

MINUTES OF MEETING

HOOVER BOARD OF ZONING ADJUSTMENT

Date: March 1, 2018
Time: 7:30 P.M.
Place: Hoover Municipal Center
Present: Mr. Dan Mikos
Mr. Jim Brush
Mr. Bob Brown
Mr. Lawren Pratt
Mr. David LeCompte
Mr. Paul Gamble

Absent: Mr. Kyle Puchta

Also Present: Mr. Mac Martin – City Planner
Ms. Vanessa Bradstreet – BZA Secretary

1. CALL TO ORDER

The meeting was called to order by Mr. Mikos. The secretary had the roll call and a quorum was present. Mr. Mikos announced the voting members for this meeting would be Mr. Pratt, Mr. Brush, Mr. LeCompte, Mr. Gamble, and himself.

2. Approval of minutes from the February 1, regular meeting and February 26, 2018, work session. Mr. Mikos asked if there were any additions or corrections to be made. There were none. Mr. Mikos asked for the minutes to be approved by acclamation.

3. The following case has been **withdrawn** by the city:

BZA-0118-01 - Dr. Michael Koslin & Dr. Christopher Kahn are requesting a variance waiving any zoning requirements requiring them to add 8 (eight) additional parking spaces in conjunction with a remodeling project they are conducting on property located at 2036 Patton Chapel Road. The property is owned by Dr. Michael Koslin and it is zoned C-P (Preferred Commercial District).

4. **BZA-0318-02** – Reliable Signs Services, representing Disc Centers of America, is requesting a variance to allow two building wall signs at a combined 59.12 square feet in lieu of one sign at 60 square feet at property located at **3742 Lorna Road**. Disc Centers of America is the property owner and the property is zoned C-2 (Community Business District).

Mr. Jeff Black, representing Reliable Signs Services, 5003 Whitling Drive, Pelham, AL, stated the office building that this was placed in had a corner that reflected two sides of the brick fascia. From the drive by of the building, a single faced sign would not facilitate the traffic flow so that is where they had their variance request. Mr. Black pointed out another sign down on Hwy 31 they had completed that had the same exact situation with 60 sq ft and they had split it up to 30 sq ft for two signs. Mr. Black stated these were LED raceway set letter signs.

Mr. Mikos asked if any members of the board had any questions. There were none. Mr. Mikos stated the board members had all reviewed this case and usually as long as the applicant was not asking for more space than was allotted, there wasn't a problem splitting it into two signs.

Mr. Mikos asked for a motion. Mr. Brush made a motion to approve. Mr. Pratt seconded the motion. Mr. LeCompte, Mr. Gamble, Mr. Pratt, Mr. Mikos, and Mr. Brush unanimously approved the motion. The variance was granted.

- 5. BZA-0318-03** – Sandra Owens, representing Circle K Stores, Inc., is requesting a variance to allow two building wall signs at a combined 86.9 square feet in lieu of one sign at 40 square feet at a new Circle K convenience store with fuel sales at 2157 Valleydale Road. The free standing sign has 19.33 square feet of unused copy face. Circle K Stores, Inc., is the property owner and the property is zoned C-2 (Community Business District).

Ms. Sandra Owens, 1055 Kathleen Road, Lakeland, FL, was present to represent this case. Ms. Owens stated what they wanted to do was take the general square footage allowed for the signage which was 212 sq. ft. She stated they were not asking to increase this, only to relocate the square footage. She stated they were entitled to 96 sq. ft. on the ID sign but were not going to use all that. She stated they were going to take the 19.33 square feet added to the building sign and where they were entitled to the 76 square feet on the canopy, they did not want to use all that either. She stated they wanted to move 27.85 square feet from the canopy to the front of the building to cover the square footage for those two signs on the front. Ms. Owens emphasized the total square footage on site would still be 212 square feet.

Mr. Mikos asked if there were any questions from the board members regarding this case or anyone in the audience. Mr. Pratt asked if the size of the store was typical of their other stores square footage wise. Ms. Owens answered yes.

Mr. Mikos asked again if anyone in the audience would like to speak about this case. Dr. Chris Davis, 2161 Valleydale Road, stated he was a neighbor adjacent to this property and was concerned about where the sign used to be and wanted to clarify that. He then asked what a building sign was. Ms. Owens told him it was the sign mounted on the front of the building with the Circle K on it. Ms. Owens then showed him renderings on which sign went where and told Dr. Davis they were actually reducing the allowed square footage on one of the signs and moving it to the other location.

Mr. Mac Martin addressed the Board and told them the city had reviewed this case and had no issues with it. Mr. Martin explained, as the application had stated, there was no additional square footage being requested, and was just a re-allotment, so shrinking the size of the detached sign and shrinking the amount of signage on the canopy and just placing it on the building itself would equate to no additional square footage, therefore the city recommended approval.

Mr. Mikos asked if there were any further questions from the audience. There were none. Mr. Mikos asked for a motion. Mr. Brush made a motion to approve BZA-0318-03. Mr. Gamble seconded the motion. Mr. Gamble, Mr. Pratt, Mr. LeCompte, Mr. Brush, and Mr. Mikos all voted “aye”. The variance was granted.

With no further business, the meeting was adjourned.

Vanessa Bradstreet
Zoning Assistant