

Variance Justification:

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

1. Explain how the variance will not adversely affect the public health, safety or welfare.

The higher sign will be behind a fence that encloses the property and will not be located where the public can access it to run into it. It isn't too high to block lines of sight as well.

2. Explain how the variance will not alter the essential character of the general vicinity.

The neighborhood is more commercial than residential and the sign will only have a footprint of 2.5 feet wide and 6 ft tall. It will be located near to a big beautiful Oak tree that we want to save and not change the character of the street.

3. Explain how the variance will not cause a hazard or a nuisance to the public.

The sign again will be located in an enclosed area of the business, behind a fence, where the public cannot access it to harm it or cause a hazard to those that walk the sidewalk outside the fence.

4. Explain how the variance will not allow an unreasonable circumvention of the requirements of the zoning regulations.

The variance we are requesting is for 2 ft more than the regulations I believe. We do not want to change the character of the commercial area of the neighborhood, just have the sign a little higher than the fence.

Additional consideration:

1. Explain how the variance arises from special circumstances, which do not generally apply to land in the general vicinity (please specify/identify).

The property we want to put the sign on is within a fenced in location of grass and a parking lot. The fence is a metal, see through, so we want to make sure that the sign can be seen from the road and for that, it needs to be 2 ft higher. It has a minimal footprint so little grass is removed.

2. Explain how the strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create unnecessary hardship.

We feel that there is limited visibility of the name of the organization and that the sign will allow for a easier identifier to our clients. The land that we are using, we want to have a small footprint, so not to take too much grass.

3. Are the circumstances the result of actions of the applicant taken subsequent to the adoption of the regulation from which relief is sought?

The property was layed out by the previous owners. We are restricted as to what we can alter on the property and we do not want to take down the Oak tree to accommodate the sign. It is our desire to keep the green space and have a locational sign as small as possible, while fulfilling the need.

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