

**BOARD OF ZONING ADJUSTMENT
STAFF REPORT****Date: November 6, 2017****CASE NUMBER**

6059

APPLICANT NAME

Liz Garza

LOCATION

119 Dauphin Street
(South side of Dauphin Street, 85'± East of Emanuel Street)

ANALYSIS

This is a request for a six-month extension of a previously approved sign variance request to allow an unclassified wall sign in a T-5.2 Zoning Sub-District in the Downtown Development District. The subject site is located on the South side of Dauphin Street, 85'± East of Emanuel Street, and is located in Council District 2.

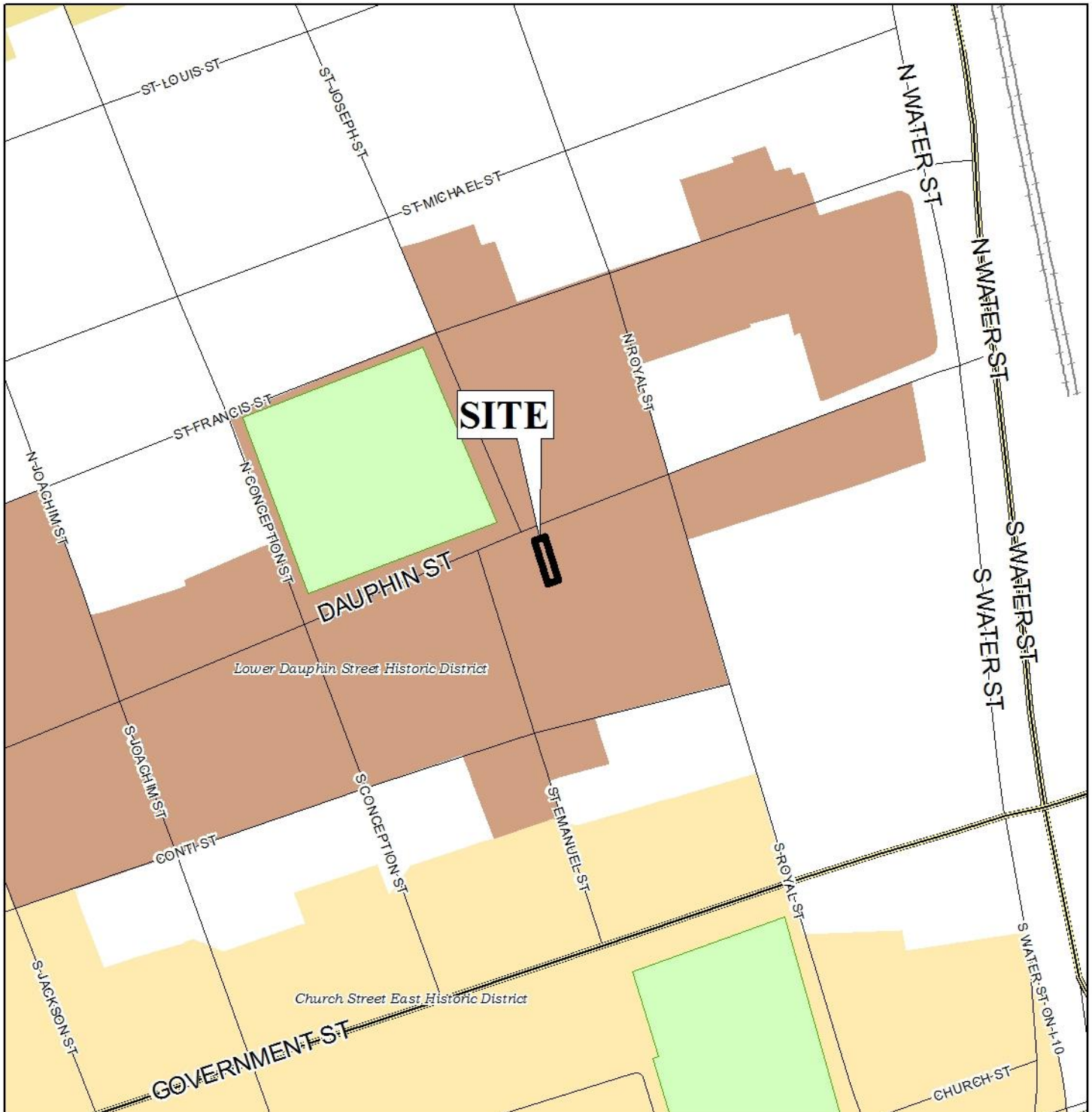
A sign permit was issued for the sign on April 7, 2017, but as sign permits are only valid for 6-months, an extension of the variance is necessary.

This is the first extension request since the variance was originally approved at the Board of Zoning Adjustment's October 3, 2016 meeting. The applicant states that the reason for the request is due to construction delays.

RECOMMENDATION:

Based on the preceding, staff recommends the extension be approved; however the applicant should be aware that future extensions are unlikely.

LOCATOR MAP



APPLICATION NUMBER 6059 DATE November 6, 2017

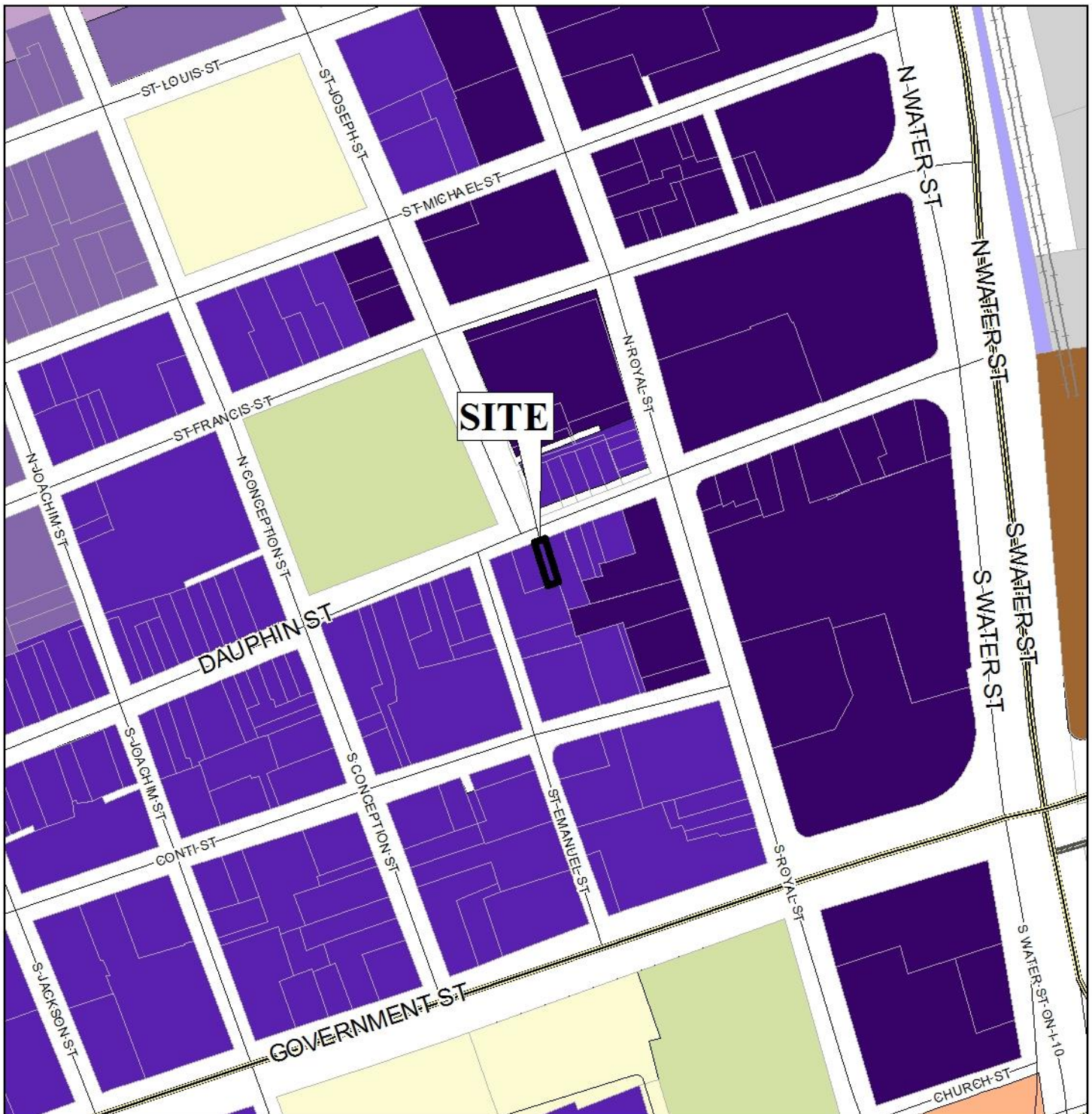
APPLICANT Liz Garza

REQUEST Sign Variance



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LOCATOR ZONING MAP



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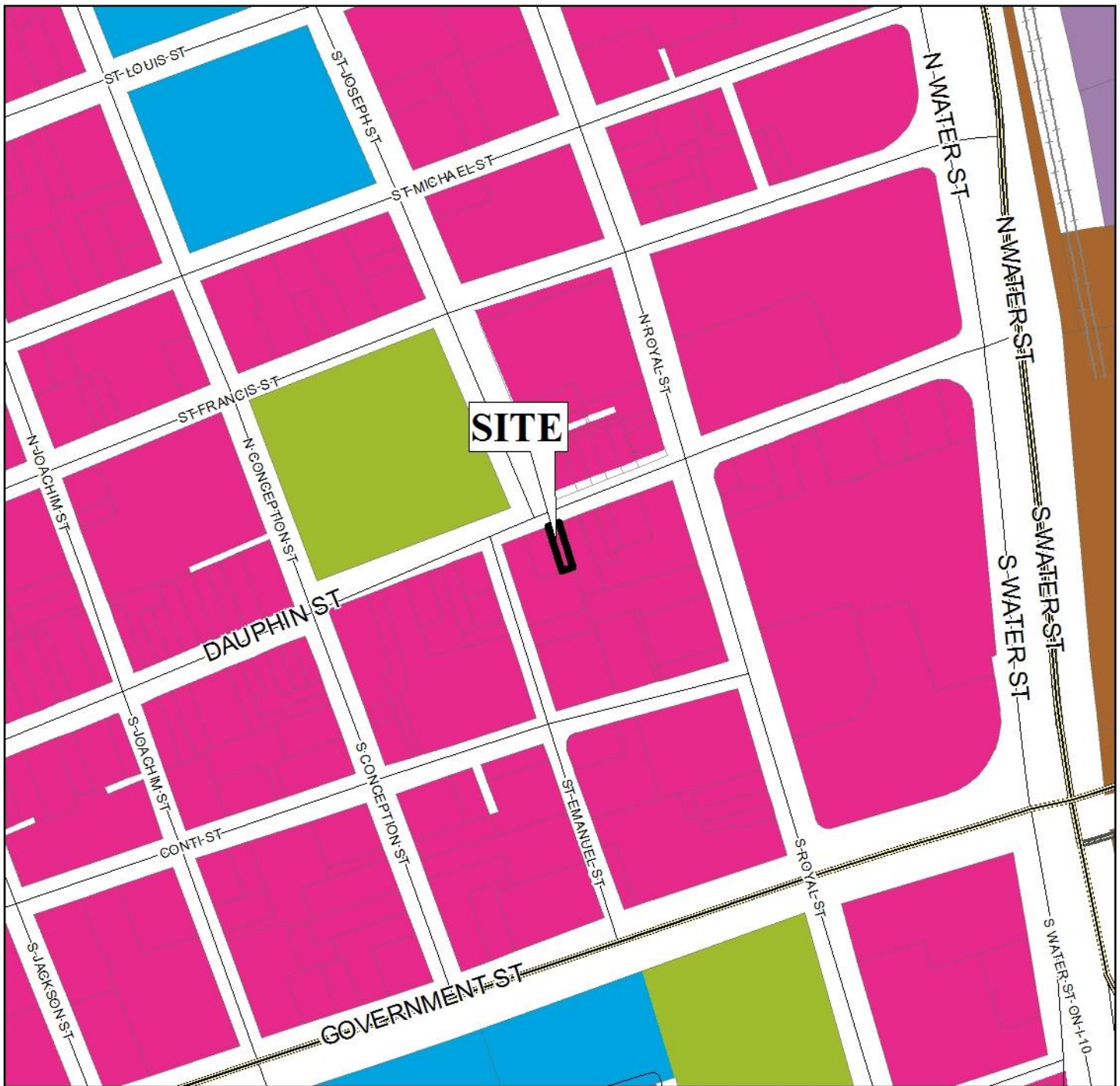
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FLUM LOCATOR MAP



