

**BOARD OF ZONING ADJUSTMENT
STAFF REPORT****Date: January 3, 2010**

<u>CASE NUMBER</u>	5650
<u>APPLICANT NAME</u>	Fortis College (Wrico Signs, Inc., Agent)
<u>LOCATION</u>	300 Azalea Road (West side of Azalea Road, 801' ± South of Airport Boulevard)
<u>VARIANCE REQUEST</u>	SIGN: Sign Variance to allow two wall signs for a tenant on a multi-tenant commercial site in a B-2, Neighborhood Business District
<u>ZONING ORDINANCE REQUIREMENT</u>	SIGN: Zoning Ordinance allows only one wall sign per tenant on a multi-tenant commercial site in a B-2, Neighborhood Business District.
<u>ZONING</u>	B-2, Neighborhood Business District
<u>AREA OF PROPERTY</u>	426,016 square feet/ 9± Acres
<u>TRAFFIC ENGINEERING COMMENTS</u>	No Comments
<u>CITY COUNCIL DISTRICT</u>	District 5

ANALYSIS The applicant is requesting a Sign Variance to allow two wall signs for a tenant on a multi-tenant commercial site in a B-2, Neighborhood Business District; the Zoning Ordinance allows only one wall sign per tenant on a multi-tenant commercial site in a B-2, Neighborhood Business District.

The Zoning Ordinance states that no variance shall be granted where economics are the basis for the application; and, 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.

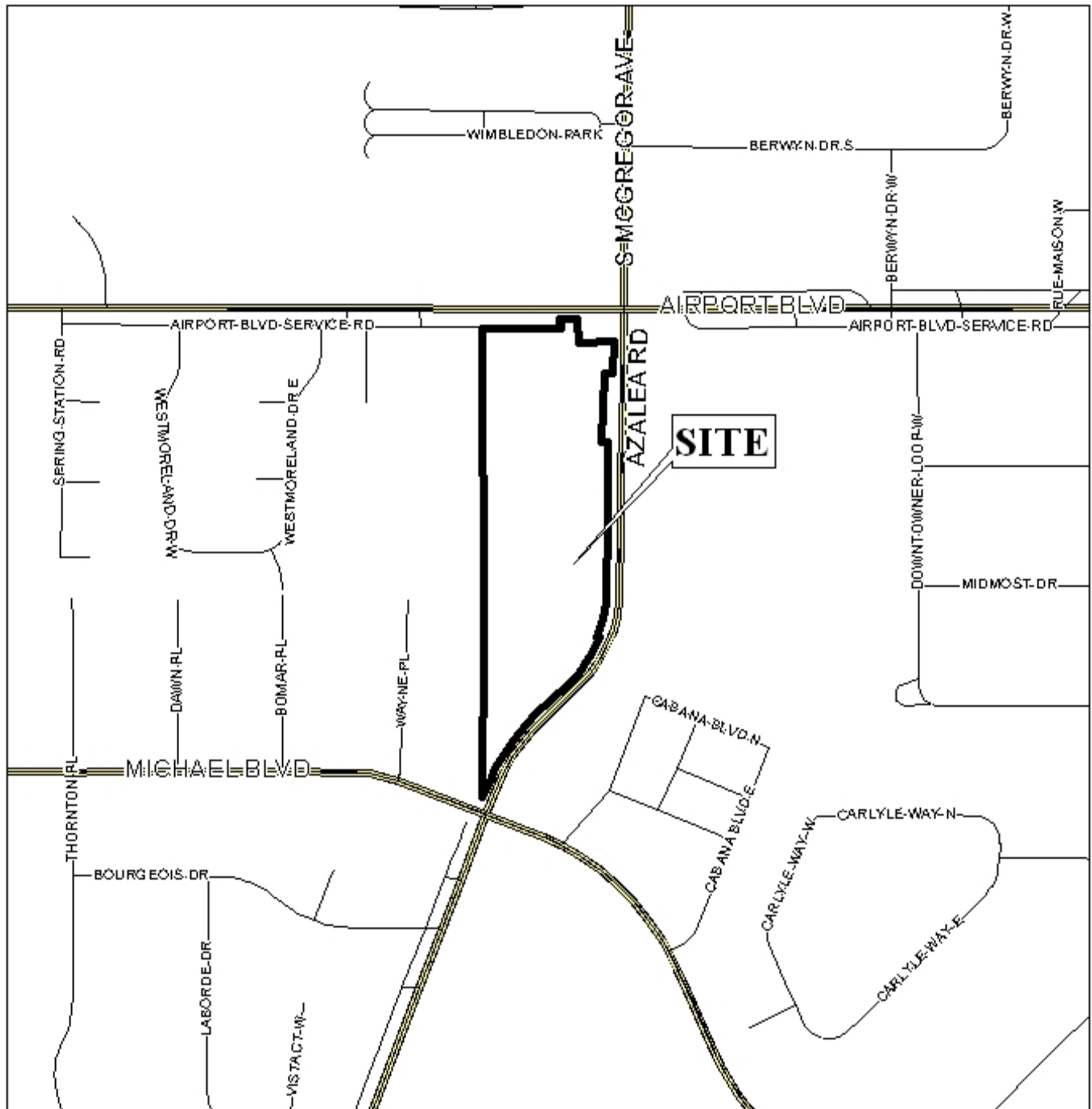
The applicant states that the variance is required due to the fact the school occupies two suites which are around the corner from one another, making the sign currently above the entrance of one suite not visible from the other suite's entrance.

