

APPLICATION NUMBER

5111

A REQUEST FOR

**SIGN VARIANCE TO ALLOW TWO FREESTANDING
SIGNS ON A SINGLE TENANT SITE; A MAXIMUM OF
ONE FREESTANDING SIGN IS ALLOWED ON A SINGLE
TENANT SITE**

LOCATED AT

15 WISTERIA AVENUE

(Southwest corner of Old Shell Road and Wisteria Avenue)

APPLICANT/AGENT

H. DON BOWDEN

OWNER

ASHLAND PLACE UNITED METHODIST CHURCH

BOARD OF ZONING ADJUSTMENT

MAY 2002

The applicant is requesting a Sign Variance to allow two freestanding signs on a single tenant site; a maximum of one freestanding sign is allowed on a single tenant site.

The applicant states that Ashland Place United Methodist Church would like to construct an additional freestanding sign on the North portion of their property fronting Old Shell Road. The applicant states several reasons for this variance application. First, the fact that the church has grown. Second, access to the property has changed along with the direction from where the members and visitors approach the site.

While the applicant has listed reasons for wanting additional signage, the reasons listed would not be considered a hardship, but growth pains that every successful organization hopefully experiences. Additionally, change in access would be a self-imposed hardship.

The Ordinance states that no variance shall be granted where economics are the sole basis for the application; and, unless the Board is presented with sufficient evidence to find that the variance will not be contrary to the public interest, and that special conditions exist such that a literal enforcement of the Ordinance will result in an unnecessary hardship. The Ordinance also states that a variance should not be approved unless the spirit and intent of the Ordinance is observed and substantial justice done to the applicant and the surrounding neighborhood.

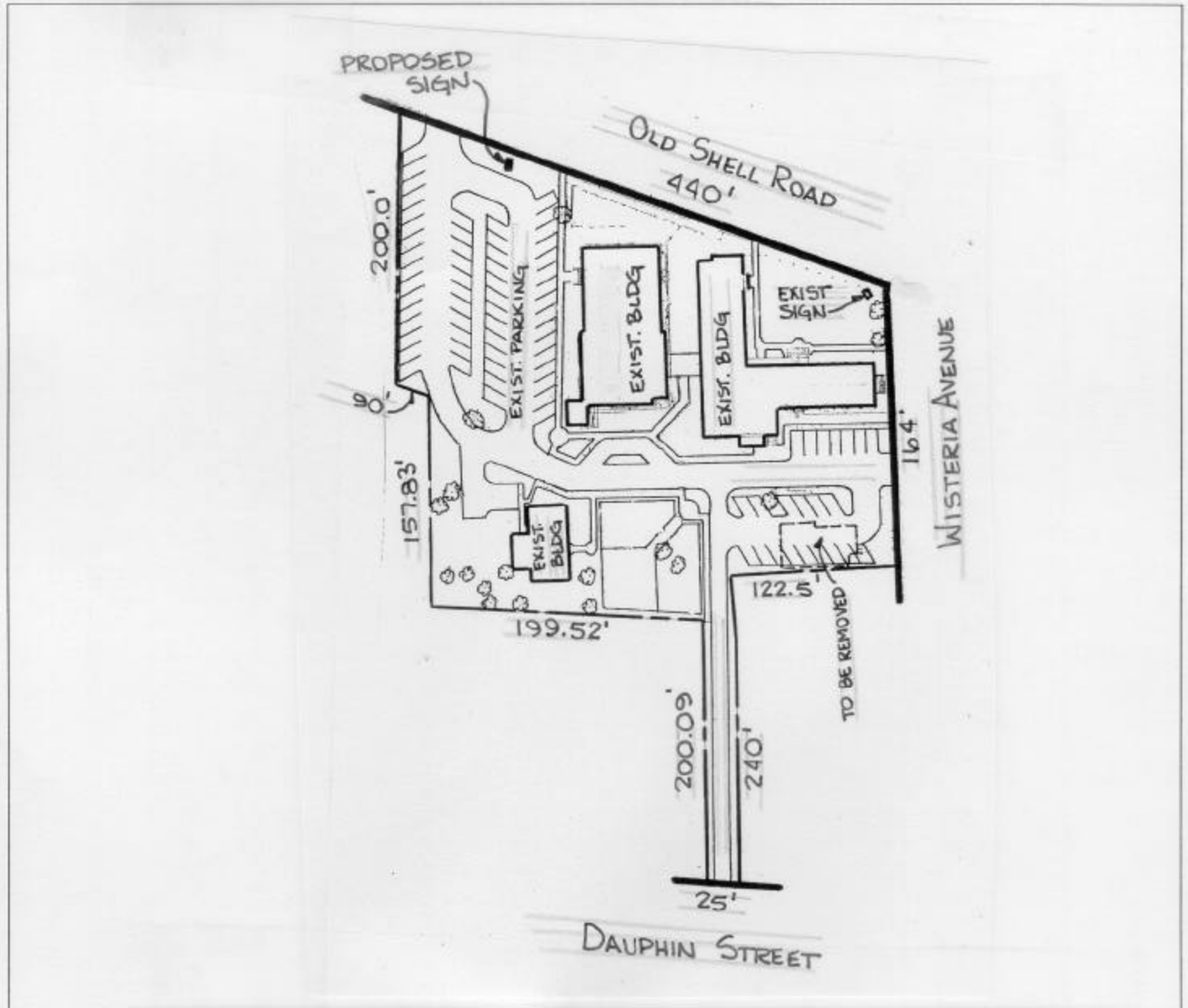
The applicant failed to illustrate that a literal enforcement of the Ordinance would result in an unnecessary hardship. It is simply the applicant's desire to have four monument signs.

