

TOWN OF ALLEGANY ZONING BOARD OF APPEALS
Monday, August 3, 2015

Present:

John Jones, Chairman
Joe Chamberlain
Carol Ozzella
Don Sue
Ron Kyser
Donna Stady, Secretary

Absent:

Also present: Suzanne Thorp, CHA of Visions Hotels, design director
Neal Patel, Visions Hotels, project manager

Salute to flag at 7:00 p.m.

PUBLIC HEARING opened at 7:01 p.m

Suzanne Thorp, design and procurement director for Fairfield Inn & Suites/Visions Hotels and Neal Patel, Visions Hotels's project manager, appear before the Board requesting a variance to exceed the square footage of exterior signage on two signs outside of their building.

Sign one - Ms. Thorp shows photographs of the proposed signs she has for building. The boxed square footage of said proposed sign is 174.01 on first sign which is placed on the face of the building. This square footage is calculated by making a rectangle around the 30 inch high letters from top to bottom and end to end. The design for proposed sign is proto-typical and is widely used for all Marriott International Hotels. To scale it down would be a detriment to the sign's intended purpose as it is appropriate for its building size which is three stories. A smaller sign would not be able to be read from the main roadway and scaling it down would be very costly as this is a custom design and size for this hotel chain. The visual clarity of the sign would suffer if it were smaller. The sign has LED lighted letters and they are lite from the back which cast a shadow effect on the building similar to a halo effect. There is nothing blinking or disturbing about signage. Of note the former sign for Country Inn & Suites sign on the building was at 200 square feet.

Photographs of other similar properties by Marriott are shown to the board to have a comparison of what this property will look like once signs are in place.

Sign two – Ms. Thorp , the sign is a letter set type on the end of building. It is boxed square footage of 163.67.

Chairman asks the public if they have any questions. Of note there is no one in attendance in the audience; other than the two Vision Hotel's representatives.

Motion to close Public Hearing was made at 7:12 p.m. by Joe Chamberlain and seconded by Don Sue . Ozzella-aye; Sue-aye; Chamberlain-aye; Kyser-aye; Jones-aye. Motion carried.

Motion was made by Joe Chamberlain and seconded by Don Sue to accept the minutes with changes given to secretary. Ozzella-aye; Sue-aye; Chamberlain-aye; Kyser-aye; Jones-aye. Motion carried.

Board members hold brief meeting and discussions and complete Area Variance Findings and Decision Forms.

Old Business:

New Business:

Carol Ozzella makes a motion to accept the signage wording as explained in the proposed letter from Visions Hotels dated July 13, 2015 and made of a part of said zoning file regarding their request for two signs that exceed the Town code for size of signs. Square footage is approved for sign one at 74 square feet over the 100 square feet permitted and sign two is approved for a sign at 63 square feet over the 100 square feet permitted. Motion is seconded by Joe Chamberlain. Sue-aye; Chamberlain-aye; Kyser-aye; Ozzella-aye; Chairman Jones-aye. Motion passed at 7:31 p.m.

Carol Ozzella made motion to close meeting at 7:35 p.m., seconded by Joseph Chamberlain. Sue-aye; Chamberlain-aye; Ozzella-aye; Kyser-aye; Jones-aye. Meeting adjourned 8/3/2015.

Sincerely,

Donna G. Stady
Secretary/Recorder to Zoning Board for Town of Allegany