

DEC 04 2017

PLANNING & DESIGN SERVICES

General Waiver Justification:

In order to justify approval of any waiver, the Planning Commission or Board of Zoning Adjustment considers four criteria. Please answer all of the following questions. Use additional sheets if needed. A response of yes, no, or N/A is not acceptable.

1. Will the waiver adversely affect adjacent property owners?

Approval of this waiver application will not adversely affect adjacent property owners since the total size of the LED portion of the sign is only 14.82 sq ft. This is less than the 24 sq ft that would be allowed to be LED if they maxed out the available 80 sq ft for total signage. Instead, they are proposing to have a smaller ID cabinet and smaller LED sign for a total signage of only 30.82 sq ft. They are staying within the height requirement. Lots of residents in the area are members of the Parish and the sign will be non-commercial in nature intended to display parish and school events. It is also on a multi-lane arterial highway; and

2. Will the waiver violate the Comprehensive Plan?

The Waiver will not violate the Comprehensive plan because, from a Guideline 3 "Compatibility" standpoint, this sign is related to a use that is in keeping with any residential properties in the area, and it is of an aesthetically attractive design. As respects to Guidelines 7 and 8 pertaining to "Traffic" and "Transportation", the changing image is recognized as not presenting a traffic or road safety hazard as long as the image does not change too frequently; and

3. Is extent of waiver of the regulation the minimum necessary to afford relief to the applicant?

The Waiver of the regulation is the minimum necessary to afford relief to the applicant because although they are requesting a sign to be closer than 300' to a residentially zoned property, they are requesting that the sign not be forced to be larger than absolutely necessary, it also has set the sign back at an appropriate distance from Hikes Lane and in an area that does not interfere with other important uses of the property that need to be preserved; and

4. Has either (a) the applicant incorporated other design measures that exceed the minimums of the district and compensate for non-compliance with the requirements to be waived (net beneficial effect) or would (b) the strict application of the provisions of the regulation deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant?

Strict application of the provisions of the regulation would deprive the applicant of a reasonable use of their sign and cause an unnecessary hardship on the applicant because if the waiver is not granted, they would have to buy a larger identification cabinet allowing them a larger LED sign. They don't want that large of a presence of their sign and it is unnecessary to cause the additional expense and visual presence to the area. Additionally, locating the sign elsewhere on the site to be further than 300' from the residences would interfere with structures and uses that need to be protected and/or would limit St. John Paul II Parish opportunities to appropriately advertise it's parish functions.