APPLICATION NUMBER 6059 DATE November 6, 2017

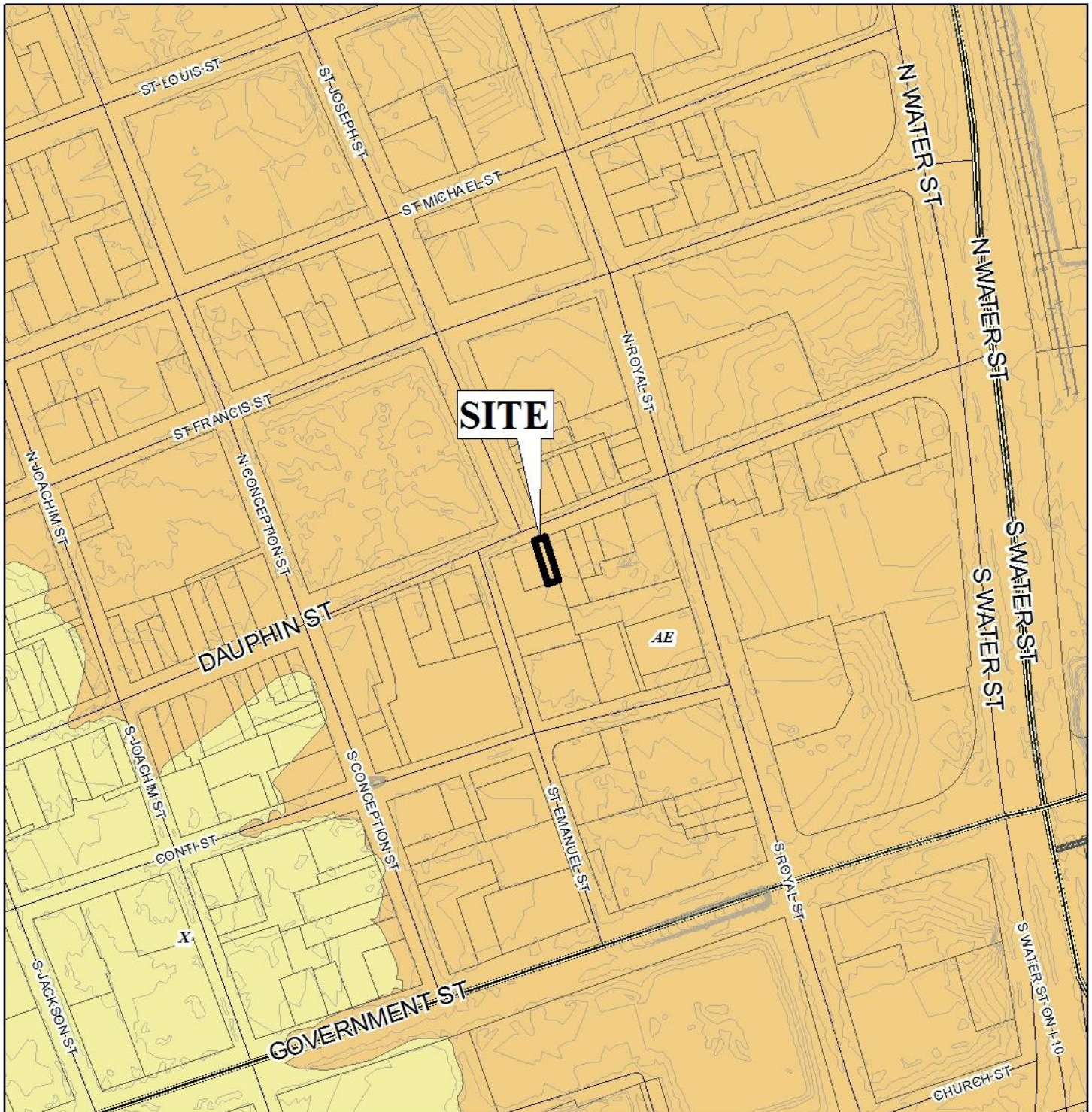
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REQUEST Sign Variance

Low Density Residential	Neighborhood Center- Traditional	Downtown Waterfront	Water Dependent
Mixed Density Residential	Traditional Corridor	Light Industry	Parks & Open Space
Downtown	Neighborhood Center- Suburban	Heavy Industry	
District Center	Mixed Commercial Corridor	Institutional	



ENVIRONMENTAL LOCATOR MAP



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The map shows the downtown St. Louis area, specifically the Bienville Square and the intersection of St. Joseph St, St. Emanuel St, and St. Louis St. The new St. Louis Museum site is highlighted with a black rectangle and labeled 'SITE'. The map also shows various other buildings and businesses, including offices, retail, and vacant land.

