

**TOWN OF KNOX
ZONING BOARD OF APPEALS
July 26, 2007**

In attendance: Robert Simpson; Bob Edwards; Ken Kirik; Amy Pokorny; Dave Holley; Carol Barber, Recording Secretary

The minutes of the June meeting were read. A motion was made by Ken Kirik, seconded by Bob Edwards to approve the minutes with two minor changes.

A discussion of review was held regarding the greenhouse business operated by Mae Dale.

A discussion was held regarding signs such as for Mae Dale, JP Delaney Excavating and the Knox Country Store. The Knox Country Store has a sign which has not been approved by the ZBA and this sign has lights on top which flash on and off. Flashing light signs are not permitted IAW the Town Zoning Ordinance. This subject has been brought up several times with the Zoning Enforcement Officer who promised to talk to the owner.

Summary of ZBA interpretation on sign ordinance language:

1. "...total face area of 12 square feet,...no more than two sides."

Does "face" mean "side?" The consensus of the ZBA was that it does.

This question was considered in the context of existing signs in town, including:

Knox Fire Department

Knox Historical Museum

Knox Town Highway Department

All these signs have approximate sizes of 3 feet x 4 feet or more. These signs all have two sides.

The sign in question (Mae Flowers) is of a size, design and placement configuration that is consistent with other signs in the town, including neighboring businesses, Mountain Workshop and the Highlands restaurant. Some of these signs were existing before the Ordinance was adopted.

The other possible interpretation of "face" to mean all sides added together is not reasonable, as one or the other of the following two undesirable consequences would result:

2. A two-sided sign would need to be reduced in size to six square feet per side (e.g. 2' x 3') in order to comply with the ordinance. A sign on a 55 MPH highway would then be only half as big, reducing its visibility and compromising public safety.

3. A sign owner would need to place a twelve square foot sign parallel to the highway so that only one side is visible in order to comply with the ordinance. This also would reduce the sign's visibility and compromise public safety.

If it is permissible to have a twelve square foot sign (e.g. 3' x 4'), it is not reasonable to prohibit a person from using both the front and the back sides of that sign, especially since a sign placed perpendicular to a roadway is most easily visible.

A new garage at Church and Beebe Roads was questioned. Robert Simpson told Mr. Delaney that this garage did not meet the front yard set back and perhaps the side yard. Mr. Delaney told the Board that this was built without a permit and he was not sure that this was a permanent structure. Robert Simpson stated that it appeared to be permanent.

Ken Kirik formally requested that the meeting room be equipped with air conditioning. He feels that meetings should be conducted in comfort.

A motion was made by Ken Kirik, seconded by Dave Holley to adjourn the meeting at 7:59 p.m.

Respectfully submitted,

Carol Barber