



Legislation Text

File #: 20-0408, **Version:** 1

ZV 2020-01, Keiser University, 1640 SW 145 Avenue, variance request. (Dean)

SUMMARY EXPLANATION AND BACKGROUND: PROJECT DESCRIPTION / BACKGROUND:

Andrea Keiser, as agent for the owner, is requesting a variance to allow 342.96 square feet of total signage on site for Keiser University at 1640 SW 145th Avenue instead of the allowed 120 square feet of total signage on site.

The existing signage on Keiser University property, 100 sq. ft. wall signs on the west and east elevations, an 11.16 sq. ft. monument sign on the east side of the property at their parking lot entrance and a 40 sq. ft. monument sign on the west side of property along I-75, were approved by the Board of Adjustment on March 4, 2010 by Variance #'s ZV 2010-04 (west elevation), ZV 2010-05 (east elevation), ZV 2010-06 (11.16 sq. ft. monument sign) and ZV 2010-09 (40.5 sq. ft. monument sign). In addition, they received approval of Variance #'s ZV 2010-07 & 08 approving the second monument sign that is located on the west side of the property along I-75. The Code of Ordinances at that time would have allowed one 48 sq. ft. and three 16 sq. ft. wall signs (one sign on each side of the building) with no monument sign.

During that meeting the petitioner pulled two other sign variance requests: ZV 2010-02 requesting 100 sq. ft. on the south elevation, instead of the allowed 48 sq. ft. and ZV 201-03 requesting 100 sq. ft. on the north elevation instead of the allowed 16 sq. ft.

Current Code of Ordinances (adopted in 2012) allows a freestanding building a maximum 120 square feet of signage for all wall signs AND a monument sign. The maximum size allowed for a

monument sign is 7'-6" tall and 24 sq. ft. of sign copy.

Requested Variance # ZV 2020-01 is to add a 91.3 sq. ft. sign on the north elevation of the building for a total square feet of signage of 342.96 sq. ft. on site:

100 sq. ft. on the west elevation (existing by ZV 2010-04)
100 sq. ft. on the east elevation (existing by ZV 2010-05)
11.16 sq. ft. monument sign (existing by ZV 2010-06)
40.5 sq. ft. monument sign (existing by ZV 2010-09)
91.3 sq. ft. on north elevation (Proposed Variance ZV 2020-01)
Total = 342.96 square feet

VARIANCE REQUEST DETAILS:

ZV 2020-01) Allow 342.96 square feet of total signage on site, instead of the allowed maximum of 120 square feet of signage on site.

Code Reference: §155.324 PERMANENT SIGNS.

(C) Business Zoning Districts.

(2) Outparcels and freestanding buildings.

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

(d) All outparcels and freestanding buildings shall be permitted to have one ground box sign. The maximum allowable size of the ground box sign shall be a maximum of 24 square feet. The square footage shall count towards the maximum allowable sign area as set forth in subsection (b). The height shall not exceed seven feet six inches.

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.