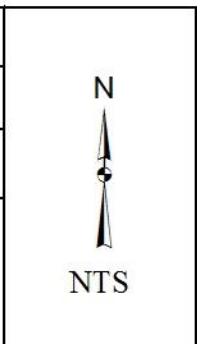
The site is surrounded by commercial units. A park is located to the northwest.

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REQUEST _____ Sign Variance _____

R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



BOARD OF ADJUSTMENT VICINITY MAP - EXISTING AERIAL



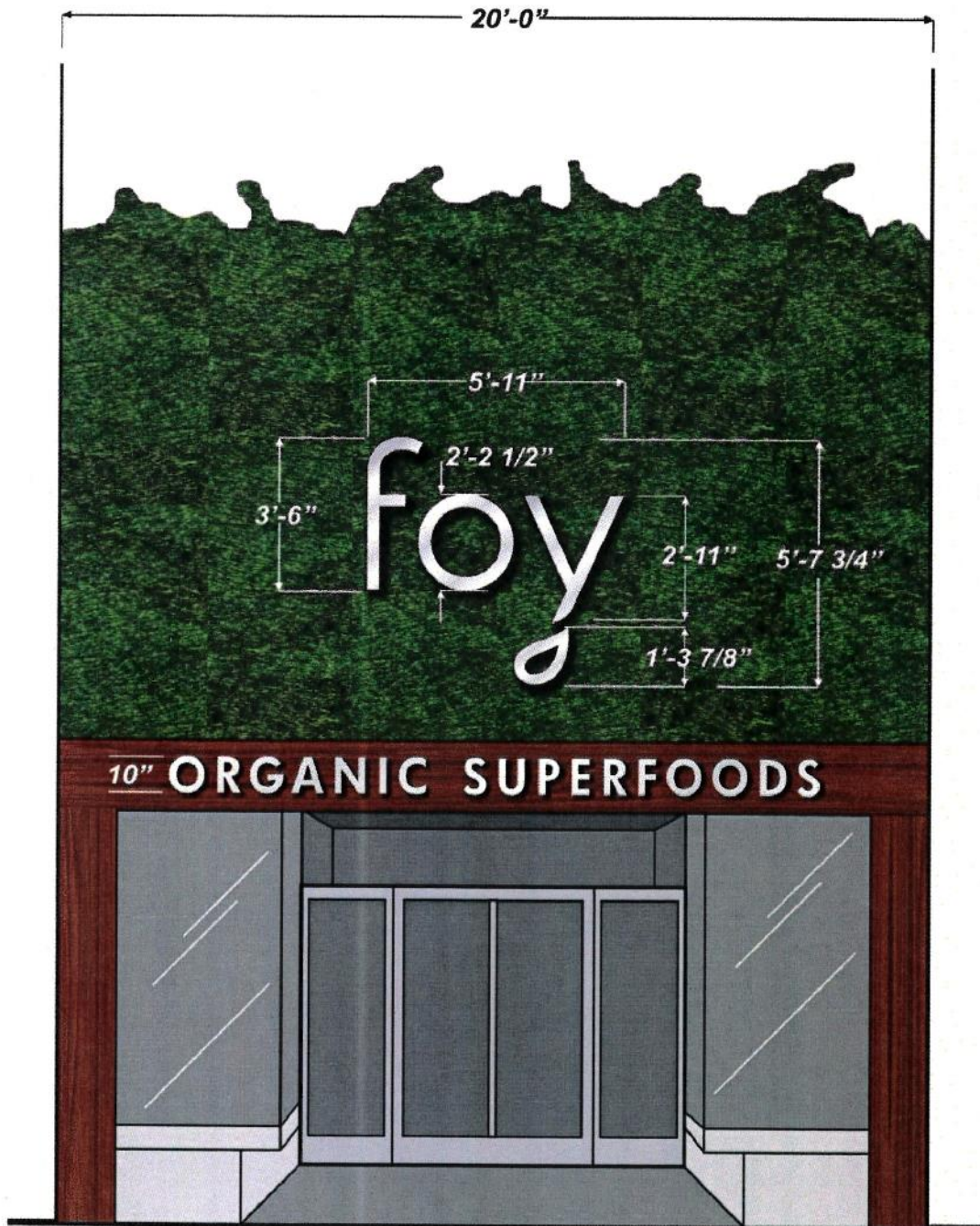
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DETAIL SITE PLAN

