



MINUTES – ZONING BOARD OF APPEALS MEETING

5:30 PM April 27, 2023

MEMBERS PRESENT: Shawn Christie, Bob VanSumeren, Karl Grieve, and Peter Mulhearn

MEMBERS ABSENT: Clyde Mauldin

STAFF PRESENT: Chris Atkin

I. Call to Order

Chairperson Christie called the April 27, 2023 Zoning Board of Appeals meeting to order at 5:30 pm.

II. Pledge of Allegiance

III. Roll Call

IV. Adoption of Agenda

Board Member Grieve moved, with support from Board Member Mulhearn, to approve the April 27, 2023 Zoning Board of Appeals meeting agenda.

The motion passed on a 4-0 voice vote.

V. Review and Approval of Zoning Board of Appeals Meeting Minutes

A. March 23, 2023 Zoning Board of Appeals Meeting Minutes

Board Member Grieve moved, with support from Board Member Mulhearn, to approve the March 23, 2023 Zoning Board of Appeals meeting minutes.

The motion passed on a 4-0 voice vote.

VI. Public Comment and Correspondence

VII. Consideration of variance request

A. 1224 Greenwood Avenue (Parcel #3-21950) – Use variance from Section 28-71 to permit first floor residential use of an existing structure the C-2, Community Commercial zoning district.

Planner Atkin summarized the applicant's use variance request.

Board Member Grieve moved, with support from Board Member Mulhearn, to enter the Staff Report into the record as if read in whole.

The motion passed on a 4-0 voice vote.

Public Hearing Opened at 5:35 pm

APPLICANT/PUBLIC COMMENTS

The applicant addressed the members, explaining he buys and flips houses. Stated this house will be for single family use only.

Public Hearing Closed at 5:37 pm

MEMBERS COMMENTS

Board Member Mulhearn stated the structure was built as a single family home and all other residential structures in the immediate area are currently zoned C-2, Community Commercial.

Board Member Grieve stated the use variance would not change the characteristics of the area.

Board Member Grieve moved, with support from Board Member VanSumeren, to approve the use variance request for 1224 Greenwood Avenue.

The motion passed with a 4-0 roll call vote.

A. 1250 Jackson Crossing – Burlington (Parcel # 2-2469.5)

1. Dimensional variance from zoning ordinance Section 28-253(l) for installation of a 189 square-foot wall sign on the northern façade.
2. Supplemental variance from zoning ordinance Section 28-253(j) to permit installation of a temporary banner on the northern façade for nine (9) months.

Planner Atkin summarized the applicant’s dimensional and supplemental variance requests.

Board Member VanSumeren moved, with support from Board Member Grieve, to enter the Staff Report into the record as if read in whole.

The motion passed on a 4-0 voice vote.

Public Hearing Opened at 5:46 pm

APPLICANT/PUBLIC COMMENTS

The applicant further explained the sign types, sizes, and duration of the temporary sign.

Public Hearing Closed at 5:47 pm

MEMBERS COMMENTS

Board Member Grieve stated the proposed sign size would not change the characteristics of the area and is consistent with recent dimensional variance requests approved for like signs on the same structure.

Board Member Grieve then inquired about the start and end date of the nine (9) months for the supplemental variance.

Board Member Mulhearn asked for an explanation regarding the area calculation for the wall sign and if it is consistent with area calculations used for previously approved dimensional variance requests for wall signs.

1. *Board Member VanSumeren moved, with support from Board Member Grieve, to approve the dimensional variance from zoning ordinance Section 28-253(l) for installation of a 189 square-foot wall sign on the northern façade at 1250 Jackson Crossing – Burlington.*

Yeas (Christie, Grieve, VanSumeren) Nays (Mulhearn)

The motion passed with a 3-1 roll call vote.

2. *Board Member VanSumeren moved, with support from Board Member Mulhearn, to approve with conditions the supplemental variance from zoning ordinance Section 28-253(j) to permit installation of a temporary banner on the northern façade for nine (9) months, from May 1, 2023 to February 28, 2024, at 1250 Jackson Crossing – Burlington.*

The motion passed with a 4-0 roll call vote.

VIII. Old Business

None

IX. New Business

None

X. Board Comments

Board and staff continued discussion of sign area calculation for framed wall signs versus individual letter wall signs.

Member Grieve stated he will not be available for the June 22, 2023 regularly scheduled meeting.

XI. Next Meeting Reminder

Chairwoman Christie reminded the Board that the next regular ZBA meeting is scheduled for May 25, 2023 at 5:30pm.

10. Adjournment

Board Member Grieve moved, with support from Board Member VanSumeren, to adjourn the meeting at 6:23pm.

The motion passed unanimously on a voice vote

Respectfully,



Christopher M. Atkin
Planning Director and Zoning Administrator
City of Jackson
