

APPLICATION NUMBER

5087

A REQUEST FOR

**SIGN VARIANCE TO ALLOW THE ADDITION OF 72
SQUARE FEET OF FREESTANDING SIGNAGE ON AN
EXISTING 805 SQUARE FOOT FREESTANDING SIGN ON
A MULTI-TENANT SITE; ONLY ONE FREESTANDING
SIGN WITH A MAXIMUM OF 350 SQUARE FOOT IS
ALLOWED ON A MULTI-TENANT SITE WITH LESS THAN
601' OF STREET FRONTAGE IN A B-2, NEIGHBORHOOD
BUSINESS DISTRICT**

LOCATED AT

6347 A AIRPORT BOULEVARD

(South side of Airport Boulevard, 500' ± East of Hillcrest Road)

APPLICANT

QUALITY SIGN COMPANY, INC.

OWNER

CUMMINGS & WHITE-SPUNNER & ASSOCIATES

BOARD OF ZONING ADJUSTMENT

JANUARY 2002

The applicant is requesting a Sign Variance to allow the addition of 72 square feet of freestanding signage on an existing 805 square foot freestanding sign on a multi-tenant site. The Sign Regulations of the Zoning Ordinance allows only one freestanding sign with a maximum of 350 square foot allowed on a multi-tenant site with less than 601' of street frontage in a B-2, neighborhood Business District.

The applicant states that the purpose of this variance application is to allow the replacement of three sign cabinets totaling 72 square feet. The applicant states the three blank spaces were created when previous tenants moved out of the strip center and removed their signs. The applicant adds there are currently 22 tenant spaces in this strip center and only 15 of them are currently allowed to display signage on the pylon structure. The applicant also states that the majority of the store fronts on this site do not face Airport Boulevard and that creates a situation where the building signs are not visible from Airport Boulevard.

While most "strip shopping centers" now offer a variety of services, the number of signs existing and proposed simply serve as a visual assault. Furthermore, the City is working to improve the appearance of the landscape via numerous ordinances, including the Sign Regulations. Moreover, there are additional points to consider. First, the three sign cabinets were removed, making the nonconforming sign more compliant with the Sign Regulations. Second, all 22 tenants are allowed signage, however the signage must comply with the Sign Requirements of the Zoning Ordinance. Third, this is a multi-tenant site, and should not be allowed more than the Sign Regulations allow other multi-tenant sites.

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.

