

**Board of Zoning Appeals
Municipality of New Lebanon
November 28, 2023
7:00 p.m.**

- I. Call to Order
- II. Verbal Roll Call of Board Members Present for the Record.
- III. Approval of Minutes

Meeting Minutes 05-11-2023
- IV. Old Business
- V. New Business

Oath of Witnesses Administered by Chairperson

All those testifying today, either as part of the application filed or as the public making comments. Please rise. Raise your right hand and repeat after me:

I, state your name, do solemnly swear to tell the truth and nothing but the truth so help me God.

Thank you, please be seated.

- (A) To consider BZA application #23-04 Tri-State Signs On behalf of Family Dollar/Dollar tree, located at 1201 W. Main St. requesting approval of 45 sq. ft. size variance to install two identification signs depicting both business models located inside the building on the front wall of the new building. The total of the signage would 120 sq. ft. which is 45 sq. ft. bigger than the 75 sq. ft. which is permitted on one side of a building. This location is zoned B-2, Community Business District.

Any comments from applicant?

Any comments from the Public regarding BZA case #23-04?

(1) Motion that the variance requested arises from special conditions of, or involving, the property which are unique (that is, a situation which is not ordinarily found in the same zoning district) and that the situation results from the enforcement of this zoning code and not by an action or actions of the property owner, the applicant, or any other person or party who has had control of the property;

(2) Motion that the strict application of the provisions of this zoning code, from which a variance is requested, will constitute unnecessary hardship on the property owner represented in the application;

(3) Motion that the variance desired will not adversely affect the public health, safety, and morals; and

(4) Motion that the variance desired will not compromise the general spirit and intent of this zoning code.

- VI. Public Comments
- VII. Board Member Comments
- VIII. Adjournment