

APPLICATION NUMBER

5567

A REQUEST FOR

**SIGN VARIANCE TO ALLOW AN OFF-PREMISE
DOUBLE-SIDED FREESTANDING SIGN ON A SEPARATE
BUILDING SITE ADJACENT TO THE BUSINESS BEING
ADVERTISED; THE ZONING ORDINANCE REQUIRES
ALL SIGNS TO BE ON THE SAME BUILDING SITE TO BE
CONSIDERED AN ON-PREMISE SIGN.**

LOCATED AT

**SOUTHWEST CORNER OF DAUPHIN STREET AND
SOUTH WATER STREET**

APPLICANT

GULF COAST BUILDING VENTURES

BOARD OF ZONING ADJUSTMENT

OCTOBER 2009

The applicant is requesting a Sign Variance to allow an off-premise double-sided freestanding sign on a separate building site adjacent to the business being advertised; the Zoning Ordinance requires all signs to be on the same building site to be considered an on-premise sign.

This site is a vacant lot at the corner of Dauphin Street and South Water Street adjacent and to the east of a lot developed with a historic commercial building. The two lots are owned by the same party. Iberia Bank wishes to have a sign placed on the vacant lot advertising their bank, as well as other tenants, in the building which is located at 2 South Water Street.

The Zoning Ordinance states that no variance shall be granted where economics are the basis for the application. Furthermore, the applicant must present 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 “there is minimal available footprint for the placement of visible signage on the property.” The applicant’s assertion that there is limited available space on the property upon which the building is located appears to be accurate. However, there are no conditions on the subject property (the vacant lot) to warrant allowing an off premise sign at this location. In fact, this application, in and of itself, is unnecessary as the desired result could be achieved with a subdivision application.

The applicant has failed to illustrate that a literal enforcement of the Ordinance would result in an unnecessary hardship. The applicant simply wishes to have a variance granted for an off-premise sign instead of applying for a subdivision to combine the two lots.

RECOMMENDATION 5567**Date: October 5, 2009**

Based on the preceding, the application is recommended for denial.

LOCATOR MAP



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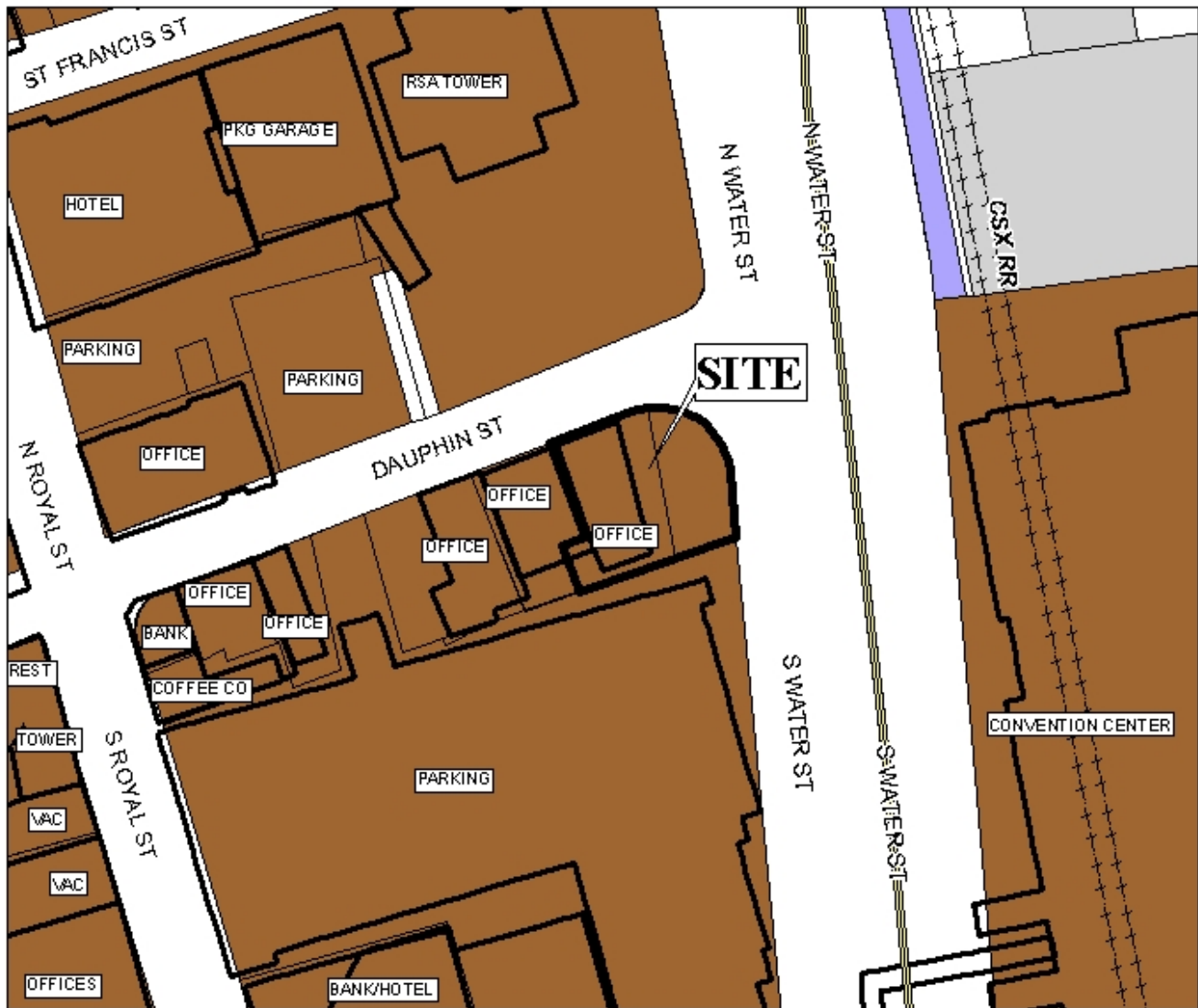
APPLICANT Gulf Coast Building Ventures