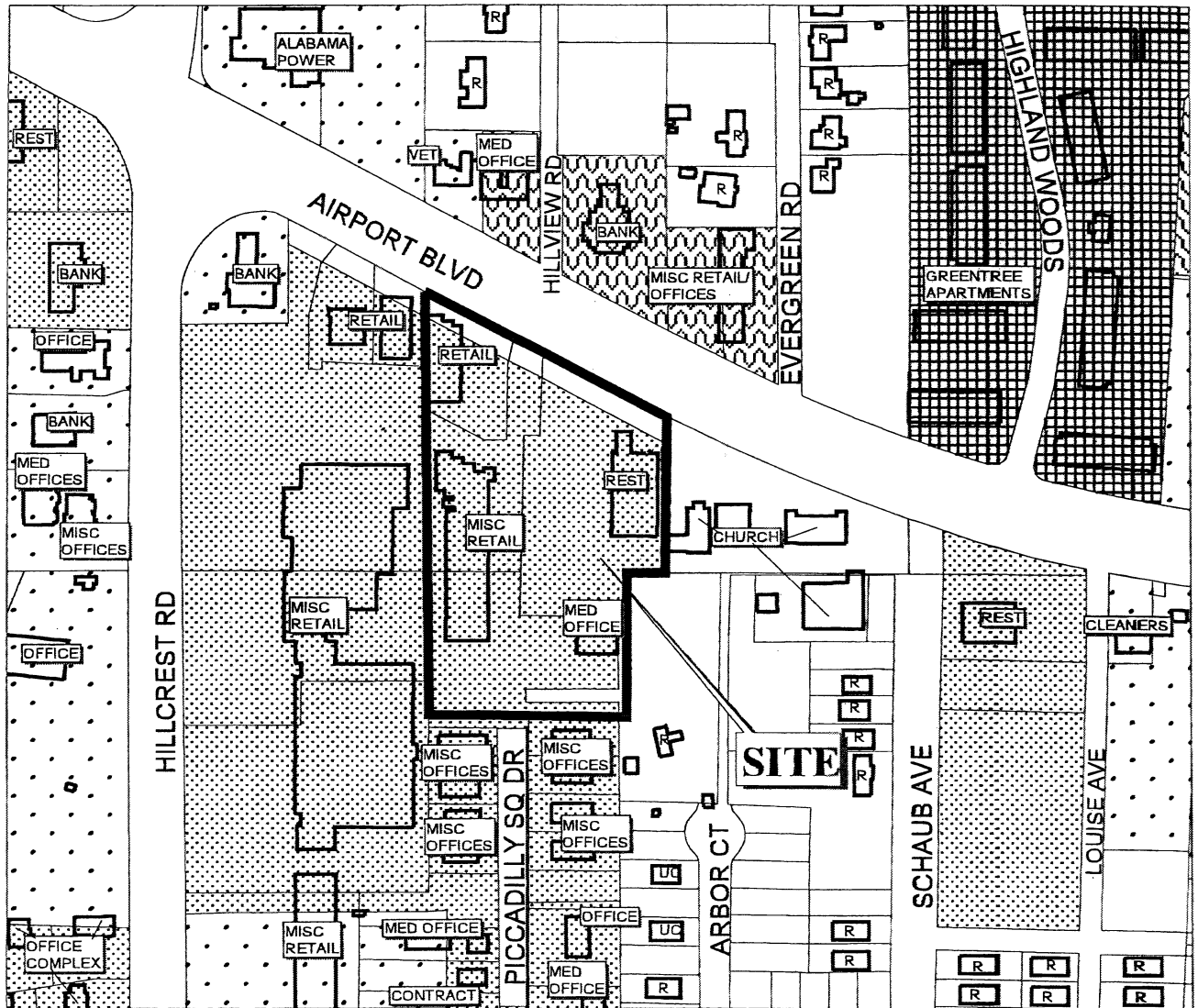
The applicant failed to illustrate that a literal enforcement of the Ordinance would result in an unnecessary hardship. It is simply the applicant's desire to have a freestanding sign over the allowed limit of 350 square foot for a multi-tenant site.

RECOMMENDATION 5087

Date: January 7, 2002

Based upon the preceding, this application is recommended for denial.

BOARD OF ZONING ADJUSTMENT VICINITY MAP - EXISTING ZONING



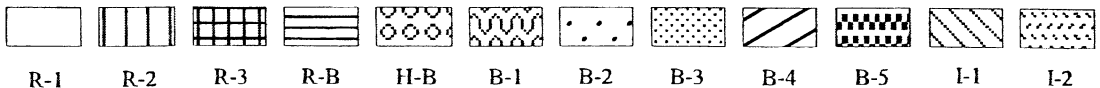
The site is surrounded by miscellaneous retail, restaurants, church, and offices.

APPLICATION NUMBER 5087 DATE January 7, 2002

APPLICANT Quality Sign Company, Inc. (Cummings & White-Spunner & Associates, Owners)

