



Legislation Text

File #: 19-1081, Version: 1

ZV 2019-07, Somerset Academy Elementary, 19620 Pines Boulevard, variance request. (Dean)

SUMMARY EXPLANATION AND BACKGROUND: PROJECT DESCRIPTION / BACKGROUND:

Dwayne Dickerson, as agent for the owner, is requesting a variance to allow 144 square feet of total signage for Somerset Academy South Campus instead of the allowed 120 square feet of total signage for the site. The Somerset Academy building is considered a freestanding building which is allowed a combined 120 square feet of signage. The previously approved Somerset Academy South Campus Site Plan (SP 2017-14) included 120 square feet of wall signs on the north and southern elevations of the building.

The applicant is requesting a variance, to allow an additional 24 square feet of signage so they can install a monument sign for the campus. The proposed variance would increase the total square feet of signage for the campus to 144 square feet.

VARIANCE REQUEST DETAILS:

ZV 2019-07) Allow 144 square feet of total signage instead of the allowed maximum of 120 square feet of signage for the site.

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.