

TOWN OF ABINGDON
BOARD OF ZONING APPEALS
REGULAR MEETING
APRIL 14, 1998 - 7:30 P.M.

The regular meeting of the Board of Zoning Appeals was held Tuesday, April 14, 1998 at 7:30 P.M. The meeting was held in the Municipal Building, Downstairs Meeting Room.

The meeting was called to order by Mr. James M. Cole, Chairman.

ROLL CALL

Members Present: Mr. James M. Cole, Chairman
Mr. Robert P. Connett, Vice-Chairman
Mr. Fred H. St. John
Mr. Louis Shuman

Comprising a quorum of the Board

Members Absent: Mrs. Margaret Henderson

Administrative Staff: Mr. Albert C. Bradley, Director of Planning/Zoning

Visitors: Mr. Richard Musick
Mr. James Mitchell, Attorney
Ms. Vicki Lucas

(2) Approval of Minutes: Regular Meeting, March 10, 1998

On motion by Mr. Shuman, seconded by Mr. St. John, it was unanimously resolved to approve the minutes of the regular meeting held March 10, 1998.

(3) **Case No. 343 – Greer Lucas, Inc.**, 2560 Richmond Road, Lexington, Kentucky 40509; application for a variance from the requirements of Article 21, Section 21-2-2,b, Freestanding Signs, and from the requirements of Article 21, Section 21-3-6, Maximum Sign Area in the B-2 Zoning District, of the Town of Abingdon Zoning Ordinance. **Tax Map No. 105 (9) 2.**

This application is a request for a variance from Article 21, Section 21-2-2,b, Freestanding Signs, and from the requirements of Article 21, Section 21-3-6, Maximum Sign Area, in the B-2 Zoning District, of the Town of Abingdon Zoning Ordinance. Date of application is March 24, 1998, requesting a regular meeting scheduled for this date, April 14, 1998.

The referenced property is located at 340 Commerce Drive, (Hampton Inn, currently under construction).

All adjoining and adjacent property owners were notified of this hearing.

The ordinance limitation in Section 21-2-2,b, Freestanding Signs, is one (1) sign; amount requested by applicant is two (2) freestanding signs; a variance request of one (1) or 100%. The ordinance limitation in Section 21-3-6, Maximum Sign Area, is 200 sq. ft.; amount requested by applicant is 250.4 sq. ft.; a variance request of 50.4 sq. ft. or 25%.

The original application requested a variance of two (2) signs, with an additional 50.4 sq. ft. of sign area, however, that request was amended, requesting a total of three (3) signs with increase of sign area to 293.4 sq. ft.

The explanation of request for variance is that this property is considered a topographically impaired site, therefore, the extra signage is required for appropriate public view from the northbound lane of Interstate I-81.

After discussion, motion was made by Mr. Shuman that the request for a variance in Case No. 343 be approved, to include a total of three (3) signs, only one (1) of which is freestanding, with sign area not to exceed 293.4 sq. ft., based upon the difficulties presented by topographical impairments. The motion was seconded by Mr. St. John, with unanimous approval.

VOTE :

Mr. Shuman	Aye
Mr. St. John	Aye
Mr. Connett	Aye

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Further discussion included the revised Town of Abingdon Zoning Ordinance, which included the addition of the Airport Overlay Zone. It was noted that the Zoning Ordinance included a provision for a variance in the overlay zone, therefore, if a case should arise, it would go to the Virginia Highlands Airport Commission, Virginia Aviation Board, and possibly the FAA, before it would be presented to the Board of Zoning Appeals. It was also noted that there were few other minor changes to the revised Zoning Ordinance, including the latest amendments.

There being no further business, the meeting was adjourned.

James M. Cole, Chairman

Margaret Henderson, Secretary