Because the applicant chose to occupy two suites instead of one adequately sized suite, it is a matter of a self-imposed hardship, and not required due to unusual building characteristics.

RECOMMENDATION
recommended for Denial.

Based upon the preceding, this application is

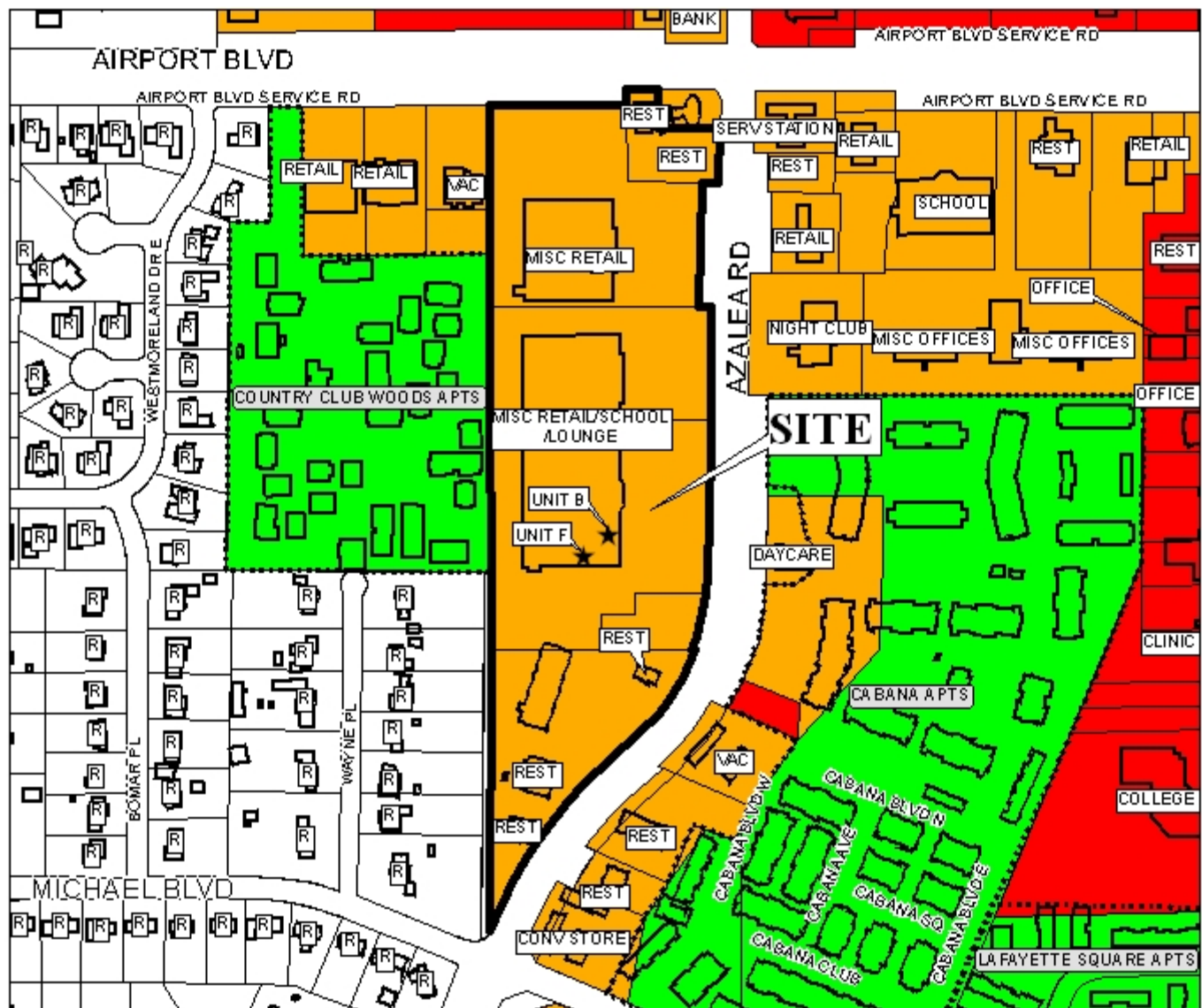
LOCATOR MAP



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BOARD OF ADJUSTMENT VICINITY MAP - EXISTING ZONING



Residential land use is located to the west of the site.
Commercial land use is located to the east and north of the site.

