

CITY OF MANCHESTER
BOARD OF ADJUSTMENT MINUTES
March 8, 2018

ATTENDANCE

Chairman Kent Goddard – Present
Member Bill Ward – Present
Member Alan Nissenbaum – Present

Member Dan Miller – Present
Member Jeffrey Rupich - Present

CITY OFFICIALS

City Attorney Patrick Gunn
Planning and Zoning Director Melanie Rippetoe

COURT REPORTER

Lauren Goodman

ATTENDEES

Todd Helton

CALL TO ORDER

Chairman Goddard called the meeting to order at 6:30 p.m. and asked Director Rippetoe to call the roll. The record of attendance is shown above.

APPROVAL OF MINUTES

A motion to approve the January 11, 2018 minutes as submitted was made by Member Miller and seconded by Member Nissenbaum. Chairman Goddard abstained. The minutes were approved 5-0.

OLD BUSINESS

None

NEW BUSINESS

CASE #18-V-001

Director Rippetoe gave the details of the variance case:

Steve Kirkpatrick, of Philadelphia Signs, on behalf of Regions Bank, owner, is seeking a variance required for approval of a permanent ground mounted sign for Regions Bank, located at 14204 Manchester Road, in the C-1 Commercial Zoning District. The proposed ground sign is shown to be overall 15 feet tall, and 10 feet wide, with the actual face of the sign shown to be 9 feet by 5 feet. It will display the business's name and logo. It is shown to be 12.2 feet from the north property line along Manchester Road and 20.9 feet from the east property line along Enchanted Parkway.

Section 405.320.M. of the Sign Regulations states that pole signs shall be constructed entirely of non-combustible materials and shall conform to the requirements for ground signs, as the case may be.

Section 405.320.H of the Sign Regulations states that a ground sign shall not be set nearer to the street lot line than the established building line.

The established building line in the C-1 Commercial Zoning District is 30 feet along Manchester and Enchanted Parkway. The sign will require a 17.8 foot variance from the front building setback line along Manchester Road and a 9.1 foot variance along Enchanted Parkway. This sign can only be approved if granted the variance requested. Discussion ensued.

Testimony #1 – Todd Helton summarized the project and the reason for the requesting the variance and answered questions of the City Attorney and Board members.

With all the questions satisfactorily answered, Member Nissenbaum made a motion and seconded by Member Miller to approve the variance. The resulting vote was 5-0 in favor of the variance.

ADJOURNMENT

Chairman Goddard adjourned the meeting at 6:48 p.m.

Respectfully Submitted by:

Melanie Rippetoe, Director of Planning, Zoning and Economic Development