

**MINUTES – ZONING HEARING BOARD
OCTOBER 22, 2015**

CALL TO ORDER

Vice-Chairman Halleran called the meeting to order at 7:30 p.m. with the following member in attendance: Mr. Quatchak. Councilman McKim, 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 #1837
JTB SIGN FOR FIRST WATCH
9176 COVENANT AVENUE**

Land Use Administrator Betty stated that the applicant is JTB Sign for First Watch Restaurant, Inc. and the property is located at 9176 Covenant Avenue. The property is zoned D Development with a TND Overlay, the lot measures 3400 square feet and contains a proposed restaurant. The proposal is to install an internally illuminated projecting sign. The request is a variance from Section 1313.11(c)(9)J.2 of the Town of McCandless Codified Ordinances which indicates projecting signs shall not be internally illuminated. Mr. Betty said we did approve a second wall sign for this building but does not believe this applies to projecting signs.

Mr. James Rahe of JTB Signs Service was at this meeting representing First Watch Restaurant, Inc. Mr. Rahe said they would like to get the illumination of the blade sign on the back of the building. The front of the building sign facing into the development has been approved for 24" letters that covers most of the parking lot. The sign facing McKnight Road is the blade sign that has been approved but is proposing to be illuminated. The sign will have a small amount of LED's in it which puts out 3,450 lumens but with the routed aluminum face less than half the sign will light up, just the letters will light up. The sign will be painted green. The 2300 lumens that will be visible will be equivalent to a 100 watt light bulb. This will not be a beacon light. This is a 2 x 10 sign. The full cabinet is 24 x 10 foot and is 8" thick. Going through the center of this will be an LED strip shining each way which will in turn light up the inside of the box. The letters are punch in and that's all you will see with the small logo, only 40% seems to light up. Mr. Betty said the ordinance was written for an old style light that hangs over the side of the building.

Mr. Halleran asked about the light facing the road. Mr. Rahe said there is quite a distance from the sign to Cumberland Road. Mr. Betty said the cabinet is okay and as far as operation the sign must be off by 10 pm. If the lighting is too bright it will have to be turned down. Also, this variance should be in lieu of a wall sign. This variance only applies to First Watch. There will not be a third sign allowed.

Mr. Brian Moreth of 919 Cumberland Road asked for clarification about the illumination.

Motion was made by Mr. Quatchak to approve Appeal #1837 to grant a variance to install an illuminated projecting sign provided the blade sign is in lieu of the western elevation wall sign, this variance applies only to First Watch and provided all the limitations and restrictions of

Appeal #1806 are complied with particularly illuminations and hours of operation. Motion was seconded by Mr. Halleran and unanimously granted.

MINUTES APPROVAL

Motion was made by Mr. Quatchak and seconded by Mr. Halleran to approve the minutes of the September 24, 2015 Zoning Hearing Board meeting. The minutes were unanimously approved.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:50 p.m.

Respectfully,



Richard C. Halleran
Vice-Chairman Zoning Hearing Board

RCH/ml