

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 variance is requested to allow signage on our building to allow guests to identify our location in a growing commercial area of the city.

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

The area is growing with new businesses as well as the development of a soccer stadium new signage will help with directing growing traffic and will add to the fresh look to the façade of our business.

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

Signs helping to identify and locate a business are not inherently hazardous.

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

As commercial developments expand in the area it will become necessary for them to be able to identify themselves in the area help guests to find their next destination. We believe this change will allow us to be the first of hopefully many new businesses coming to the area to have adequate signs.

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).

This land was zoned industrial and given a residential township. The two have conflicting interest for the property that needs to be remedied.

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.

Without the change any sign we could place would be too small to be effective in its purpose.

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 circumstance are the result of the broad adoption of townships across the city that must be updated from time to time as the city grows and develops.

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