

MINUTES
BOARD OF ADJUSTMENT
Regular Meeting
December 29, 2014
5:00 P.M.

Attendees: Chairman Baxter, Jones, Rhodes, Vice-Chair Wilson,
Absent: Young

APPROVAL OF MINUTES

Vice-Chairman Wilson offered the following Motion:

I move that the reading of the minutes for December 1, 2014, be waived, and that the Minutes of said meeting, as prepared by the secretary, be approved as written.

The motion was seconded by Member Jones and adopted (4).

OLD BUSINESS

McMurry & Livingston Building, PLLC – Public Hearing – Variance – 201 Broadway.
Agenda Item Remained Tabled.

NEW BUSINESS

Joan Marganerno – Public Hearing – Variance – 314 Broadway.

Member Rhodes offered the following Motion:

I move that this Board receive and file the application of Joan Manganaro for approval of a 3” height variance request for an awning sign with 11” letters to be installed at 314 Broadway.

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 variance be approved.

The Motion was seconded by Vice-Chairman Wilson and adopted (4).

DISCUSSION: