

**MINUTES – ZONING HEARING BOARD
FEBRUARY 25, 2016**

CALL TO ORDER

Chairman Halleran called the meeting to order at 7:30 p.m. with the following members in attendance: Mr. Edwards and Mr. Oliver. Solicitor Alan Shuckrow, Councilman Walkauskas, Land Use Administrator, Bruce Betty and Mrs. Lopus, Secretary, were also present.

All who wished to give testimony at this meeting were sworn in by Mr. Halleran.

**APPEAL #1844
RE/MAX
8858 COVENANT AVENUE**

Land Use Administrator Betty reported that the applicant is William Wells for RE/MAX. The property is located at 8858 Covenant Avenue and is zoned D Development with a TND (Traditional Neighborhood Development) overlay and contains a Real Estate office. The proposal is to illuminate a projecting sign. The request is a variance from Section 1313.11(c)(9)J.2 of the Town of McCandless Codified Ordinances which states projecting signs shall not be internally illuminated.

Mr. Betty reported that ordinarily the balloon logo would have been considered part of the sign and would be able to be lit but since it sticks out so far it is considered a projecting sign. If the balloon part was flat a variance would not be needed. Two others have come to the Zoning Hearing Board with illuminated blade signs and they have been granted. Blade signs are a type of projecting sign. The sign does not stick out the way it appears in the pictures presented but it wraps around the corner of the building.

Mr. William Wells of RE/MAX located at 8858 Covenant said that they are just looking for the RE/MAX balloon logo to be lit as the rest of the signage on the building will be lit with interior LED lights. Mr. Wells distributed a cross section view of the sign. The sign will be at the corner of McKnight Road and Duncan Avenue. The sign will protrude 23 ½ inches from the corner of the building. The blade signs in the plan protrude 30 inches or more. The Hello Bistro sign is on an arm and is five feet in diameter. Mr. Wells said this is a custom sign and a feature sign. The sign will be a sphere with the lights in the cavity. The lettering is standard channel letters with LED lights inside. The lit hours for the sign will be from dark until 10 pm. There will be three lit wall signs on the south side of the building.

Mr. Betty said the variances were granted to McCandless Crossing, not individual tenants although the permits were granted to individual tenants. Each sign is programmed separately. Discussion ensued about signs in McCandless Crossing violating the sign variance granted previously. Solicitor Shuckrow stated we could not decide RE/MAX signs based on other's violations with lit signs in making the decision tonight. Mr. Betty said the RE/MAX building is part of the variance and the only reason this one isn't, is because of the thickness.

Motion was made by Mr. Edwards to approve Appeal #1844 to grant a variance for installation of an illuminating projecting sign subject to all applicable findings of Appeal #1806. Mr. Oliver seconded the motion and it was unanimously granted.

MINUTES APPROVAL

Motion was made by Mr. Edwards and seconded by Mr. Halleran to approve the minutes of the January 28, 2016 Zoning Hearing Board meeting. The minutes were unanimously approved.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:02 p.m.

Respectfully,



Richard C. Halleran
Chairman Zoning Hearing Board

RCH/ml