



Legislation Text

File #: 17-0591, Version: 2

ZV 2017-17, Target Center, generally located on the northwest corner of Pines Boulevard and Hiatus Road, variance request. (Dean)

SUMMARY EXPLANATION AND BACKGROUND:

Dwayne Dickerson (as agent) is requesting variances for Target Center, generally located on the northwest corner of Pines Boulevard and Hiatus Road. The variances being requested are (ZV 2017-16) to allow three ground box signs (monument signs) instead of the allowed 2 ground box signs (monument signs) and (ZV 2017-17) to allow the additional ground box (monument sign) to be separated by 197' instead of the required 500'.

Variance Request Summary:

Application	Code Section	Required/Allowed	Request
ZV 2016-17	155.324(C)1(l)(1)(7)	All additional ground box signs shall be separated by a minimum of 500'.	Allow the additional ground box (monument sign) to be seperated by 197'.

Variance Request Details:

ZV 2017-17) Allow three ground box signs (monument signs) instead of the allowed 2 ground box signs (monument signs).

Code Reference: § 155.324 PERMANENT SIGNS.

(C) Business Zoning Districts.

(1) Shopping center signs. A uniform sign plan shall be required by the city for all attached tenant wall signs within shopping centers. The uniform sign plan shall be submitted as both 8.5 inch by 11 inch hard copy and in electronic format. Uniform sign plans shall:

l) Ground box signs.

1. Unless otherwise provided for herein, shopping centers shall be entitled to one ground box sign.

7. All additional ground box signs shall be separated by a minimum of 500 feet.

Variance Determination:

The Planning and Zoning Board shall not grant any variances, permits, or make any decision, finding, and determination unless it first determines that:

Its decision and action taken is in harmony with the general purposes of the zoning

ordinances of the city and is not contrary to the public interest, health, or welfare, taking into account the character and use of adjoining buildings and those in the vicinity, the number of persons residing or working in the buildings, and traffic conditions in the vicinity.

In the granting of variances, the Planning and Zoning Board shall determine that the variance granted is the minimum variance that will accomplish the intended purpose (stated above) and:

- A) That there are special circumstances or conditions applying to the land or building for which the variance is sought, which circumstances are peculiar to the land or building and do not apply generally to land or buildings in the neighborhood, and that the strict application of the provisions of the zoning ordinances would result in an unnecessary hardship and deprive the applicant of the reasonable use of the land or building; or
- B) That any alleged hardship is not self-created by any person having an interest in the property nor is the result of a mere disregard for or in ignorance of the provisions of the zoning ordinances of the city; or
- C) That granting the variance is not incompatible with public policy, will not adversely affect any adjacent property owners, and that the circumstances which cause the special conditions are peculiar to the subject property.