

APPLICATION NUMBER

5260

A REQUEST FOR

**SIGN VARIANCE TO ALLOW A 10' X 6' FREE STANDING
SIGN WITHIN THE RIGHT-OF-WAY; ALL SIGNS MUST
BE LOCATED ON-SITE (PRIVATE PROPERTY)**

LOCATED AT

801 UNIVERSITY BOULEVARD

(Northeast corner of University Boulevard and Georgian Avenue)

APPLICANT/OWNER

PROFESSIONAL ASSOCIATES LLC

BOARD OF ZONING ADJUSTMENT

September 2004

The applicant is requesting a sign variance to allow an existing 10' x 6' free standing sign to remain in the City's right-of-way. The Sign Regulations prohibit signs in the city's rights-of-ways.

This issue came to light via Subdivision and Planned Unit Development applications submitted to the Planning Commission. Those applications sought to subdivide the site so that each building is on an individual lot to allow individual ownership. There have been no changes to the site development.

The applicant states that the sign has been in its present location for over 20 years. The applicant goes on to state that the sign does not interfere with visibility and if Georgian Drive were ever widened, the sign would be relocated.

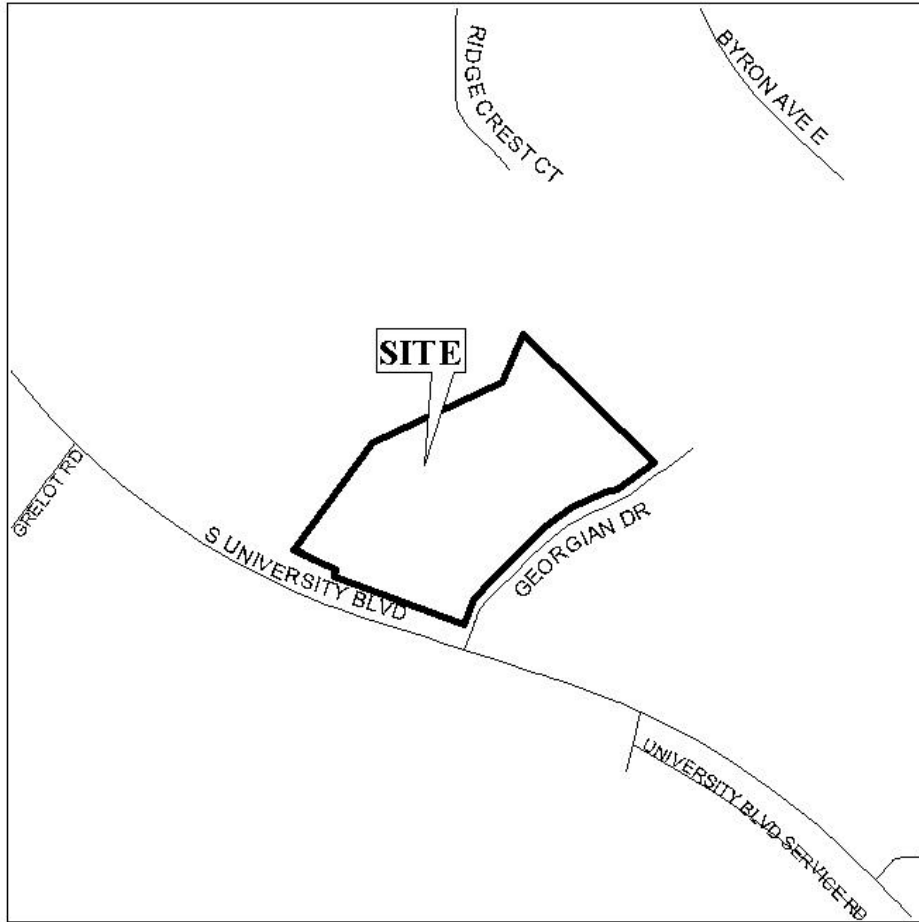
The site is located at the intersection of University Boulevard and Georgian Drive. University Boulevard is at higher elevation than the parking lot, and once cars turn onto Georgian Drive, the street begins to decline in elevation. The driveway for the site is located on Georgian Drive, but is located in close proximity to University, thus it could be argued that the grade difference creates a hardship for the site as it pertains to guiding traffic into the correct drive.

