



Legislation Text

File #: 18-1440, **Version:** 1

ZV 2018-13, Sheridan Plaza, 2060 -2100 N University Drive, variance request. (Dean)

SUMMARY EXPLANATION AND BACKGROUND:

PROJECT DESCRIPTION / BACKGROUND:

Jacob Goldman, agent for the owner, is requesting a variance to allow 3.5 sq. ft. of signage per lineal foot of leased frontage instead of the allowed 1.5 sq. ft. of signage per lineal foot of leased frontage for the shopping center, known as Sheridan Plaza, generally located west of University Drive and south of Pasadena Boulevard.

At the April 12, 2018 Planning and Zoning Board meeting the Board approved a site plan amendment (Reference SP 2017-10) for façade renovations as well as updates to the center's uniform sign plan. The new facades were designed to modernize the center and conceal the previously approved pitched roof.

The applicant is requesting additional signage in order to be more proportional to the height of the renovated facades (see applicants justification). The requested variance would not change the 120 sq. ft. of total signage requirement, nor does it change the percent of the tenant sign band (75%) that is available.

VARIANCE REQUEST DETAILS:

ZV 2018-11) 3.5 sq. ft. of signage per lineal foot of leased frontage instead of the allowed 1.5 sq. ft. of signage per lineal foot of leased frontage.

Code Reference: §155.251 AMOUNT OF OFF-STREET PARKING REQUIRED.

(A) Other uses. Minimum parking shall be required as set forth in the matrix below (Note: for reference only - Full Parking Matrix can be viewed online at America Legal Publishing)

VARIANCE DETERMINATION

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

1. 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.

2. 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.