



## Legislation Text

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**File #:** 21-1079, **Version:** 1

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**ZV 2021-14 - 15, Champs**, 12151 Pines Boulevard, variance requests. (Dean)

**SUMMARY EXPLANATION AND BACKGROUND:**  
**PROJECT DESCRIPTION / BACKGROUND:**

Jennifer Ronneburger, as agent for Champs, is requesting two (2) variances for signage at 12151 Pines Boulevard (previously Sears Homelife, La Ideal Baby and Golf Smith).

Zoning Variance #ZV 2021-14 request is to allow a total of 301.83 sq. ft. of wall signage (220.91 sq. ft. on east façade and 80.92 sq. ft. on west façade) instead of the allowed 80 sq. ft.; and

Zoning Variance #ZV 2021-15 request is to allow the primary wall sign to be placed on the east façade of the building instead of the required primary (south) façade.

Proposed Site Plan #SP 2021-16 for Champs updated colors, super graphic and site updates will be heard by the Board later on this agenda.

**VARIANCE REQUEST DETAILS:**

**ZV 2021-14)**

Table 155.699: Permanent Signs

Regional Mall Outparcel Sign

80 sq. ft.; No more than 40 square feet of signage shall be placed on the primary façade.

**ZV 2021-15)**

Table 155.699: Permanent Signs

Regional Mall Outparcel Sign

No more than 40 square feet of signage shall be placed on the primary façade.  
Secondary Sign area shall be equal to or less than the sign on the primary façade.

**VARIANCE DETERMINATION:**

The Planning & Zoning Board shall not grant any non-single-family residential 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 non-single-family residential variances, the Board shall follow Section 155.301(O) Variance:

1. Purpose: To allow for the provision of relief from certain development standards of this LDC for one or more of the following reasons:
  - a) 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) 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) 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.