2, Article 9, Zoning Ordinance No. 2015-5-2 as amended, to allow a canopy sign to exceed the allowable height of 12 inches by 13 inches for an overall height of 25 inches.

Patti Hoffer, Code Compliance Representative, gave a presentation on the variance request and answered questions from the Board.

David Palmer, Partner with Cencor Realty, testified when the PD in which this address is located was created in 2007 and amended several times. The northern most building (3310 Dallas Parkway) is 'H' shape in design, they incorporated the arches with full intentions of putting the signs on the arch so that those business in the courtyard areas of the 'H' design would be visible signage for customers. They did not consider this a canopy sign area. This will be the applicant's only sign for his space and has no visibility

from the tollway. Mr. Palmer read into record the four factors for granting the variance that he is requesting.

Chairperson Kalchthaler closed the floor to public comment, and discussion was confined to the Board.

After discussion, Board Member Peter Krause made the motion to approve Appeal #16-16S. Phil Head seconded the motion. The Board voted 8/0 in favor of the motion, and the variance request was approved.

5. Items for future Agenda.

At this time there are no cases for the September 13, 2016 meeting at this time, however the cutoff is not until August 26, 2016.

Meeting adjourned at 3:16 p.m.



Carolyn Kalchthaler, Chairperson