RECOMMENDATION 5111

Date: May 6, 2002

Based on the preceding, it is recommended that this application be denied.

SITE PLAN



The site is located on the Southwest corner of Old Shell Road and Wisteria Avenue. The plan illustrates the existing structures, parking, and sign, along with the proposed sign.

APPLICATION NUMBER 5111 DATE May 6, 2002

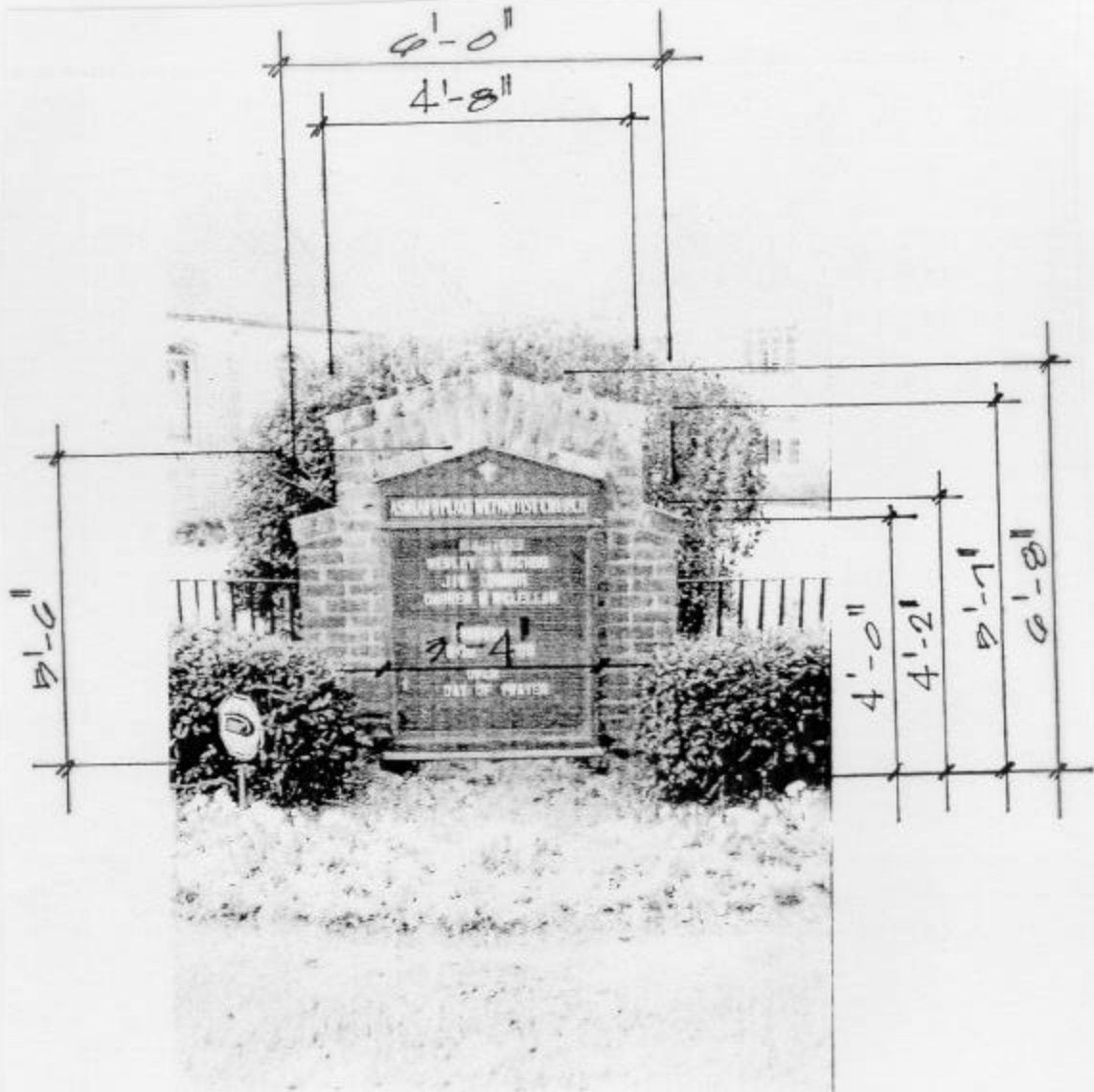
APPLICANT H. Don Bowden (Ashland Place United Methodist Church, Owner)