REQUEST Sign Variance



NTS

BOARD OF ADJUSTMENT VICINITY MAP - EXISTING ZONING



This site is surrounded by business land use.

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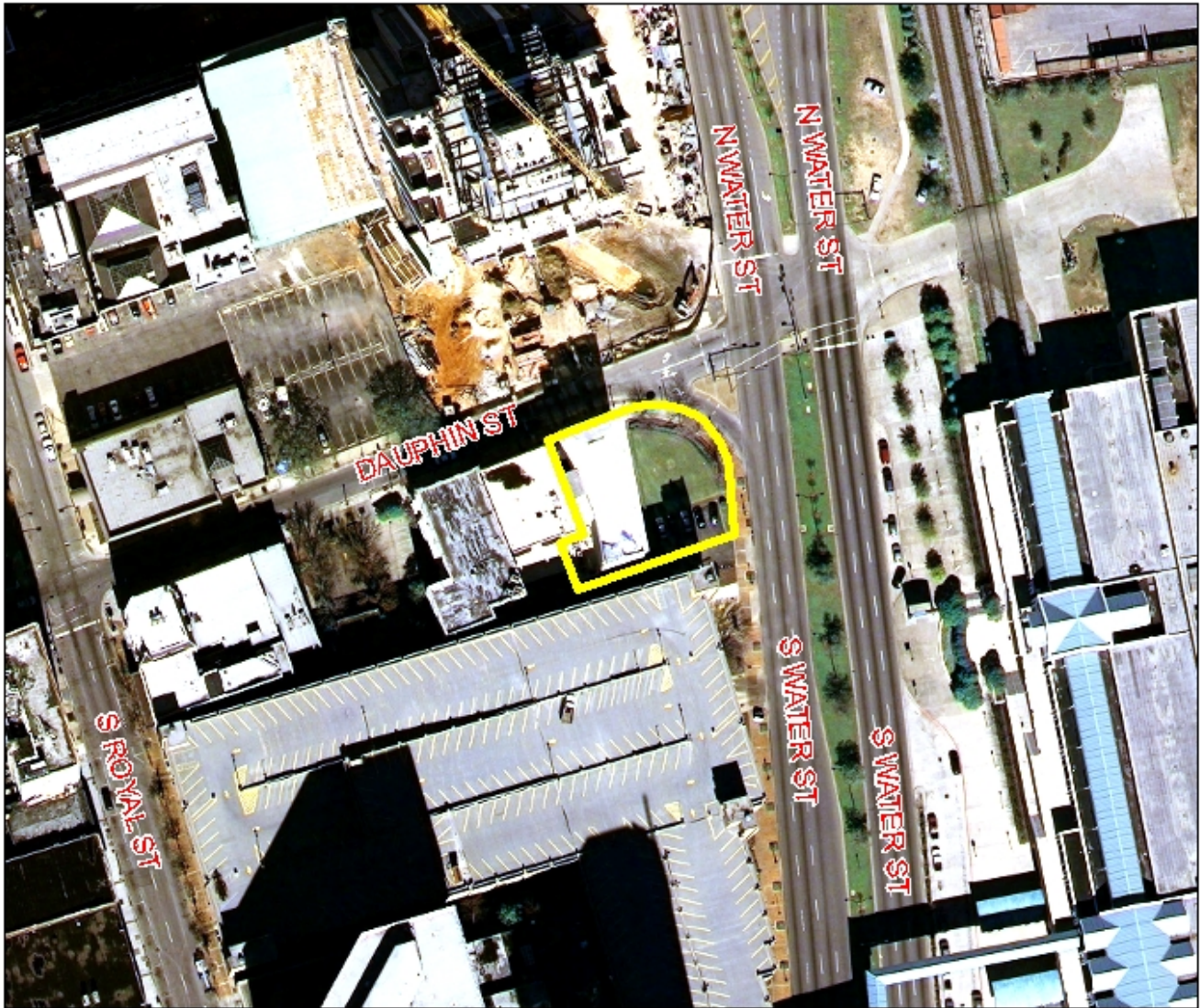
REQUEST Sign Variance

