

Minutes of the Antrim Zoning Board of Adjustment Meeting November 19, 1991.

Present: Mariann Moery, Chairman; Helene Newbold; Joseph Timko; Boyd Quackenbush, Alternate sitting for Harry Page; Robert Bryer, Alternate sitting for Patricia Hammond Grant.

The Chairman opened the meeting at 7:35 P.M. and introduced the Board sitting for this public hearing. (As noted above)

Wayno Olson, dba Wayno's: Public hearing for a Variance to Article XVII, Section C.2. of the Antrim Zoning Ordinance. The Applicant proposes to attach a sign over twenty-five square feet to the side of his building located on Main Street in the Village Business District. Wayno Olson presented his proposal and established that the sign is not over twenty-five square feet but is 22 inches by twelve feet which calculates to twenty-two square feet. It was established that the sign will be located on the side of the building to the left of the front door and will advertise a "Delicatessen". Helene Newbold questioned the number of signs on the property and it was established that this will be the fourth sign for this business and that there are two businesses on the property. There was some reference to the provision for corner lots and it was established that this is not a corner lot. The Board addressed the five criteria for granting a Variance: 1. No diminution of surrounding property--It was established that this sign meets all the other requirements and would not decrease the value of surrounding properties. 2. Benefit to public interest--The Board agreed that it is an informational sign and would benefit the public in that respect. 3. Hardship--The size of the building and the lack of windows in the building were cited as handicaps to the owner as he is not able to advertise in the windows the way other businesses of this type do. 4. Substantial Justice--The consensus of the Board was to agree that granting this Variance would result in substantial justice being done. 5. Spirit and Intent of the Ordinance--The Board agreed that the sign blends in with other signs for this business and would not create sign blight on Main Street. The Chair asked for questions before she summarized the hearing. Boyd Quackenbush asked for clarification of the number of signs at this location. It was established that there are two businesses on this property and the intent is to add a fourth sign to the Wayno's Supermarket business. The point was made that the Variance is requested to all points of Article XVII, Section C.2. Chairman, Moery summarized the proposal. The Applicant has added a kitchen to this building in order to make delicatessen products which he will sell in the store. Because of the construction of the building there are no windows looking out on Main Street in which the Applicant can advertise his product the way other businesses traditionally do. There are numerous businesses in this building and he wants to advertise them. With the acceptance of the Board of the summary, the Board went into deliberations for this proposal. The Chair went through the five

points for granting a Variance once more and the Board unanimously agreed that he met all five. Helene Newbold moved to grant Wayno Olson dba Wayno's a Variance to Article XVII, Section C.2. of the Antrim Zoning Ordinance to attach a sign, which is under twenty-five square feet, to the building, as proposed in the Application. The Board finds that all the criteria for granting a Variance have been met. Boyd Quackenbush second. The vote: Robert Bryer, yes; Boyd Quackenbush, yes; Helene Newbold, yes; Joseph Timko, yes; Mariann Moery, yes. So moved unanimously.

The Board agreed to meet on Tuesday December 3 at 7:30 P.M. for an administrative meeting.

Meeting adjourned at 8:30 P.M.

Respectfully submitted,  
Barbara Elia, Secretary