It should be noted that any expansion to the sign would require a new variance or relocation of the sign; and as noted by the application, if the Georgian Drive is widened, the sign must be removed.

RECOMMENDATION 5260**Date: September 13, 2004**

Based upon the preceding, this application is recommended for approval subject to the following conditions: 1) if Georgian Drive is widened, the sign will be removed; 2) if the sign is expanded the sign must be removed or a new sign variance obtained.

LOCATOR MAP



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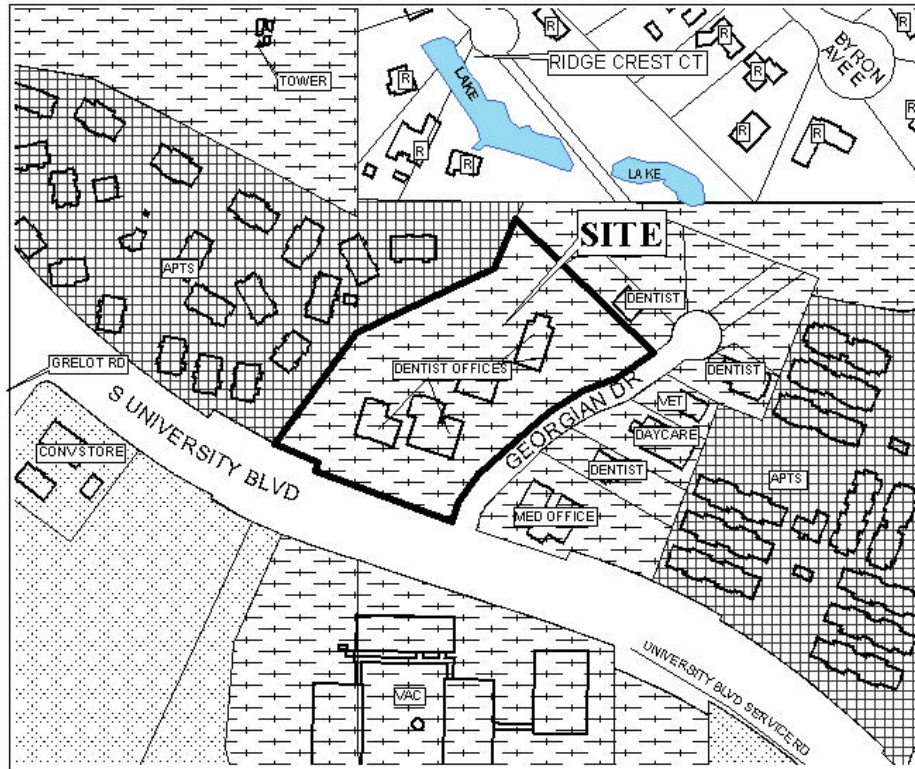
APPLICANT Professional Associates LLC.

REQUEST Sign Variance



NTS

BOARD OF ADJUSTMENT VICINITY MAP - EXISTING ZONING



Apartments are located to the east and west of the site. Single-family residential units are located to the north of the site. An office park is located to the south of the site.