LEGEND

 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	NTS
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BOARD OF ADJUSTMENT VICINITY MAP - EXISTING ZONING

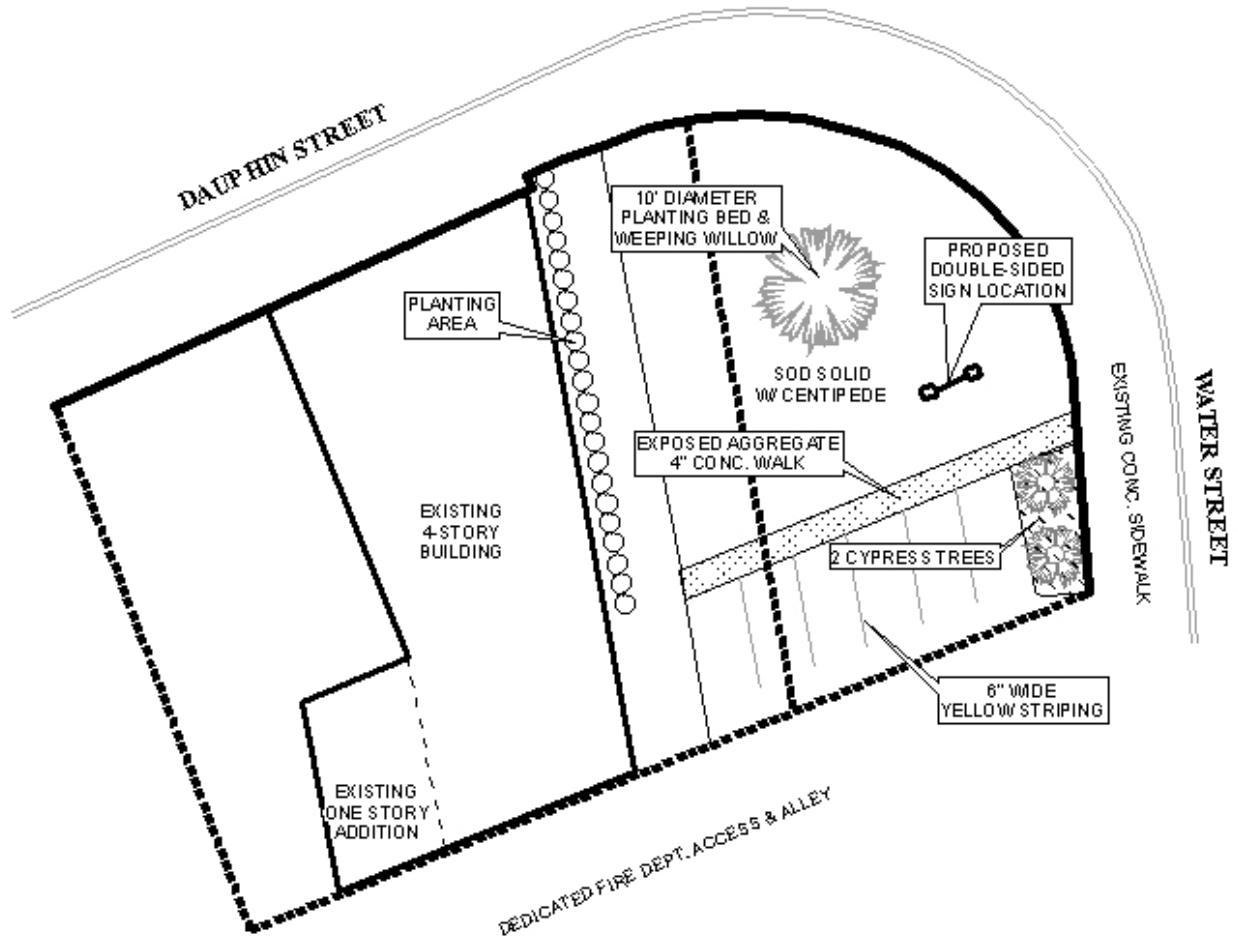


This site is surrounded by business land use.

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REQUEST Sign Variance

