

**Board of Zoning Appeals  
November 14, 2012**

The meeting was called to order by chairman Stanziale at 7:00 p.m. with the following members present: E. Davis, D. Gyure, E. Simon, and N. White.

**Also present:** C. Ehrhart-Office Assist, Steve Roessner-Zoning Inspector, Mayor Garlich, Dave Hippley, Robert Troyer, Bruce Tamarkin.

Minutes of October 3, 2012 were presented for approval. Davis made a motion to approve the minutes, seconded by Simon. Roll Call: Yeas (5)

**NEW BUSINESS:**

**Giant Eagle-Signage-15400-15420 West High Street:**

Bruce Tamarkin was present representing the plaza owners, Burdkidz. Tamarkin stated they would like to replace the current signs; one will be strictly for Giant Eagle and Get Go. The other sign will be just east of the main entrance and will be for Tai Pan along with a now leasing to try and fill the vacant space. They are asking for a setback of 15 feet from the right of way. The biggest obstacle will be the sign on the west side of the property; they lose elevation from the street. Roessner stated the he feels were they are proposing to place the signs is the only option to get the site distance needed; if not they would need to cut down the trees and do a whole lot of grading. Feels this is a good solution. Simon stated that he looked at the site and can see the issues with the elevation. White asked about site distance for traffic. Roessner stated that the proposed location is still 8 to 9 feet behind the sidewalk. This is a great solution and a great improvement.

*White made a motion to approve the variance as requested, seconded by Simon.  
Roll Call: (5)*

**BT Oil-Signage-15525 West High Street:**

Robert Troyer, owner of BT Oil stated that they are proposing to improve the existing pole sign. The sign is not very aesthetically pleasing. Will be using the same pole sign with digital lettering. Roessner stated that the sign is a non conforming sign as it is, they will be making the sign face a little bigger to fit the digital lettering. If you look at the site there really is no where else to put the sign and this is a huge improvement over the sign that is there and Roessner does not have any issues with this improvement. Gyure asked about the pole sign. Roessner stated that by our zoning it is not allowed but because it is already there and has been in continued use it is grandfathered in. Troyer stated that if the sign was lowered it would create a site visibility problem. The Mayor stated that this is a very nice improvement.

*White made a motion to approve the variance as requested, seconded by Gyure.  
Roll call: (5)*

Mr. Hippley asked about the lights in the Giant eagle parking lot; if they could be shaded more or turned so they don't point towards the residents on the west side. Tamarkin stated that he can look into that and see what can be done. He asked Mr. Hippley to give him a little time because typically a boom truck has to be hired.

Gyure made a motion to adjourn the meeting at 7:13 pm, seconded by Stanziale. All in Favor: (5)