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JAN 18 2018

PLANNING & DESIGN SERVICES

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.

there is already an existing sign we are making alterations to, and we are not adding any height to it. In fact, we are decreasing the height by about 3-6". So it will essentially be the same to the public.

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

It will allow us to maintain the same sign height and update the look to keep the church looking fresh and clean.

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

we are trying to help the church keep an attractive and efficient appearance. This will only help their social standing.

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

The variance will allow the church to be resourceful with the property and not use any unnecessary resources or labor. By utilizing the existing sign structure, we are preserving the land, noise levels, resources, and time of workers.

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).

There is an existing sign that would be more efficient to alter than tear it down, dig up the footer, dig a new hole, pour a new footer, sink a new pole and mount a sign.

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.

This sign is a part of the image of the church. It would drastically impede the church's ability to stay with times and communicate with the community if these codes were applied strictly and without consideration.

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

4 no, the circumstances are not a result because the church has had that sign there for many many years.

18 VARIANCE 1000

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?

This waiver will not adversely affect adjacent owners. In fact, we firmly believe that a fresh and updated sign will improve the appeal of the local area, as well as benefit the local community/residents by allowing much more efficient communication.

2. Will the waiver violate the Comprehensive Plan?

This will not violate the Comprehensive Plan because we are integrating this onto an existing structure, and maintaining the original placement and approximate height of the existing sign. We have designed a sign that will not have an intrusive effect on the neighbors, and still be visible and safe for drivers to read. We are attempting to update the church sign to be more attractive, more efficient, maintain the original placement, and improve the local area and market place.

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

With the extent of the waiver for sections ss.2.1.D.4 and ss.2.1.D.6 along with the approval of a variance on the height of the existing sign, there will be appropriate relief to the applicant.

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?

The strict application would deprive the applicant reasonable use because we are looking to utilize an existing structure to preserve the character of the property, while allowing the Church to be up to date and keep a clean image.

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JAN 18 2016

Contact Information: