

19WAIVER1025
Sign Authorization
4201 Simcoe Lane



Board of Zoning Adjustment Public Hearing

Zach Schwager, Planner I

June 17, 2019

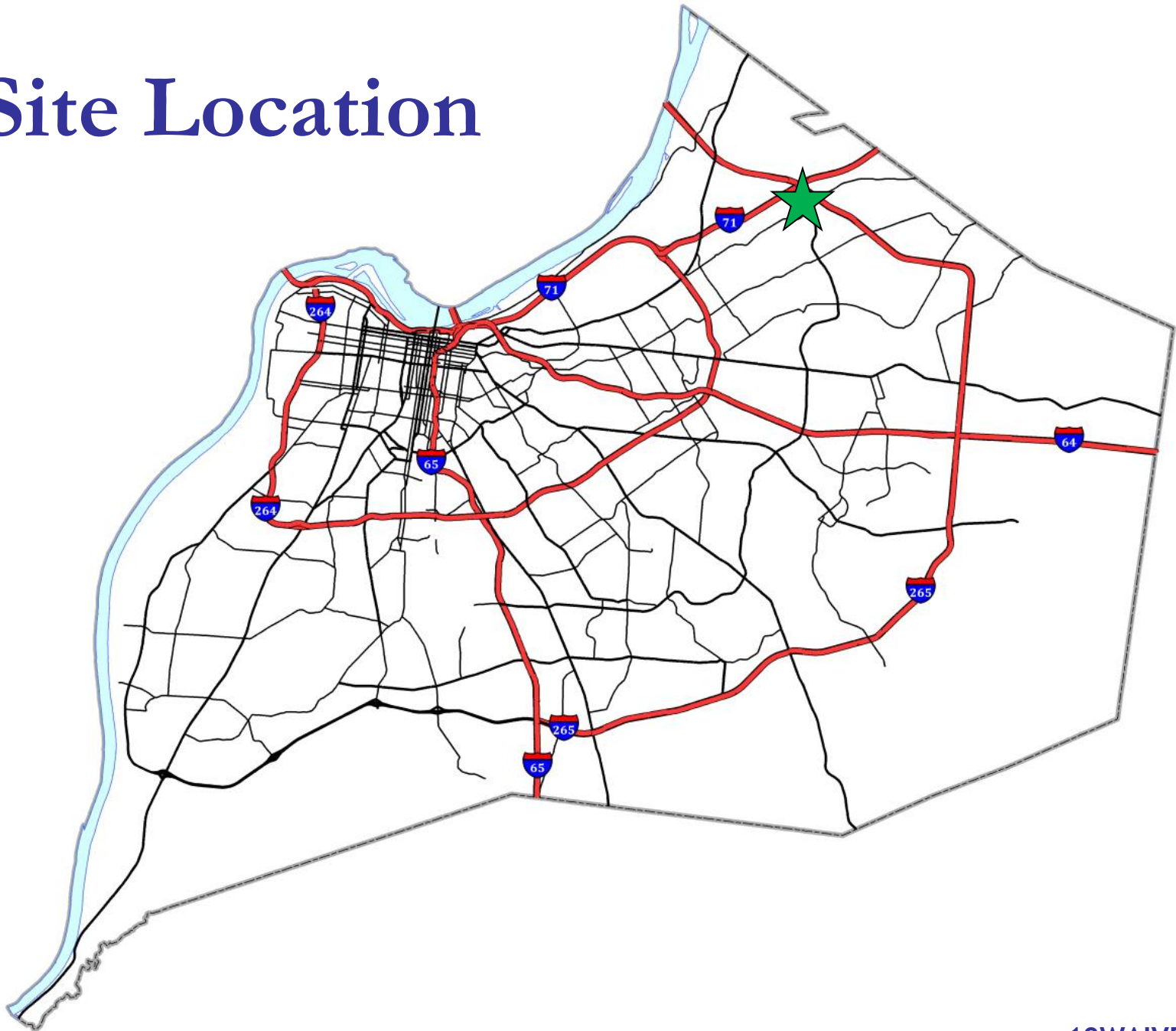
Request

- Sign Authorization from section 8.4.1.C.3 for attached and projecting signage on a multi-family residential building in the Regional Center Form District

Case Summary/Background

- The subject property is located within the OR-3 Zoning District and the Regional Center Form District.
- The applicant proposes a projecting sign and two attached signs for a residential use in the Regional Center Form District. Table 8.3.1 does not list Regional Center as a form district for multi-family residential use signage.
- Therefore, the applicant has requested the sign authorization to allow the signage for the multi-family residential use in the Regional Center Form District.

