

**STATE OF TEXAS  
COUNTY OF GILLESPIE  
CITY OF FREDERICKSBURG**

**BOARD OF ADJUSTMENT  
December 15, 2011  
5:30 P.M.**

On this the 15<sup>th</sup> day of December, 2011, the BOARD OF ADJUSTMENT convened in regular session at the regular meeting place thereof with the following members present to constitute a quorum:

MIKE DOOLEY - Chair  
ROBERT DEMING  
BRYON SCHAETTER  
KATHY SANFORD  
JIM MCAFEE  
BARBARA HEINEN

ABSENT: KAREN OESTREICH

ALSO PRESENT: BRIAN JORDAN - Director of Development Services  
PAT MCGOWAN – City Attorney  
ANNETTE LOTH – Code Enforcement Officer  
TAMMIE LOTH - Development Coordinator

The meeting was called to order at 5:30 P.M. by Mike Dooley.

**MINUTES**

Bryon Schaetter moved to approve the minutes of the August 11, 2011 regular meeting and Jim McAfee seconded the motion. All voted in favor and the motion carried.

**PUBLIC HEARING - (ZBA 2011-5)**- by Tim Bolton at 305 S. Lincoln to consider a variance to Section 29.7, Subsection 4c of the Sign Ordinance pertaining to maximum sign area. Tim Bolton, applicant, and Bruce Woerner, owner of the building, were both present to answer questions. Mike Dooley asked if any letters were received in opposition or in favor and it was noted there was one letter received in opposition and one letter that just asked that any new signs meet the historic nature of the property. Bryon Schaetter asked if the sign is planned to go over the two doors on the front of the building and Mr. Bolton noted it was.

**STAFF COMMENTS**

Annette Loth, Code Enforcement Officer, presented photos of the building that showed the entire length of the building and pointed out where the applicant would like to put his sign. Ms. Loth noted her recommendation was to allow a 60 square foot sign above the doors and also allow a 20 square foot projecting sign on the edge of the building to draw traffic from Main Street. Kathy Sanford asked if there are any other projecting signs and Ms. Loth noted there is not in this block, but there is one in the adjacent block. Brian Jordan, Director of Development Services, added the sign has to be under the roofline and it was then discussed where the roofline was since it is behind a parapet wall. Mr. Woerner noted the roof is 12 to 14 feet and it does have a pitch.

Robert Deming noted the real question is whether the historic sign is relevant and if it is really a sign. Mr. Dooley asked if it was a sign or if it was decoration since that is not what is located in that building any longer. Mr. Woerner noted there isn't a sign anywhere on the building of a company that is in business any longer, but he left them in place because they are interesting and historic. Mr. Deming commented all the signs currently on the building are irrelevant to Mr. Bolton's business. Mr. Dooley noted the large painted sign cannot be removed because it is a historic sign.

Mike Dooley closed Public Hearing 2011-2.

Robert Deming moved to approve request 2011-4 since the old sign located on the building is not relevant and cannot be removed. Jim McAfee seconded the motion. All voted in favor and the motion carried.

With nothing further to come before the Board, Kathy Sanford moved to adjourn the meeting and Jim McAfee seconded the motion. All voted in favor and the meeting was adjourned at 5:41 p.m.

PASSED AND APPROVED this the 12<sup>th</sup> day of January, 2012.

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SHELLEY BRITTON, CITY SECRETARY

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MIKE DOOLEY, CHAIR