

## ZONING BOARD OF APPEALS

### Minutes

Meeting of November 7, 2017

City Hall, Council Chambers

7:00 p.m.

**Members Present:** Messrs. Allsop, Boettcher, Canfield; Ms. Bourne, Doyle

**Staff Present:** Mr. Noel

Chairperson Mr. Boettcher chaired the meeting.

#### 1. Roll Call

Mr. Boettcher called the Zoning Board of Appeals to order.

#### 2. Approval of August 1, 2017 Meeting Minutes

Mr. Canfield moved to approve the meeting minutes of August 1, 2017. Ms. Bourne seconded and the minutes were approved.

#### 3. #6-17 2310 Craig Road

Mr. Noel presented a variance request to relocate a Marshfield Clinic 185 s.f. 20-foot tall ground sign that would encroach 40 feet into the required front yard highway setback of 70 feet. The setback is applied not from the highway right of way but from the frontage road. The applicant argues if the sign met the strict application of code, there would be a possible safety concern for helicopter landings and take-offs. The sign would be right on the edge of the flight path. Instead they are asking to move it 30 feet away. The Plan Commission already granted zoning approval of the helipad location. The requested location does not hinder traffic visibility.

Steve Neumaan with The Design Office of Steve Neumann & Friends, LLC, 2405 Bartlett Street, Houston, Texas 77098 spoke in support. He stated Federal Aviation Administration advisory circulars and conversation with the FAA lead to concern of the ground sign providing only 3 feet of helicopter clearance. The proposed 30 foot distance away from the flight path's southern edge represents about the length of a rotor blade and still makes the ground sign 30 feet away from the frontage road. This location would give more comfort room when dealing with emergencies and difficult weather conditions.

Mr. Neumaan answered several questions from board members. He stated the helipad location was deemed the best due to available approach zones and wind considerations. All other signs and structures on adjacent properties are lower than the 8:1 flight path ratio FAA requires.

Mr. Allsop stated the location of the helipad is an attractive nuisance. Ms. Doyle concurred and added the sign will be a distraction. Ms. Bourne was also concerned about the sign's location being too close to the intersection and blocking the view of other existing signs.

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Mr. Canfield moved to approve the variance finding: the proposed ground sign is on a corner lot that has special circumstances since the frontage road adds extra width from the highway; there is a real safety concern from the Federal Aviation Administration; other sign relocation sites were explored but they would have conflicted with parking or had created a greater setback encroachment; the ground sign will not hinder the traffic clear vision triangle at the intersection of Craig Road and the frontage road; the project does not hinder the public's interest; and there were no objections from adjacent owners or City departments. Seconded by Mr. Allsop and the motion carried. Ms. Bourne voted nay and Ms. Doyle abstained.

**4. Adjournment**

The meeting was adjourned at 7:55 p.m.

Handwritten signature of Mary Brenholt in cursive, with the initials "(s/n.n.)" written at the end of the signature.

Mary Brenholt, Secretary