

**Letter of Explanation  
Elks Lodge – 2824 Klondike Lane**

A Modified Conditional Use Permit Plan has been submitted for the Elks Lodge located at 2824 Klondike Lane. The property is currently zoned R-4 and is part of a Neighborhood Form District.

The plan allows for the replacement of two existing signs with a singular LED monument sign.

**RECEIVED**

**FEB 15 2021**

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21-MCUP-0001

### **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.**

Waiver of Section 8.2.1.D.6 to allow the changing image sign to be closer than 300 ft to the adjoining residentially zoned property.

#### **Explanation of Waiver:**

1. The waiver will not adversely affect adjacent property owners because the character and existing signage in the area. In addition, many of the adjacent property owners do not object to this changing image sign waiver with respect to distance. Many of neighbors are also members of the Elk's Lodge. There is a similar sign for the parish directly across Klondike Lane and this non-commercial sign intended to advertise not commercial products, but rather lodge and civic activities.

2. The waiver will not violate the Comprehensive Plan because this sign is compatible and related to a use that is in keeping with the residential properties in the area. The proposed sign has an aesthetically attractive design and is very similar to other signage in the area. The changing image is recognized as not presenting a traffic or road safety hazard as long as the image does not change too frequently.

3. The extent of waiver of the regulation is the minimum necessary to afford relief to the applicant because it has set this sign back at an appropriate distance from Klondike Lane. Without such relief the applicant would be unable to install the changing image sign at any location on the property.

4. Strict application of the provisions of the regulation would deprive the applicant of a reasonable use of the land or would create an unnecessary hardship on the applicant. Without such relief the applicant would be unable to install the changing image sign which has the overwhelming support of the neighbors and would prevent the club from appropriately advertising club events and functions that benefit the club and neighborhood.

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To be removed

NEW KODIAK FISHERY  
MCKEN LANE 500 N. 13 ST  
PUBLIC MARKET

84.2 in

72 in

46 in

20.7 in



ONDIKE LANE R/W VARIES

278.15'

N58°05'35"E

Proposed

sign location

29.2'

278.00'

4.4'

REMOVED

To be

EX. TEMP.  
SIGN TO BE  
RELOCATED  
OUT OF R/W

EX. 3'x4' SIGN

EX. 4'x4'x8' TALL  
SIGN w/ ROOF

LLA 853 SF.

LLA 209 SF.

LLA 1,000 SF.

To be  
REMOVED

PROP. 15'  
S&D ESM'T