

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.

This requests adds one sign to the front elevation of the building. The addition of this sign will enhance public health and safety as it will better identify the property as a healthcare facility. Currently this elevation is not identified and the public drives past looking for the ER.

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

The request is to add a sign to the front facade of the building above 25' AFG. The left, right, and rear facades have signage above 25' that were approved under previously. There are other buildings on the same street and within line of sight of this one that have signs above 25'.

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

The addition of this sign will identify the building as a healthcare facility on the front facade that is not currently identified. The building is identified on the other three elevations. A sign is allowed on this elevation below 25' without a variance. This sign will be at 57'. Below this is all glass facade.

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

There are signs on three elevations of this building as well as on other buildings within sight of this building that are above 25' AFG. The approval of these signs demonstrate that adding this sign is not unreasonable.

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 architecture of this building does not allow for signs to be mounted within the 25' AFG restriction. Architecture and signage higher than 25' AFG do generally apply to land in this general vicinity.

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 building is currently not adequately identified on the main front elevation as a healthcare facility. Strict application of this regulation for this facade will prevent adequate representation of the use of the property. A similar variance has been approved for other elevation of this building.

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 circumstances are not the result of actions taken subsequent to the adoption of the regulation.

Please submit the completed application along with the following items:

Project application and description

- ☐ Land Development Report¹
- ☐ A copy of the current recorded deed² (*must show "End of Document" stamp on last page*)
- ☐ Legal description on a separate 8.5 x 11" sheet of paper

Site plan, drawings, and photographs

- ☐ One elevation drawing for new construction (including home additions, garage additions, and fences)
- ☐ Six copies of the site plan or building rendering (whichever is applicable), including the following elements. LOJIC maps are not acceptable. *See site plan example on the last page.*
 - ☐ Plan drawn to a reasonable scale [engineer's scale (1" = 20') or architect's scale (1/8" = 1')]
 - ☐ Vicinity map that shows the distance from the property to the nearest intersecting street
 - ☐ North arrow
 - ☐ Street name(s) abutting the site
 - ☐ Property address, parcel ID, and dimensions
 - ☐ Building limit lines
 - ☐ Electric, telephone, drainage easements with dimensions
 - ☐ Existing and proposed structures with dimensions and distance from property lines
 - ☐ Highlight (in yellow) the location of the variances

Supplemental documentation

- ☐ A copy of Refusal Letter from citing official, if applicable (**required** if a STOP WORK ORDER or CITATION has been received)
- ☐ If the proposed structure encroaches into an easement (MSD, LG&E, or Bell South), then the applicant must submit written documentation from the utility company indicating approval for the encroachment

Mailing labels to notify Adjoining Property Owners (APOs)³

- ☐ One set of legible mailing label sheets for: 1st tier APOs and those listed on the application
- ☐ One copy of the APO mailing label sheets

Requirements for Non-Public Hearing Applications Only

Eligible cases are heard in the Business Session of Board of Zoning Adjustments (BOZA) meetings. All APOs must sign the attached Non-hearing affidavit indicating consent for the variance, as comments from the general public are not taken during this process.