Site Location



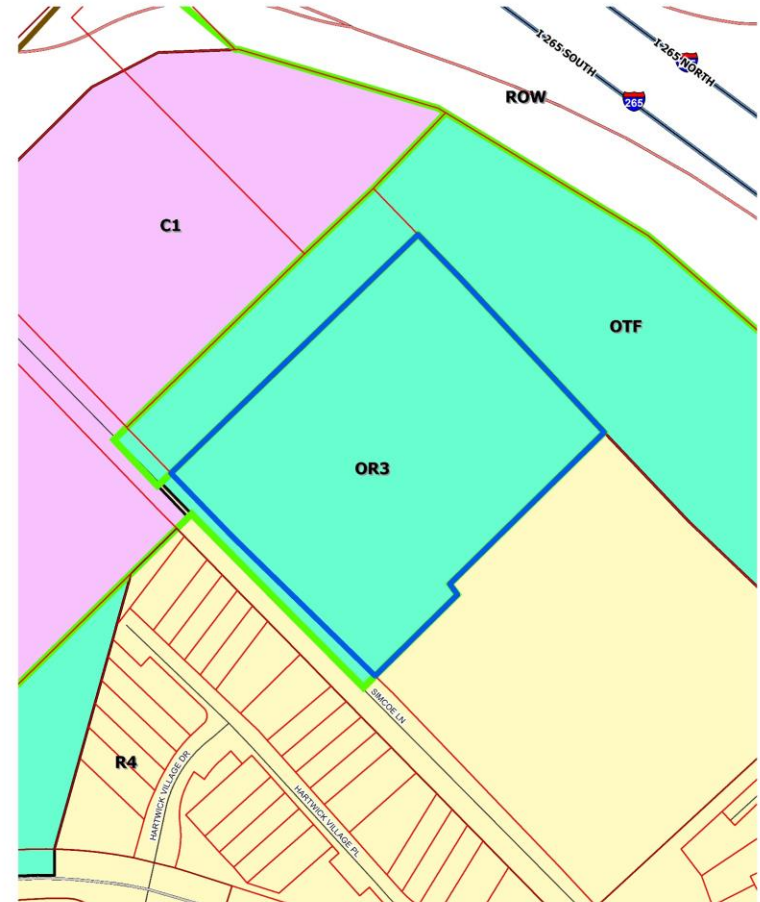
Zoning/Form Districts

Subject Property:

- Existing: OR-3/Regional Center

Adjacent Properties:

- North: C-1 and OTF/Regional Center and Neighborhood
- South: R-4/Neighborhood
- East: OTF and R-4/Neighborhood
- West: C-1/Regional Center



4201 Simcoe Lane
feet

130

Map Created: 6/11/2019



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Aerial Photo/Land Use

Subject Property:

- Existing: Multi-Family Residential
- Proposed: Multi-Family Residential

Adjacent Properties:

- North: Undeveloped
- South: Single-Family Residential
- East: Undeveloped and Commercial
- West: Commercial and Single-Family Residential



4201 Simcoe Lane
feet

130

Map Created: 6/11/2019



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Renderings



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Fabricator to field verify all dimensions and conditions.

