



Legislation Text

File #: 19-0758, **Version:** 1

ZV 2019-01, Memorial Healthcare, 2301 N University Drive, variance request. (Dean)

SUMMARY EXPLANATION AND BACKGROUND: PROJECT DESCRIPTION / BACKGROUND:

Joshua Agriesti, agent for the owner, is requesting a variance to allow 254.2 square feet of signage, instead of the allowed maximum 120 square feet of signage for the office building at 2301 N University Drive.

Memorial Healthcare will become the main tenant within this free standing office building currently known as 2301 Medical Dental Center. The existing signage on the building is made up of two (2) "2301 Medical Dental Center" signs at 111.7 square feet each for a total of 223.4 square feet. Memorial health care would like to add two (2) Memorial Healthcare "M" logos at 15.4 square feet each for a total of 30.8 square feet of new signage.

The existing signage, and proposed new signage, would be distributed on the building as follows:

North Elevation - One (1) 15.4 square foot "M" logo

East Elevation - One (1) 111.7 square foot "2301 Medical Dental Center" sign and one (1) 15.4 square foot "M" logo

South Elevation - No Signage

West Elevation - One (1) 111.7 square foot "2301 Medical Dental Center" sign

VARIANCE REQUEST DETAILS:

ZV 2019-01) To allow 254.2 square feet of signage instead of the allowed maximum 120 square foot of signage.

Code Reference: §155.324 PERMANENT SIGNS.

(C) Business Zoning Districts.

(2) Outparcels and freestanding buildings. Unless otherwise provided for herein, signs for all outparcels and freestanding buildings shall be subject to the same provisions of § 155.326 (C)(6) for shopping center tenants.

(b) The maximum allowable sign area for an outparcel or freestanding building shall be 120 square feet.

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.