

APPLICATION NUMBER

5149

A REQUEST FOR

**SIGN VARIANCE TO ALLOW A SECOND
FREESTANDING SIGN; A MAXIMUM OF ONE
FREESTANDING SIGN IS ALLOWED ON A SINGLE-
TENANT SITE**

LOCATED AT

669 AZALEA ROAD

(North side of Azalea Road, 570' ± East of Village Green Drive)

APPLICANT/OWNER

FIRST CHURCH OF THE NAZARENE

BOARD OF ZONING ADJUSTMENT

JANUARY 2003

The applicant is requesting a Sign Variance to allow two freestanding signs on a single tenant site; a maximum of one freestanding sign is allowed on a single tenant site.

The applicant states that the First Church of the Nazarene would like to construct an additional 4' x 8' double-sided freestanding sign on the southeast corner of their property, fronting Azalea Road. The applicant states several reasons for this variance application. First, the church has added a Day Care facility and the proposed sign would allow the facility additional advertisement; and second, this sign will direct day care members and visitors where to approach and drop off children attending the day care.

While the applicant has listed reasons for wanting additional signage, the reasons listed would not be considered a hardship, but growth pains that every successful organization hopefully experiences. Additionally, the proposed day care sign could feasibly be added on to the existing freestanding sign and a simple directional sign could be constructed and placed at the drive(s) to guide day care users to their intended location on the site.

The Ordinance states that no variance shall be granted where economics are the sole 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.

The applicant failed to illustrate that a literal enforcement of the Ordinance would result in an unnecessary hardship. It is simply the applicant's desire to have two freestanding signs.

RECOMMENDATION 5149**Date: January 6, 2003**

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

BOARD OF ZONING ADJUSTMENT VICINITY MAP - EXISTING ZONING



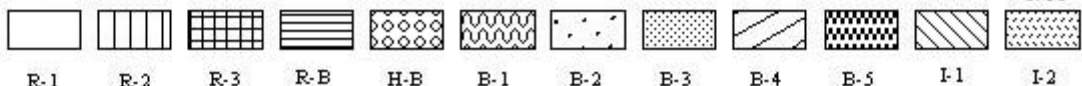
Located to the north and west of the site are apartments, offices, and a television studio. A church, mini storage, and an office are located to the south of the site. Single-family residential units are located to the east of the site.

APPLICATION NUMBER 5149 DATE January 6, 2003

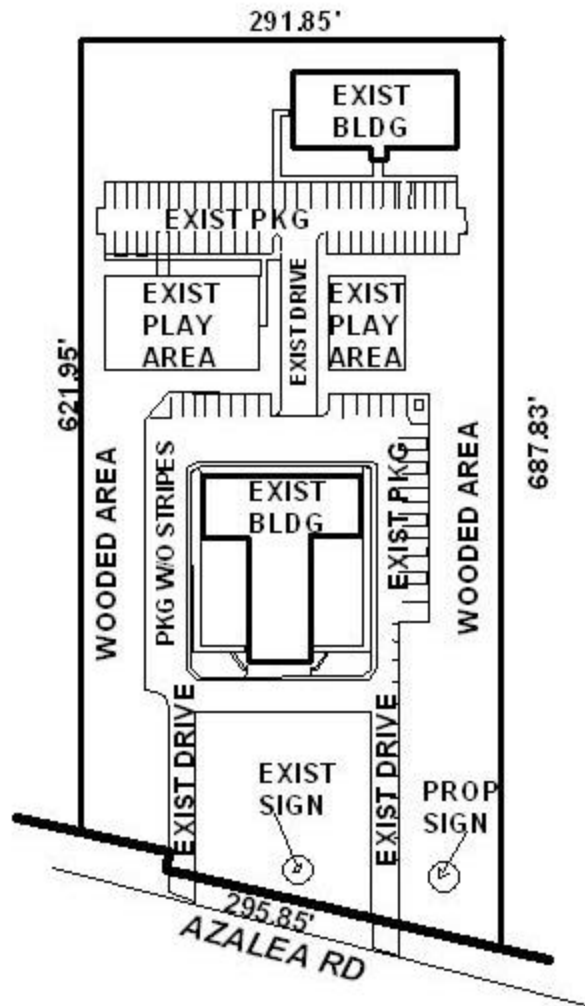
APPLICANT First Church of the Nazarene (Reverend H. Lamar Smith)

REQUEST Sign Variance

LEGEND



SITE PLAN



North side of Azalea Road, 570' East of Village Green Drive, the site plan illustrates the existing buildings, parking, existing sign, and proposed new sign location.

APPLICATION NUMBER 5149 DATE January 6, 2003
 APPLICANT First Church of the Nazarene (Reverend H. Lamar Smith)
 USE/REQUEST Sign Variance



NTS