

APPLICATION NUMBER

**5105**

A REQUEST FOR

**SIGN VARIANCE TO ALLOW FOUR MONUMENT SIGNS,  
30 SQUARE FEET EACH, TO BE LOCATED OFF-SITE ON  
STATE RIGHT-OF-WAY; ONE MONUMENT SIGN WITH  
A MAXIMUM OF 200 SQUARE FEET IS ALLOWED ON A  
SINGLE-TENANT SITE IN AN R-1, SINGLE-FAMILY  
RESIDENTIAL DISTRICT**

LOCATED AT

**3851 GOVERNMENT BOULEVARD**

(South side of Government Boulevard, 1400' ± East of Skywood Drive)

APPLICANT

**HERON LAKES COUNTRY CLUB, INC.**

OWNER

**ALABAMA DEPARTMENT OF TRANSPORTATION**

**BOARD OF ZONING ADJUSTMENT**

MARCH 2002

The applicant is requesting a Sign Variance to allow four monument signs, 30 square each, to be located off-site on state right-of-way; one monument sign with a maximum of 200 square feet is allowed on a single-tenant site in an R-1, Single-Family Residential District.

The applicant states the purpose of this application is to allow Heron Lakes Country Club to re-locate their entrance signs to the state right-of-way. The Alabama Department of Transportation has approved the locations of the signs.

As illustrated on the plan submitted several issues concerning this site should be mentioned, the severe slope of the entrances and the setback of the building relative to the traveled road and right-of-way is significant. Moreover, these are two reasons that signage on the private property may not be practical (perhaps not even viable) from the highway.

While the applicant has listed reasons for wanting the signage located in the right-of-way, the reason listed would be considered a self-imposed hardship.

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.

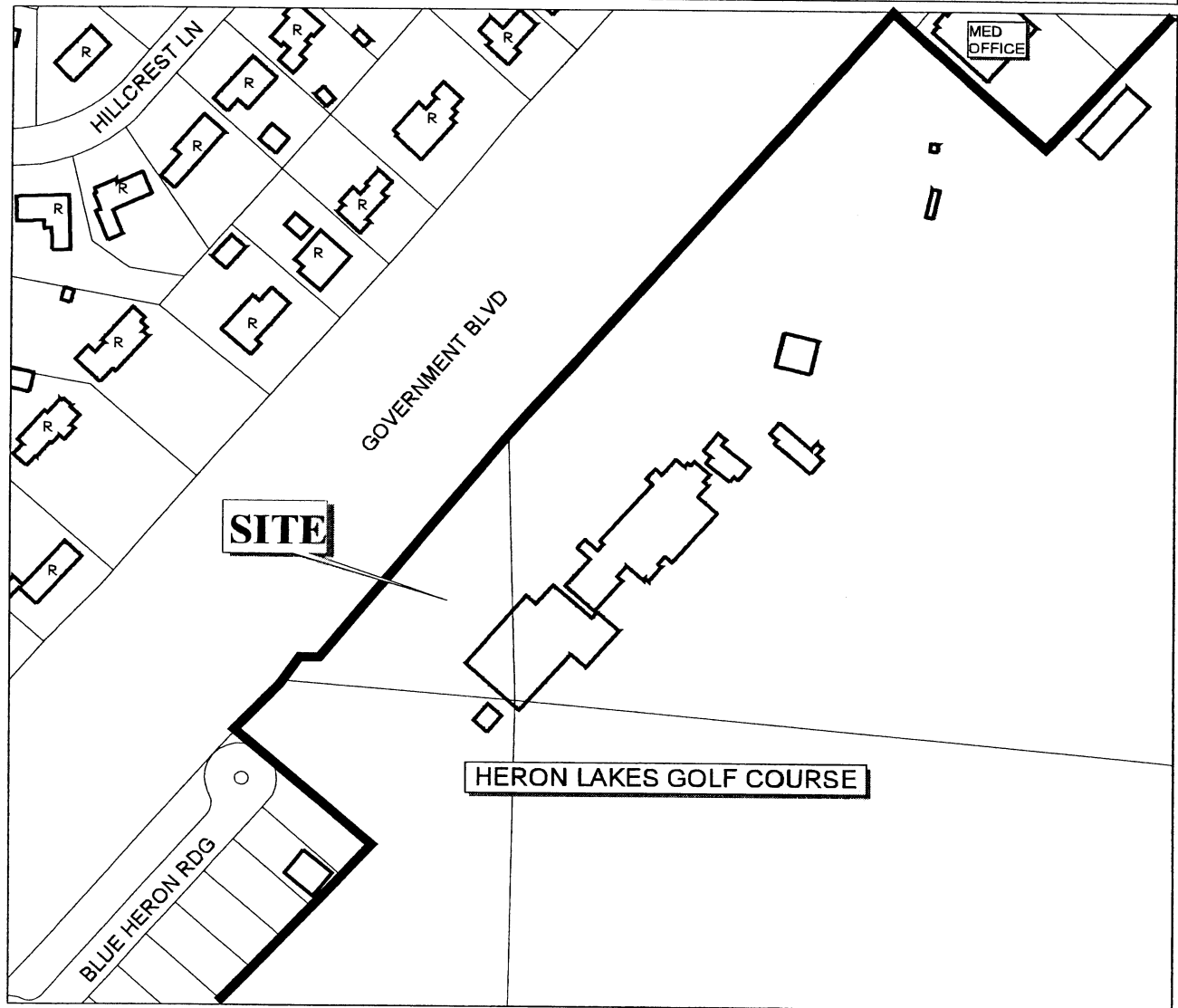
The applicant failed to illustrate that a literal enforcement of the Ordinance would result in an unnecessary hardship. It is simply the applicant's desire to have four monument signs.

