



BOARD OF ADJUSTMENT
MINUTES
Commission Chambers
Regular Meeting
February 24, 2020
5:30 p.m.

Attendees: Chairman Gjergji, Vice-Chair Young, Baxter, Davis, Perry

Absent:

PLEDGE

ELECTION OF OFFICERS

Staff Joshua Sommer opened the floor for nominations for Chair for 2020.

Member Baxter nominated Member Gjergji for Chair.
Member Davis seconded the motion.

Member Gjergji was elected chairman by acclamation.

Chairman Gjergji opened the floor for nominations for Vice-Chair.

Member Davis nominated Member Young.
Member Baxter seconded the nomination.

Member Young was elected Vice-Chair by acclamation.

APPROVAL OF MINUTES

Member Davis offered the following motion:

I move that the reading of the minutes for November 25, 2019 be waived and that the minutes of said meeting, as prepared by the secretary, be approved as written.

The minutes were seconded by Member Baxter and adopted (5). Yea Votes (Chairman Gjergji, Vice-Chair Young, Baxter, Davis, Perry); Nay Votes (0)

VAR2020-013

Property Address: 5002 Hinkleville Road
Applicant/ Owner: Drury Development Corporation
Request: Three free-standings signs on one lot

Member Baxter offered the following motion:

I move that this Board receive and file the application of Drury Development Corporation for approval of three signs at 5002 Hinkleville Road.

I further move that:

- (a) The requested variance arises from special circumstances which do not generally apply to land in the general vicinity or in the same zone; and*
- (b) The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant; and*
- (c) The circumstances are not the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought.*

I further move that the following conditions be attached to this approval:

- One of the free-standing signs could be up to 100' tall and 300 square feet. Tenants of lots 2 & 3 would be permitted to utilize this sign if they wish, with the square footage of each to be divided among the two tenants as they agree.*
- If either tenant of lot 2 and/or 3 choses to utilize the free-standing sign on Lot 1; then the low-rise existing pylon signs on the corresponding lot would be removed before or at the same time as the new signage is installed on the free-standing sign pole.*
- If a tenant chose to revert back to free-standing signage on Lots 2 and/or 3 after installation on the free-standing sign; the signage on the free-standing sign must be removed before or at the same time signage is replaced on the corresponding lot.*
- A monument sign not to exceed 12' to 15' tall and 200 square feet would be permitted on Lot 1. The tenant to be constructed on Lot 1 would redevelop the existing sign on Lot 1 and would also have the exclusive use of the monument sign.*
- All signs, including the existing sign, shall be landscaped pursuant to Section 126-83 (D) (4) of the Paducah Zoning Ordinance.*

I further move that the variance be approved.

The motion was seconded by Chairman Gjergji and adopted (5). Yea Votes (Chairman Gjergji, Vice-Chair Young, Baxter, Davis, Perry); Nay Votes (0)

VAR2020-014

Property Address: 2950 James Sanders Boulevard
Applicant/ Owner: Drury Development Corporation
Request: Two free-standing signs on one lot

Member Perry offered the following motion:

I move that this Board receive and file the application of Drury Development Corporation for approval of two free-standing signs at 2950 James Sanders Boulevard.

I further move that:

- (a) The requested variance arises from special circumstances which do not generally apply to land in the general vicinity or in the same zone; and*
- (b) The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant; and*
- (c) The circumstances are not the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought.*

I further move that the following conditions be attached to this approval:

- The additional sign shall be a monument sign not to exceed 20' tall and 200 square feet.*
- Any tenant of lots 1 through 4 may utilize this sign.*
- Any tenant located on the lots on the south side of the ingress-egress easement may utilize the sign.*
- The sign shall be located outside the 15' sight triangle.*
- Landscaping of the sign shall be in accordance with Section 126-83 (D) (4) of the Paducah Zoning Ordinance.*
- The square footage of the individual signs shall be as the tenants agree or the sign owner stipulates.*

I further move that the variance be approved.

The motion was seconded by Member Baxter and adopted (5). Yea Votes (Chairman Gjergji, Vice-Chair Young, Baxter, Davis, Perry); Nay Votes (0)

OTHER:

ADJOURN: 5:51 PM

Minutes recorded by staff: Joshua P. Sommer, Associate Planner, AICP

Typed by staff: Joshua P. Sommer, Associate Planner, AICP