

NORWOOD BOARD OF ZONING APPEALS

August 19, 2009

MINUTES

ROLL CALL: Mr. Andrew Conlon, Mr. George Long, Mr. Bernie Suer and Ms. Bridgett McGraw were in attendance. Mr. Brian Watson was absent. Also present at the meeting was Building Commissioner, Gerry Stoker.

APPROVE AGENDA: Mr. Conlon motioned to approve the agenda with the addition of 4631 Allison to be placed under old business, seconded by Mr. Bernie Suer. All members voted yes.

OLD BUSINESS: 4631 Allison Avenue: Commissioner Stoker advised the BZA members that permits have been issued for the interior remodel and that a new roof and exterior siding has already been installed

NEW BUSINESS:

Public Hearing for Zion United Church of Christ, 2332 Sherwood Avenue-R-3

Ms. McGraw asked that anyone in the audience wishing to speak to this case raise their right hand and be sworn in.

Mr. Scott Conover, Sign Graphics and Bob Smith, church representative explained the requested variance dealing with the height and setback of the church's proposed ground sign. The specific request would allow for an 8 ft high ground sign, which would require a 2 ft height variance from the 6 ft height standard and a 12 ft variance from the required 20 ft front yard setback. The church is removing three non-conforming signs in conjunction with this application.

Ms. McGraw then asked Building Commissioner Stoker to read the memo dated August 10, 2009, which explains the Commissioner's recommendation.

Ms. McGraw asked if there was anyone else in attendance that wished to speak in favor of this request, there were none.

Ms. McGraw asked if there were anyone else that wished to speak for or against this request. Being no one, the public hearing was closed.

Public Hearing for Kenneth Hennika, owner of 2739 Robertson Avenue-NBD

Ms. McGraw asked that anyone in the audience wishing to speak to this case raise their right hand and be sworn in.

Mr. Hennika explained his request for the establishment of a "Home Occupancy" conditional use (Plumbing Business Office). Mr. Hennika explained that the only other employee is his wife. The actually repairs are performed offsite.

Ms. McGraw then asked Building Commissioner Stoker to read the memo dated August 7, 2009, which explains the Commissioner's recommendation.

Ms. McGraw asked if there was anyone else in attendance that wished to speak in favor of this request, there were none.

Ms. McGraw asked if there were anyone else that wished to speak for or against this request. Being no one, the public hearing was closed.

REGULAR MEETING

ROLL CALL: Mr. Andrew Conlon, Mr. George Long, Mr. Bernie Suer and Ms. Bridgett McGraw were attendance. Mr. Brian Watson was absent. Also present at the meeting was Building Commissioner, Gerry Stoker.

APPROVAL OF MINUTES: George Long, Mr. Bernie Suer and Ms. Bridgett McGraw voted to approve the minutes. Mr. Conlon abstained, minutes were approved.

NEW BUSINESS:

2332 Sherwood Avenue: Sign Graphics & Design, representing the Zion United Church of Christ, is requesting approval of the Board of Zoning Appeals to vary from the strict application of the Norwood Sign Code. The church is requesting to install an 8 ft. tall 24 sq. ft. illuminated ground sign at the referenced address.

Ms. McGraw motioned to approve the request contingent upon the following:

- The existing non-compliance signs being removed
- The electric serving the new ground sign is to be installed underground
- The addition of low to the ground landscaping, equal to the square footage of the ground sign is to be installed at the base of the sign

Motion was seconded by Mr. Conlon. All were in favor.

2739 Robertson Avenue: Kenneth Hennika, the owner is requesting approval to establish a "Home Occupancy" conditional use (Plumbing Business Office) at the referenced address.

Ms. McGraw motioned to approve the request contingent upon the following:

- The number of employees are to comply with the home occupation regulations
- The disposal of construction repair debris is not to be transported to this location for trash pickup

Motion was seconded by George Long. All were in favor.

OPEN DISCUSSION: None.

ADJOURN: Being no other business, Mr. Long motioned to adjourn the meeting, seconded by Mr. Conlon. All were in favor.