

APPLICATION NUMBER

5249

A REQUEST FOR

**SIGN VARIANCE TO ALLOW AN 8' X 5' ILLUMINATED
DOUBLE SIDED OFF SITE SIGN IN AN R-1, SINGLE-
FAMILY RESIDENTIAL DISTRICT; THE ZONING
ORDINANCE ONLY ALLOWS OFF-SITE SIGNS IF THE
SIGN REPLACES AN EXISTING OFF-SITE SIGN.**

LOCATED AT

(Southeast corner of New Jersey Street and South Bayou Street)

APPLICANT

SAINT PETER BAPTIST CHURCH

BOARD OF ZONING ADJUSTMENT

JULY 2004

The applicant is requesting a Sign Variance to allow an 8' x 5' illuminated, double-sided, off-site sign in an R-1, Single-Family Residential District; the Zoning Ordinance only allows off-site signs if the sign replaces an existing off-site sign.

The applicant states that church building was constructed in 1963 and covers most of the site. As such there is no room for a sign nor would the sign be visible or serviceable if it was located on site.

Additionally, the applicant states that when the church was constructed, there was not a Zoning Ordinance and the church was allowed to build very close to the property lines. In 1966 the church purchased additional property for parking under the Texas Urban Renewal Project.

The applicant has illustrated that a hardship may exist for the property. The property was developed prior to the Zoning Ordinance and the existing building is located on or near the street property lines thus there is inadequate room for a freestanding sign on the church building property. However, it should be noted that if the applicant chooses to erect a freestanding sign on the church building property, the parking lot sign should be removed.

It should be noted that Traffic Engineering conducted an on-site review and determined that the sign would not cause a line of sight problem.

The Zoning Ordinance states that no variance shall be granted where economics are the basis for the application. Additionally, no variance shall be granted 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.

As the church building is existing and located on or near the street property lines; the approval of this application may not be contrary to public interest and special conditions may exist for the property.

RECOMMENDATION 5249**Date: July 12, 2004**

Based upon the preceding, this application is recommended for approval subject to the following conditions: 1) if a freestanding sign is erected on the church building property, the parking lot freestanding sign be removed; 2) the location of the sign to be approved by Traffic Engineering; and 3) full compliance with all municipal codes and ordinances.

BOARD OF ADJUSTMENT VICINITY MAP - EXISTING ZONING



The site is located in an area of mixed land use.

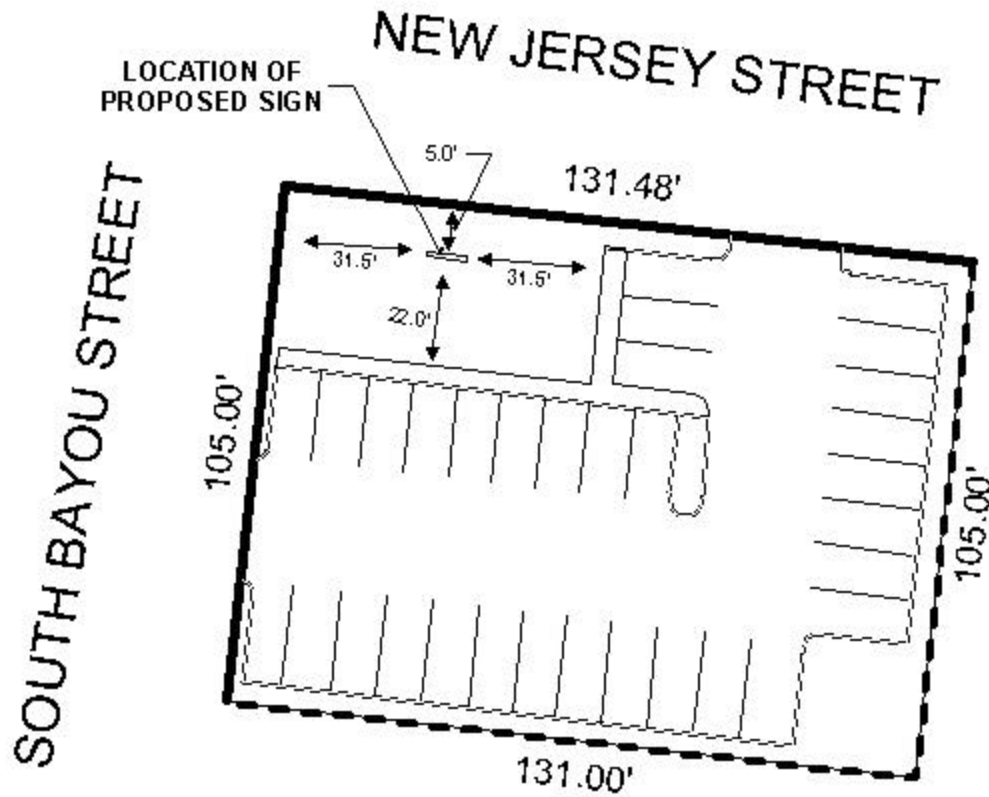
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 APPLICANT Saint Peter Baptist Church
 REQUEST Sign Variance

LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2



SITE PLAN

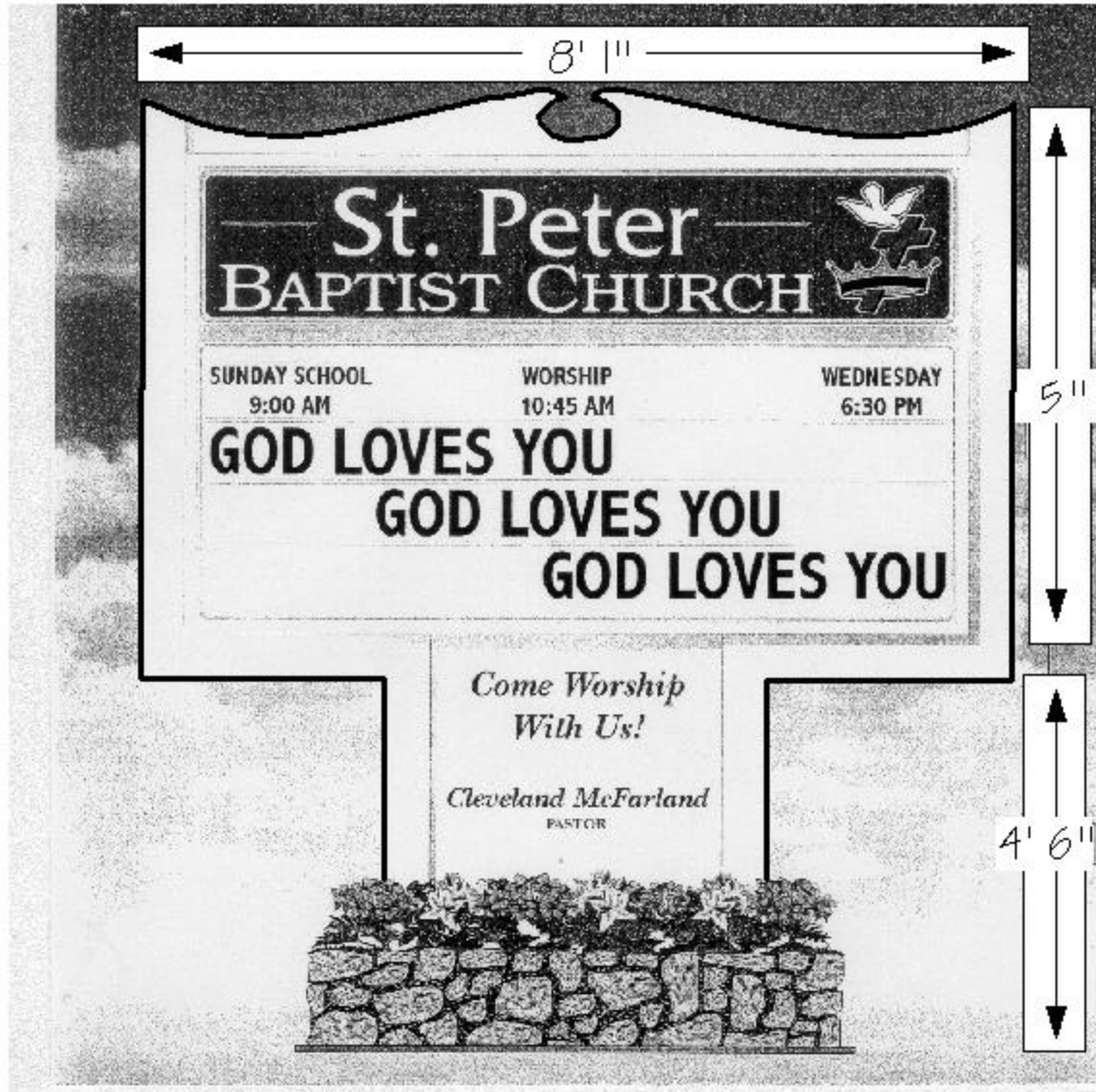


The site is located at the Southeast corner of New Jersey Street and South Bayou Street.
The plan illustrates the existing parking and proposed sign location.

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SIGN



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