

APPLICATION NUMBER

**5184**

A REQUEST FOR

**SIGN VARIANCE TO ALLOW FOUR WALL SIGNS FOR A  
SINGLE BUILDING IN A MULTI TENANT SITE; ONLY  
ONE WALL SIGN PER TENANT IS ALLOWED**

LOCATED AT

**2900 GOVERNMENT BOULEVARD**

(Northeast corner of Government Boulevard and Farnell Lane, extending to Brossett  
Street)

AGENT

**NELSON SIGN COMPANY**

OWNER

**BAY CHEVROLET, INC.**

**BOARD OF ZONING ADJUSTMENT**

JUNE 2003

The applicant is requesting a Sign Variance to allow four wall signs for a single building on a multi-tenant site; only one wall sign per tenant is allowed.

The applicant states the reason for the variance request is the relocation of an existing (Chevrolet bow tie) sign. Since the existing sign is a non-conforming sign and pre-existed prior to the adoption of the Sign Ordinance it may remain; however, the applicant wishes to relocate this sign to an area on the front of the building. This relocation would not increase the square footage of the existing signage.

While Automobile dealers sell more than one brand of automobile or has multiple licenses, the Sign Ordinance allows for only one wall sign per business. The sign Ordinance also states that nonconforming signs may be refaced but shall not be increased in nonconformity.

The Ordinance states that no variance shall be granted where economics are the basis for the application. Additionally, no variance shall be granted unless the Board is presented with sufficient evidence to find that the variance will not be contrary to the public interest, and that special conditions exist such that a literal enforcement of the Ordinance will result in an unnecessary hardship. The Ordinance also states that a variance should not be approved unless the spirit and intent of the Ordinance is observed and substantial justice done to the applicant and the surrounding neighborhood.

Variances are not intended to be granted frequently. The applicant must clearly show the Board that the request is due to very unusual characteristics of the property and that it satisfies the variance standards. What constitutes unnecessary hardship and substantial justice is a matter to be determined from the facts and circumstances of each application.

The applicant failed to illustrate that a literal enforcement of the Zoning Ordinance would result in an unnecessary hardship. It is simply the applicant's desire relocate an existing non-conforming sign.

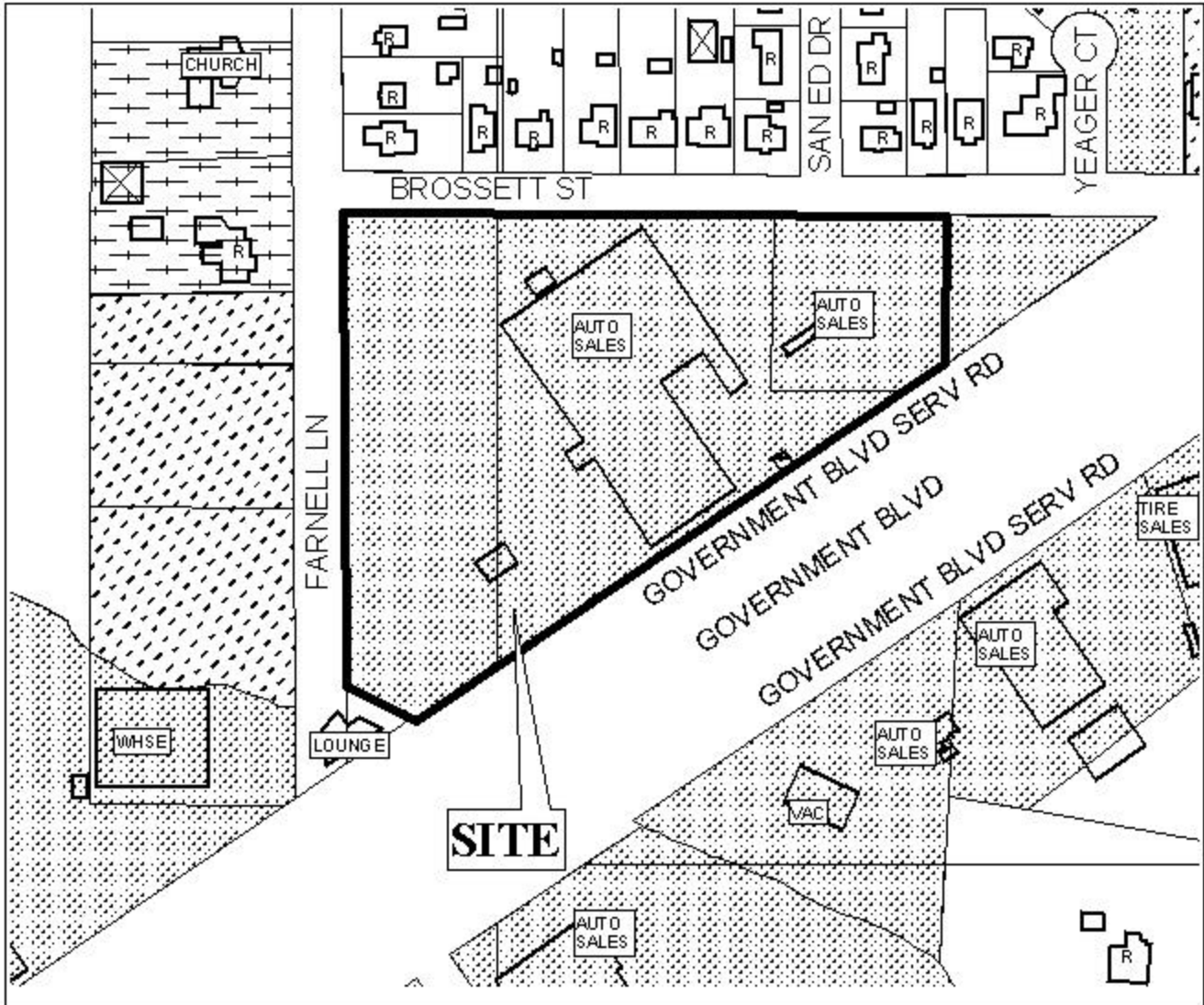
**RECOMMENDATION 5184**

**Date: June 2, 2003**

---

Based on the preceding, it is recommended that this application be denied.