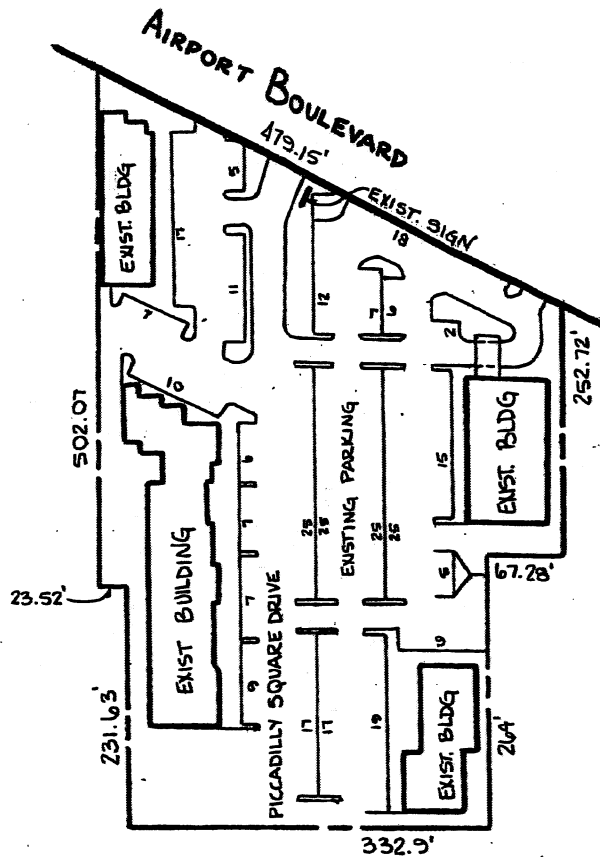
REQUEST Sign Variance

LEGEND



NTS

SITE PLAN



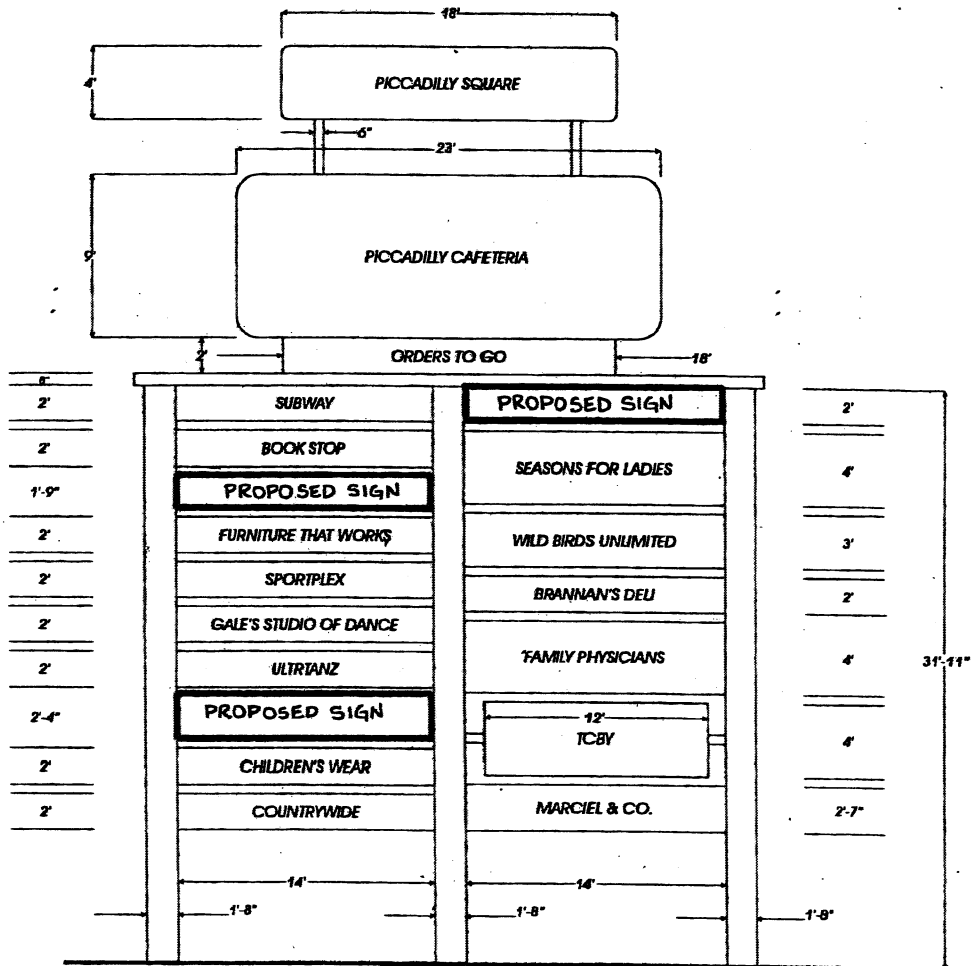
The site is located on the South side of Airport Boulevard, 500' East of Hillcrest Road. The plan illustrates the existing structures, parking, and sign.

APPLICATION NUMBER 5087 DATE January 7, 2002
 APPLICANT Quality Sign Company, Inc. (Cummings & White-Spunner & Associates, Owners)
 USE/REQUEST Sign Variance



NTS

SIGN DETAIL



APPLICATION NUMBER 5087 DATE January 7, 2001

APPLICANT Quality Sign Company, Inc. (Cummings & White-Spunner & Associates, Owners)

USE/REQUEST Sign Variance

