

JUSTIFICATION

To justify approval of any variance, the Planning Commission considers the following criteria. Please answer **all** the following items. Use additional sheets if needed. Responses of **yes, no, or n/a** will **not** be accepted.

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

The increased height will not adversely affect the public health, safety, or welfare. It will actually be safer putting the sign higher than eye level of oncoming traffic.

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

There are other businesses in the area which have signs of similar size and height.

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

The variance will allow the sign to be taller than the LDC allows. This will give drivers a clearer view of the sign's message without causing any driving hazards.

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

Other than the height requirement all zoning regulations will be adhered to.

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

The variance is needed due to the sign being located along a designated parkway, otherwise the height would not be an issue.

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.

Under the strict application of the provisions of the regulation the credit union would not be able to have a sign that communicates with the surrounding community at the desired height. It would be lower placing the message board closer to eye level of oncoming drivers.

Are the circumstances the result of actions of the applicant taken *after* the adoption of the regulation from which relief is sought?

No, the circumstances are the preexisting height regulations for this zone.

RECEIVED

JUL 25 2023

PLANNING & DESIGN SERVICES

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