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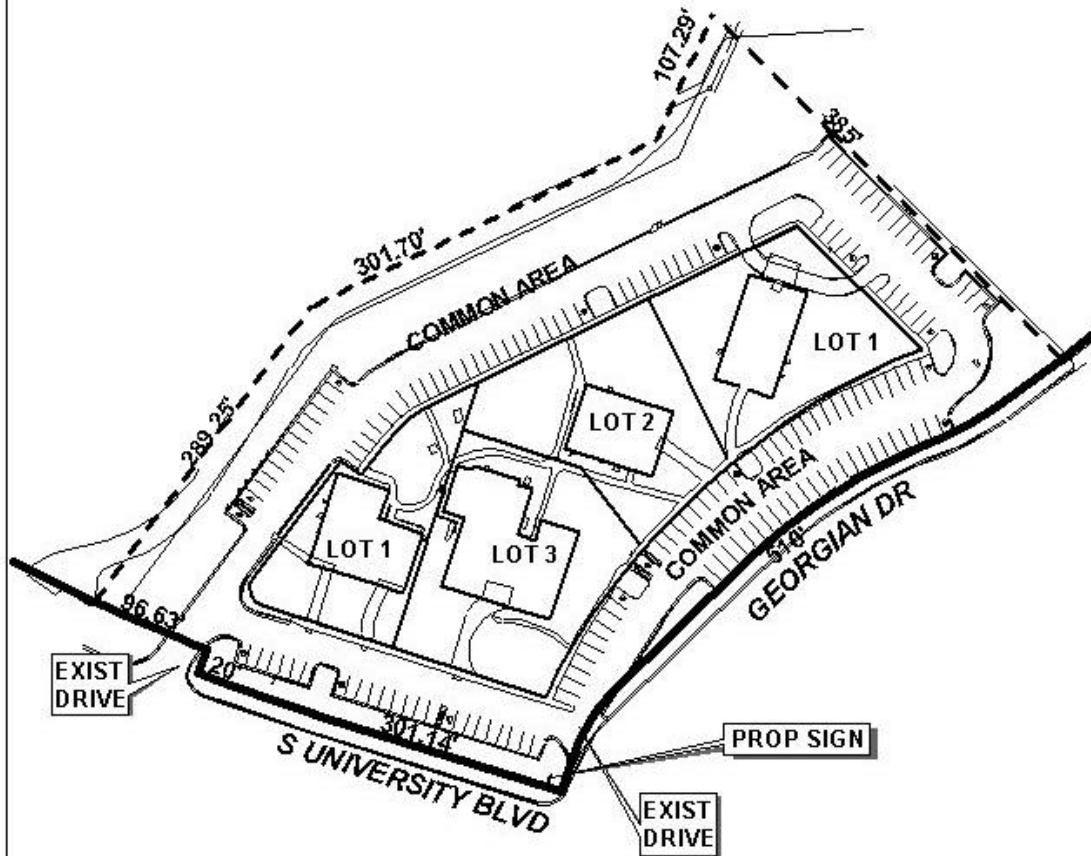
APPLICANT Professional Associates LLC.

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	NTS
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SITE PLAN



East side of South University Boulevard, 100' South of Sunset drive South, the site plan illustrates the existing buildings, parking, and drives along with the proposed sign location

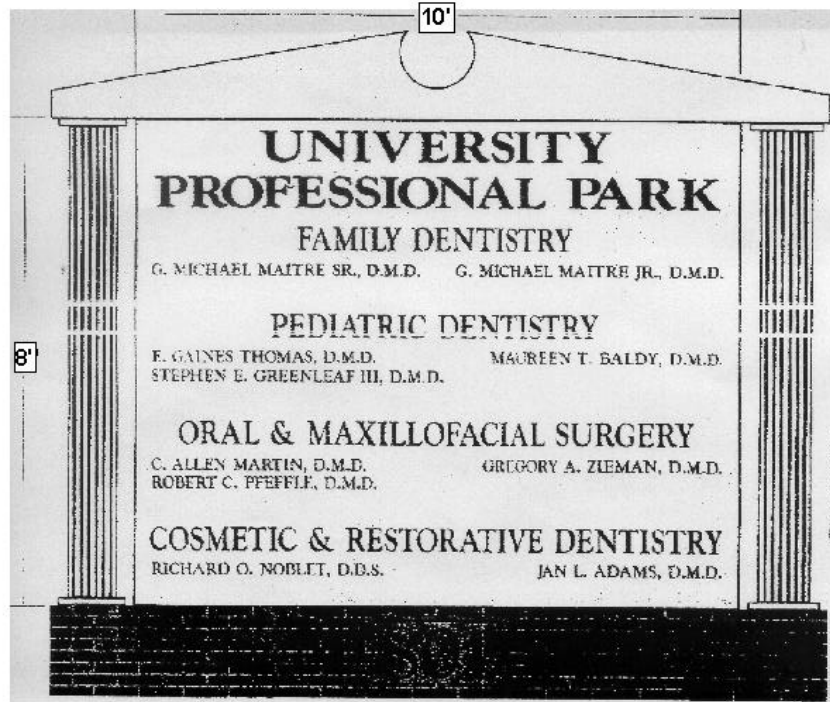
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USE/REQUEST Sign Variance

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SIGN DETAIL



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APPLICANT Professional Associates, LLC.

REQUEST Sign Variance



NTS