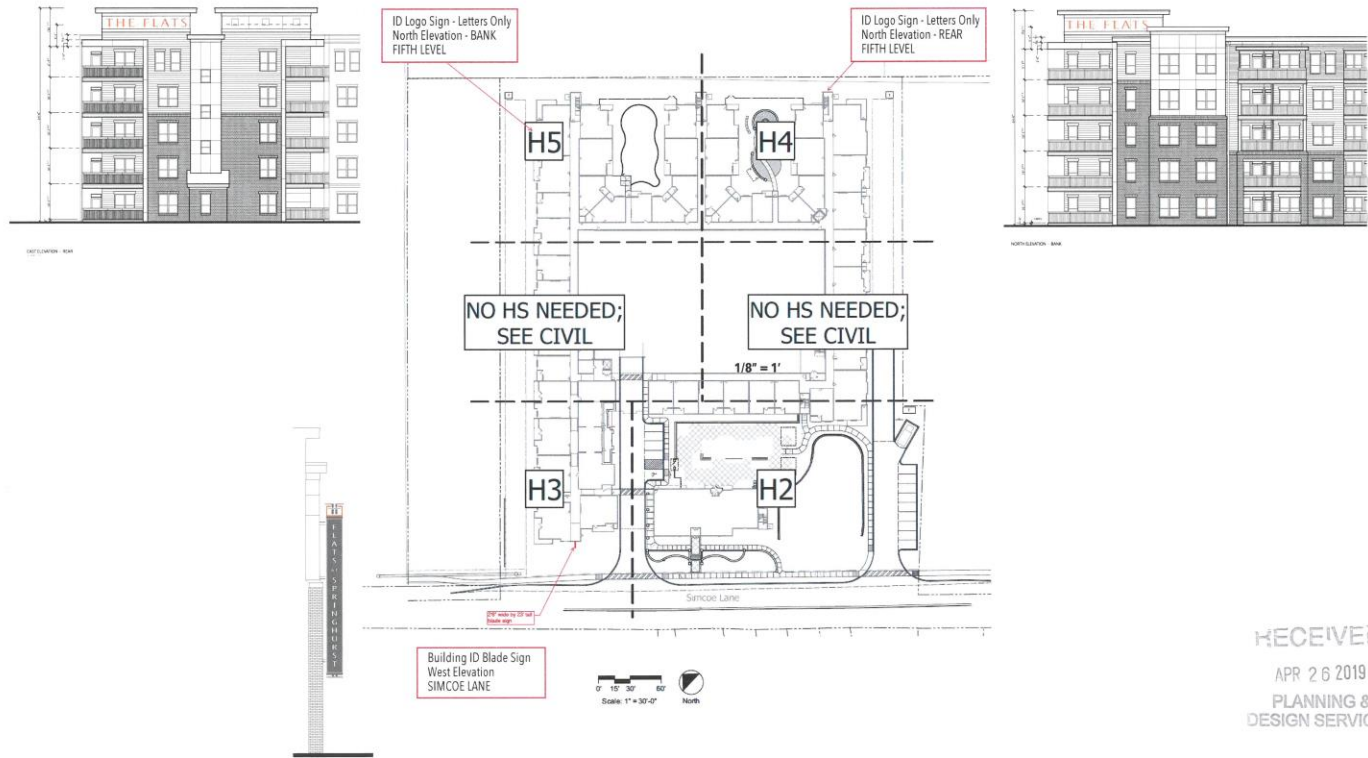
 THE FLATS AT SPRINGHURST SIGNAGE SYSTEM DESIGN_01/05/19

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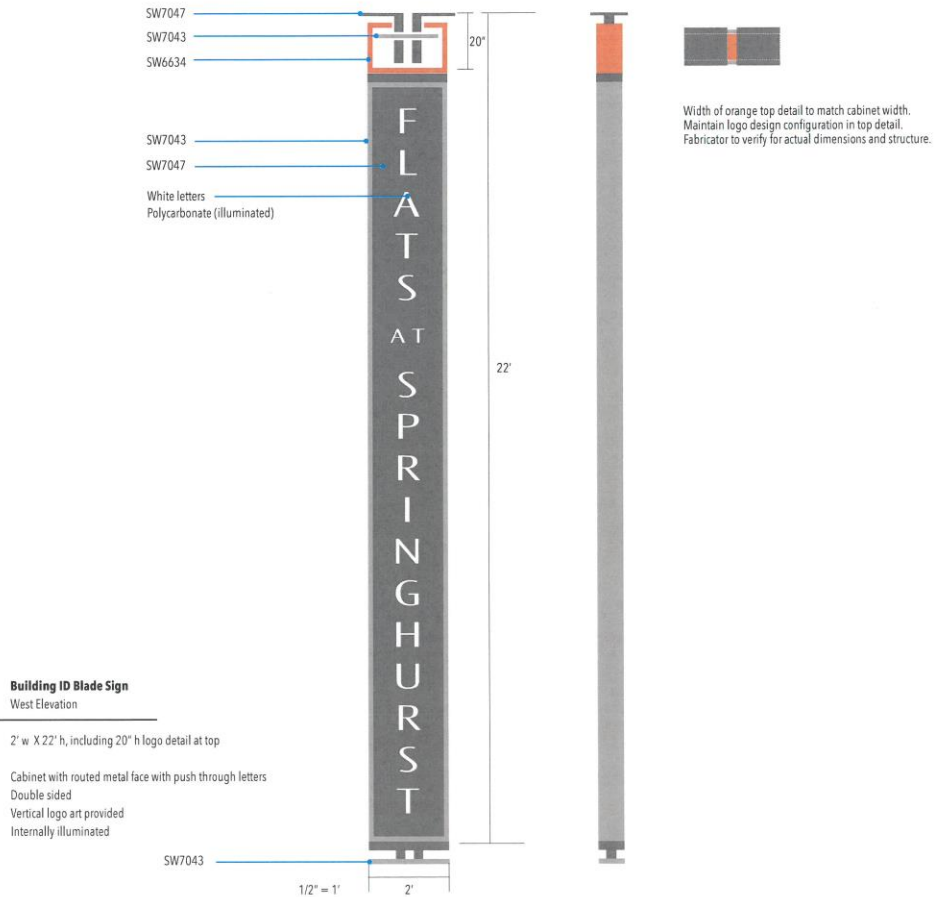
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Renderings



Monument ID Logo Sign - Letters Only Do not alter logo letterspacing
East Elevation - REAR

2'-6" h channel letters x 24" w
Letter thickness 5" - 6"
Raceway mounted - painted to match building
Internal illumination
Color: Sherwin Williams Copper Harbor SW6634

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Site Photos







Conclusions

- The request for the sign authorization appears to be adequately justified and meets the standard of review as outlined within the staff report.

Required Actions

Based upon the file of the case, the staff report, and the evidence and testimony submitted at the public hearing, the Board must decide whether to approve or deny:

Sign Authorization to allow attached and projecting signage on a multi-family residential building in the Regional Center Form District.