

**Board of Adjustment
November 8, 2016**

Board Members Present

Carolyn Kalchthaler, Chairperson
Jim Norton
Ban Alali
Joyce Beach
Enghlab Eftekhari
Phil Head
Phillip Pierceall, Alternate
Pat Morgan, Alternate

Absent

Robert Miller

Staff

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

Chairperson Carolyn Kalchthaler 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 October 25, 2016

Board Member Enghlab Eftekhari made the motion to approve the minutes from October 25, 2016, Phil Head seconded the motion. The Board voted 8/0 in favor of approving the minutes from October 25, 2016.

3. APPEAL #16-19S 7601 Windrose Avenue Suite #F100: A request to vary from Subsection 22.300 (.1) (K) (iii) of Division 2, Article 22, Zoning Ordinance No. 2015-5-2 as amended, to allow two canopy signs to exceed the allowable height of 12 inches by 43.38 inches for an overall height of 55.38 inches (4.62 feet in height).

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

Joe Machan, representative from Chandler Signs, testified that they are requesting this variance because if this sign were put on the wall, it would be covered by the canopy that is affixed to the building. Also, given the size of the canopy, the letters would not be visible if they were twelve (12) inches tall. Mr. Machan went over the four factors for granting a variance, and answered questions from the Board.

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

After discussion, Board Member Ban Alali made the motion to approve Appeal #16-19S. Phil Head seconded the motion. The Board voted 8/0 in favor of the motion.

4. APPEAL #16-20S 3901 W. 15th Street: A request to vary from Subsection 22.300 (.2) (I) (i) of Division 2, Article 22, Zoning Ordinance No. 2015-5-2 as amended, to allow two directional signs to a. exceed the allowable 30 inches in height by 22 inches for an overall of 52 inches in height and, b. exceed the allowable 8 square feet by 4.51 square feet for an overall of 12.51 square feet.

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

Keith Klingsporn, representative from Medical Center of Plano, testified that the signs that are currently there have been there for nineteen (19) years. They would like to have the signs off of 15th Street to be similar in size to the sign on Coit Road. There was a variance granted by the Board for the sign on Coit Road in 1999. Since the signs will be larger, sign #1 will be twenty two (22) feet from the drive lane and sign #2 will be thirty two (32) feet from the drive lane. Mr. Klingsporn went over the four points for granting a variance and answered questions from the Board.

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

After discussion, Board Member Joyce Beach made the motion to approve Appeal #16-20S, subject to the rules and regulations of setbacks of the City of Plano. Jim Norton seconded the motion. The Board voted 7/1 in favor of the motion, with Mr. Eftekhari casting the dissenting vote.

5. Items for future Agenda.

The cut off for the December 13, 2016 meeting is not until November 23, 2016.

Meeting adjourned at 3:42 p.m.



Carolyn Kalchthaler, Chairperson