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SITE PLAN



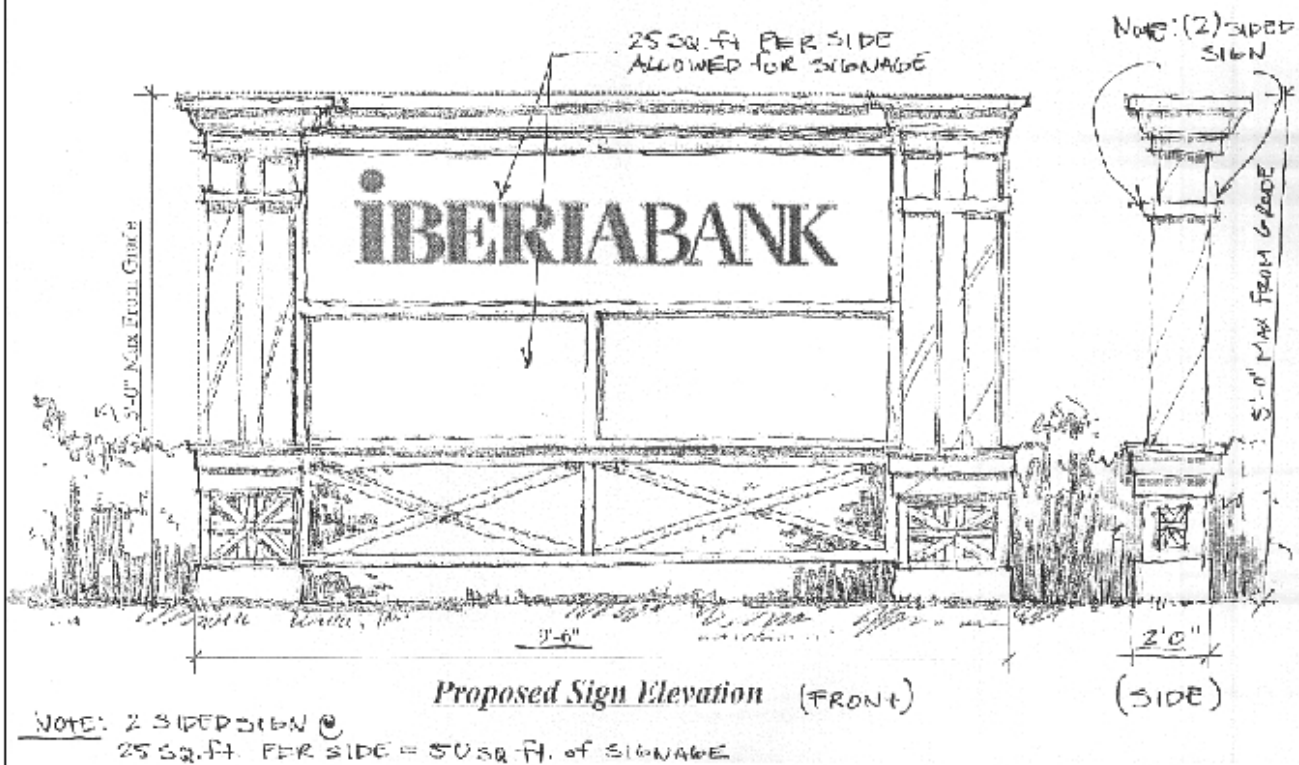
This site plan illustrates the proposed sign location.

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DETAIL SITE PLAN



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