

BOARD OF ZONING ADJUSTMENT MINUTES
MEETING OF APRIL 5, 2004 - 2:00 P.M.
MOBILE GOVERNMENT PLAZA, MULTI-PURPOSE ROOM

MEMBERS PRESENT

Reid Cummings, Chairman
H. Lamar Lee
Stephen J. Davitt
Horace L. Christian
William L. Guess

MEMBERS ABSENT

Edley Hubbard (S)
Rev. Clarence Cooke

STAFF PRESENT

Frank Palombo, Planner I
Rose Murphy, Secretary II

OTHERS PRESENT

David Daughenbaugh, Urban Forestry
Wanda Cochran, Assistant City Attorney

Chairman Cummings noted the number of members present constituted a quorum and called the meeting to order.

The notation *motion carried unanimously* indicates a consensus, with the Chairman voting.

APPROVAL OF MINUTES:

A motion was made by Mr. Davitt and seconded by Mr. Lee to approve the minutes of the meeting of March 1, 2004, as submitted. The motion carried unanimously.

PUBLIC HEARINGS:

#5235

(Case #ZON2004-00620)

Roger S. Koby

2675 Government Boulevard

Southeast corner of Government Boulevard and Merwina Avenue.

Sign Variance to allow a total of four wall signs for a single-tenant site; only two wall signs are allowed on a single tenant site.

The site plan illustrates the existing buildings, asphalt, and sign location along with the proposed sign locations.

Mr. Orin Robinson of Victor Sign Company represented the applicant and stated that they were seeking a variance to allow four wall signs. The applicant had remodeled the building after changing from a used automobile dealership to a Subaru new car dealership. He explained that the Subaru Corporation required the addition of a "fireplace" like masonry section on the exterior to conform to Subaru's corporate image. Subaru required the logo to be inset into the brickwork of the "fireplace." This portion of the structure extended above the façade of the

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building. The applicant also wanted to place the product's name and the dealer's name on the front of the structure. They also wanted to put the product name on the side of the building for exposure to westbound traffic on Government Boulevard.

Mr. Palombo explained that if the "fireplace" like section did not extend beyond the façade of the building, the product and dealer's signage could be grouped as one sign, and the logo would be considered a second sign. Because the "fireplace" like section extended forward from the façade of the building, each of the proposed signs was considered individual. The Sign Ordinance allowed two wall signs on a single-tenant site, regardless of the amount of street frontage.

Mr. Cummings asked if the product name and the dealership's name could be grouped on one side of the "fireplace" like section.

Mr. Robinson did not feel the Subaru Corporation would permit such a grouping. He stated that he had seen numerous photographs of other Subaru dealerships; all had the wording broken up by the "fireplace" like section.

Mr. Davitt asked if the corporate office required the logo.

Mr. Robinson said yes.

There was no one present in opposition to the application.

Discussion centered on options for placing the entire wording and the logo on the building so that they would be in compliance with the Sign Ordinance. It was decided that corporate restraints limited the placement of the wording and the medallion logo sign. The masonry "fireplace" stack prohibited the wording from being considered one sign.

A motion was made by Mr. Lee and seconded by Mr. Christian to allow one medallion sign to be located in the masonry "fireplace" stack, and two additional wall signs.

The motion carried. Mr. Lee, Mr. Cummings, Mr. Davitt, and Mr. Guess voted aye. Mr. Christian voted nay.

#5236

(Case #ZON2004-00622)

Davis Properties, LLC

East side of McVay Drive at the terminus of Bolling Brothers Boulevard

Aggregate Surface Variance to allow crushed concrete for parking, loading and unloading of delivery trucks; the Zoning Ordinance requires all parking, loading and unloading to be asphalt, concrete or an approved alternative paving surface.

The plan illustrates the proposed building, parking, and aggregate surface.

There was no one present to represent the application. Mr. Cummings noted that there was a letter in the file from the applicant indicating their knowledge that a denial would result.

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A motion was made by Mr. Davitt and seconded by Mr. Lee to deny the request for an Aggregate Surface Variance to allow crushed concrete for parking, loading and unloading of delivery trucks

The motion carried unanimously.

OTHER BUSINESS:

Election of Vice-Chairman:

Mr. Lee nominated Mr. Davitt to serve as vice-chairman. Mr. Cummings seconded the nomination. There were no other nominations and Mr. Davitt was elected by acclamation.

APPROVED: May 3, 2004

Chairman of the Board

/rm