# BOARD OF ADJUSTMENT VICINITY MAP - EXISTING ZONING



Located to the North of the site are single family residential dwellings; to the East are vacant properties. Located to the south are automobile sales and lounge; to the West are vacant properties and a single family residential dwelling.

APPLICATION NUMBER 5184 DATE June 2, 2003

APPLICANT Bay Chevrolet, Inc., Nelson Sign Co.

REQUEST Sign Variance

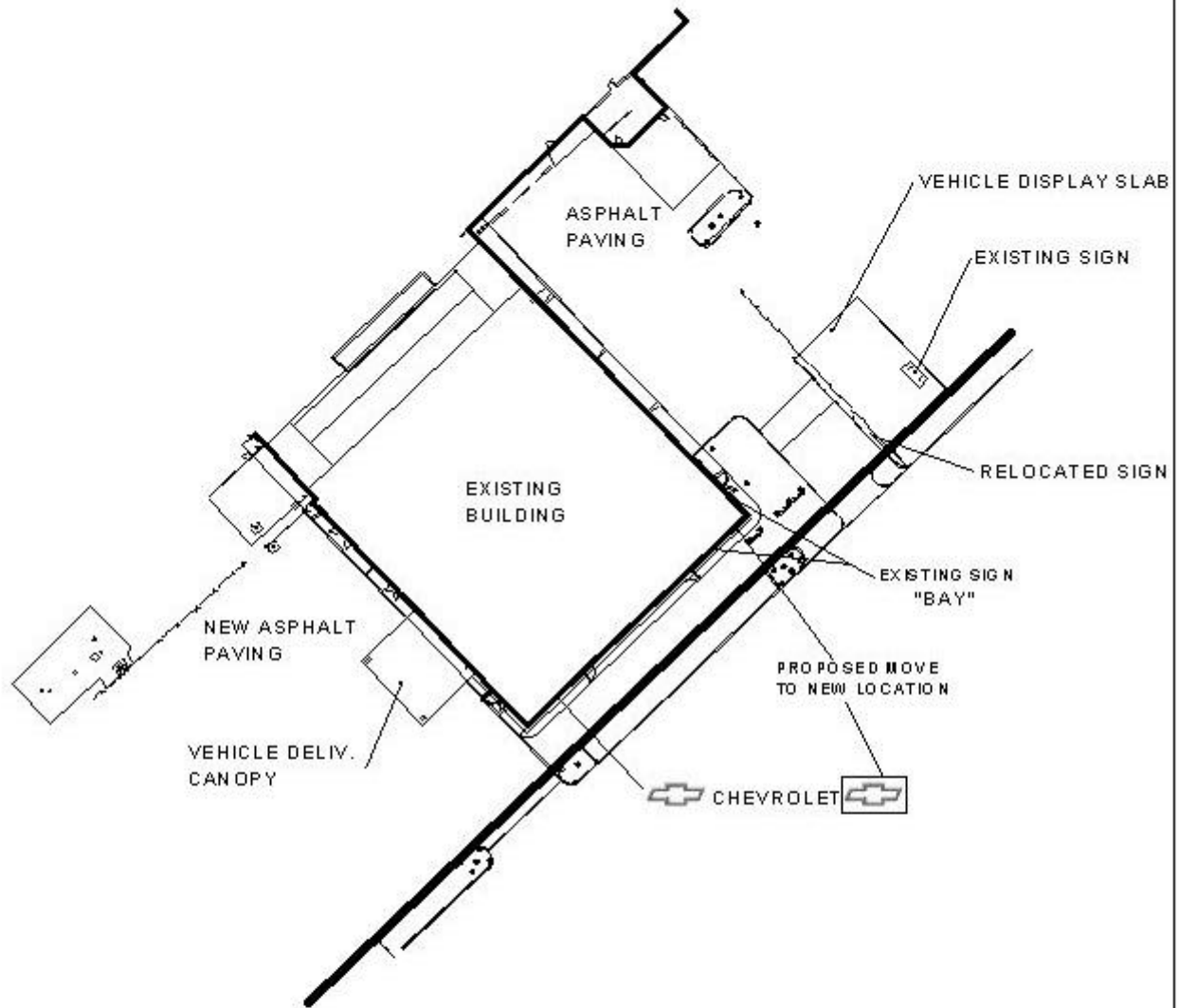
LEGEND 

R-1	R-2	R-3	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2

 NTS



# SITE PLAN



The site is located on the Northeast corner of Government Boulevard and Farnell Lane, extending to Brossett Street. The plan illustrates the existing building, paving, and signs.

APPLICATION NUMBER 5184 DATE June 2, 2003  
APPLICANT Bay Chevrolet, Inc., Nelson Sign Co.  
USE/REQUEST Sign Variance



NTS