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LEGEND NTS

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

BOARD OF ADJUSTMENT

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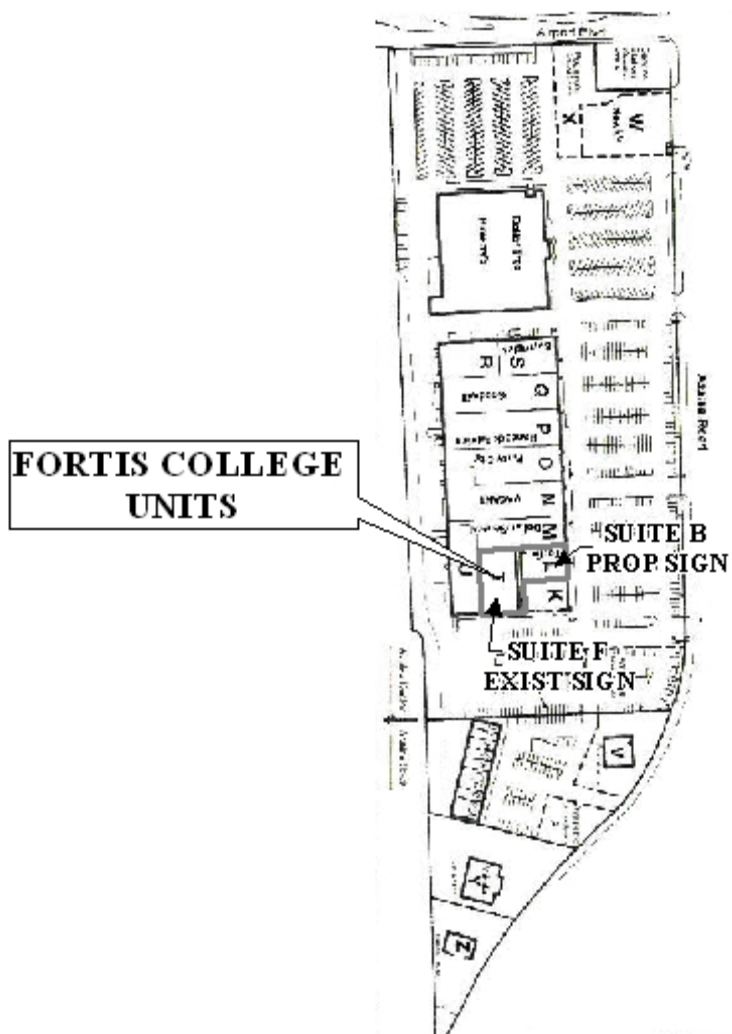


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SITE PLAN

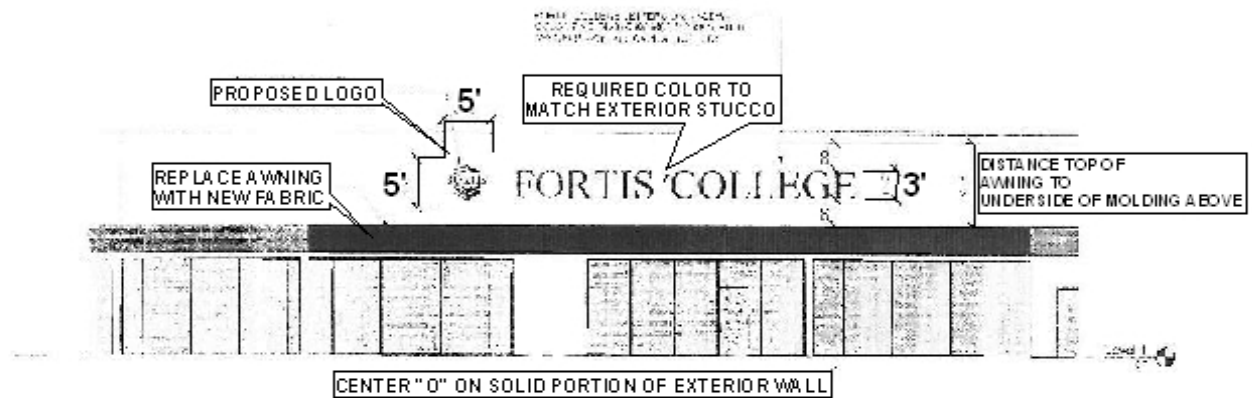


The site plan illustrates the Fortis College units as depicted on the lease plan of Azalea Shopping Center.

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FRONT SUITE B EXTERIOR SIGN DETAIL



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