Building Letters **OPTION - 1**



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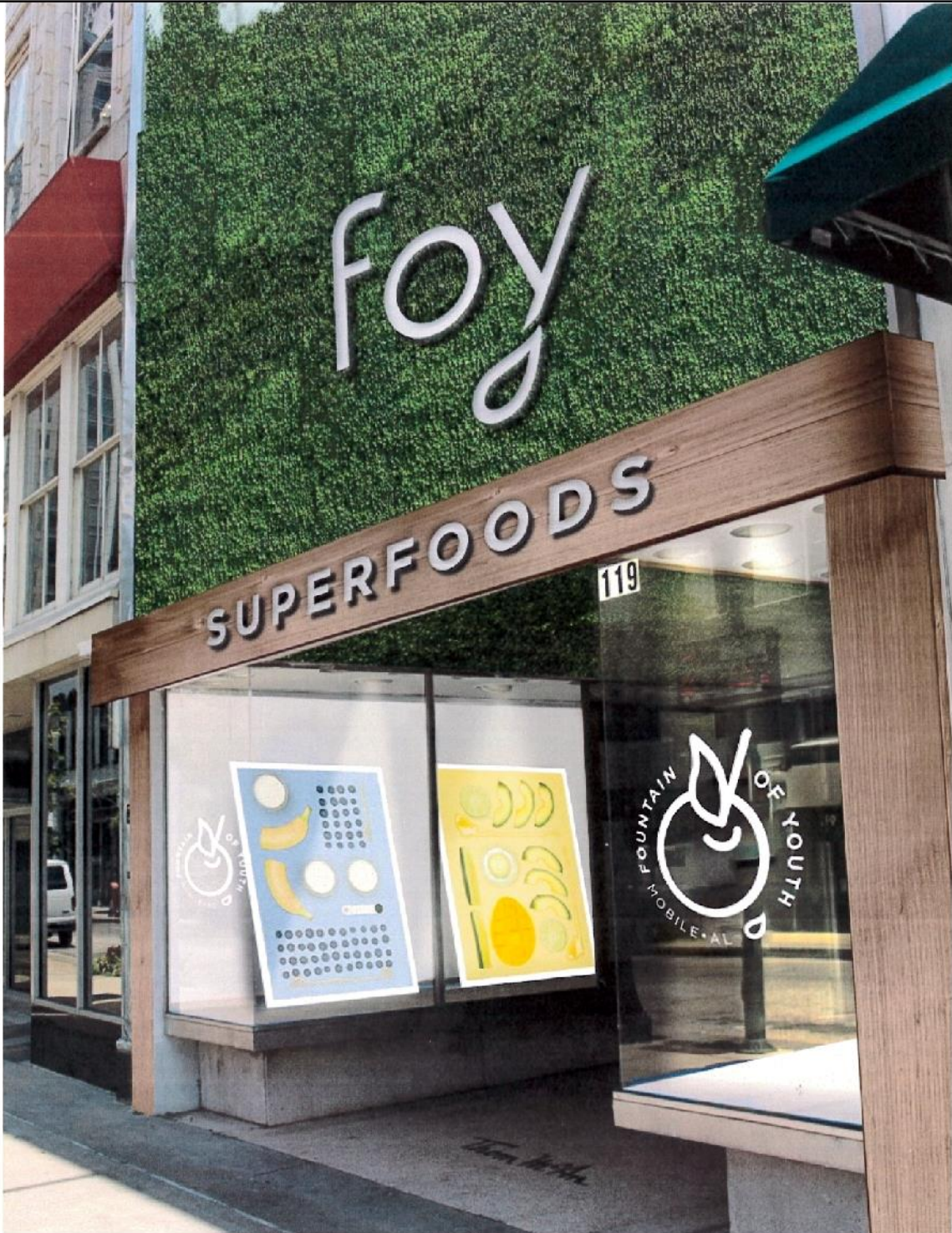
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DETAIL SITE PLAN



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