**RECOMMENDATION 5105****Date: March 4, 2002**

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

# BOARD OF ZONING ADJUSTMENT VICINITY MAP - EXISTING ZONING



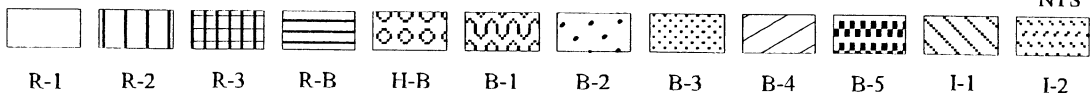
Located to the north and west of the site are single family residential units.  
Located to the north and east of the site are businesses and offices

APPLICATION NUMBER 5105 DATE March 4, 2002

APPLICANT Heron Lakes County Club, Inc. (Alabama Department of Transportation, Owner)

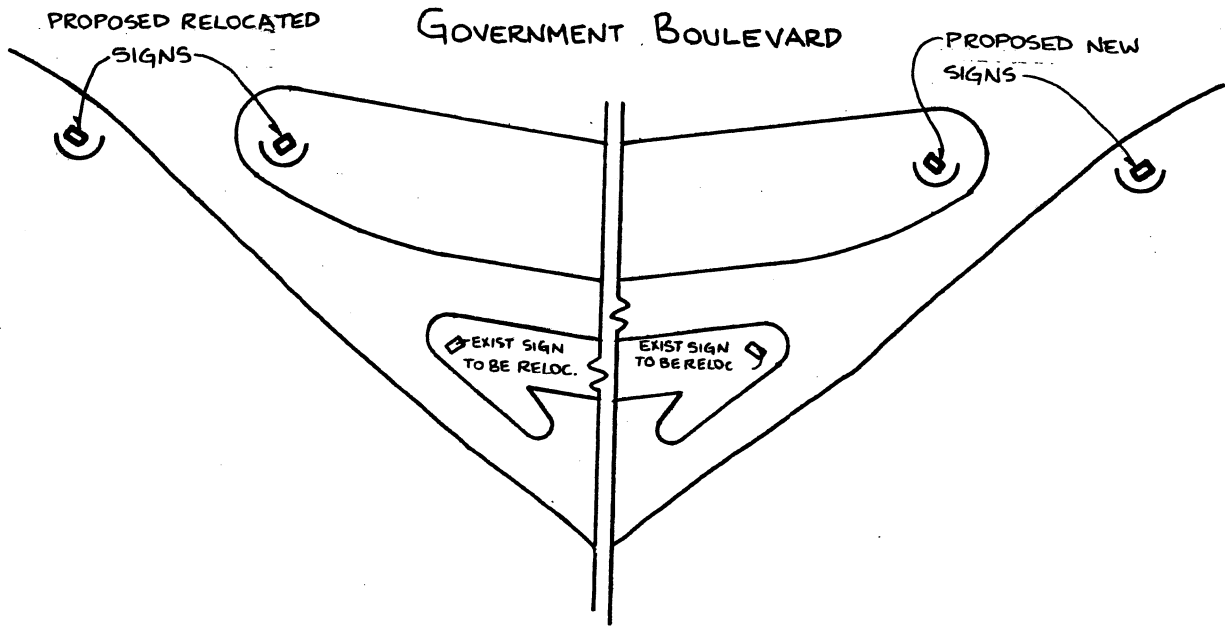
REQUEST Sign Variance

LEGEND



NTS

# SITE PLAN



South side of Government Boulevard, 1400' East of Skywood Drive.  
The site plan illustrates the existing signs to be relocated along with the proposed signs.

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USE/REQUEST Sign Variance



NTS