USE/REQUEST Sign Variance



NTS

SIGN DETAIL



EXISTING SIGN

APPLICATION NUMBER 5111 DATE May 6, 2002

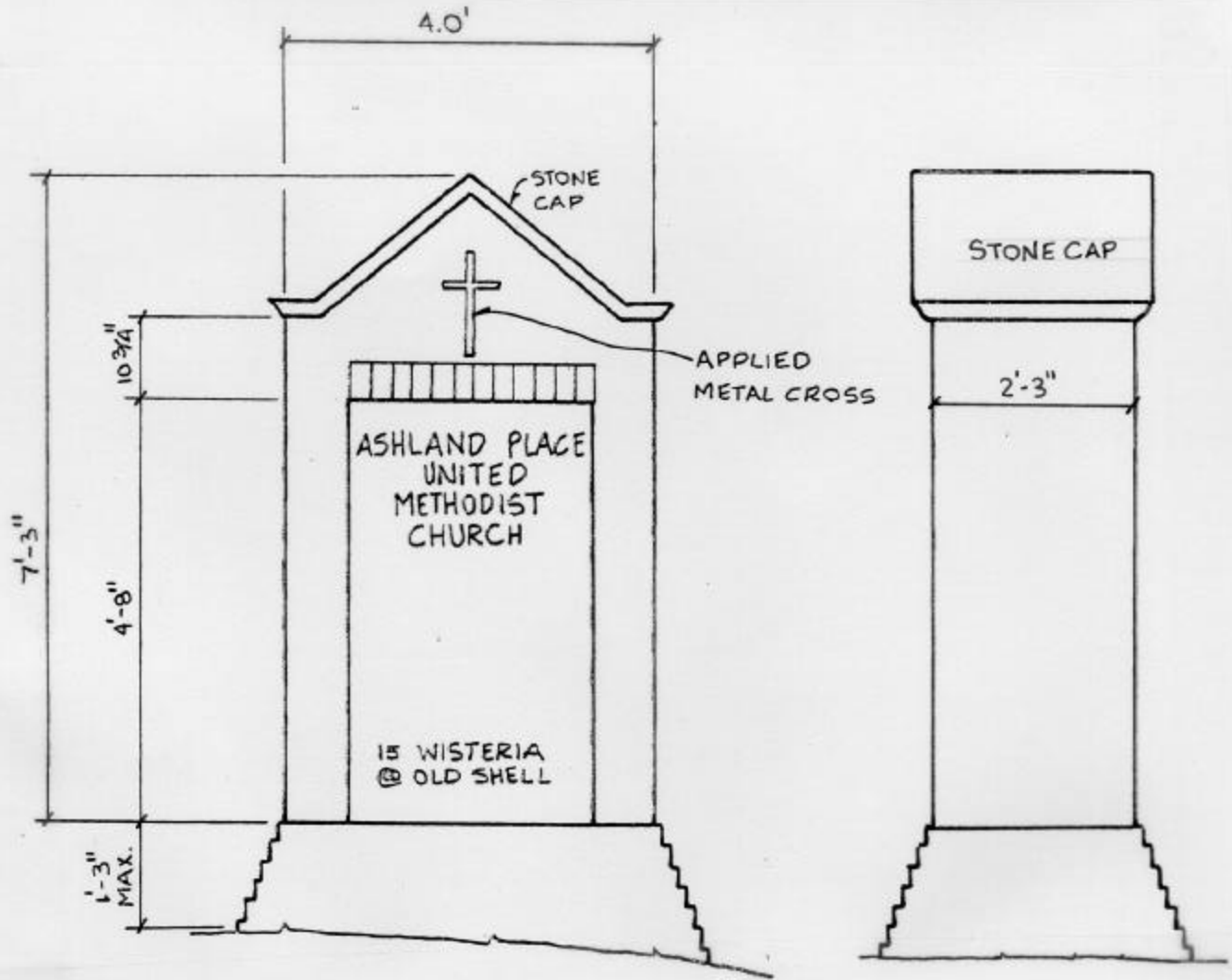
APPLICANT H. Don Bowden (Ashland Place United Methodist Church, Owner)

USE/REQUEST Sign Variance



NTS

PROPOSED SIGN DETAIL



APPLICATION NUMBER 5111 DATE May 6, 2002

APPLICANT H. Don Bowden (Ashland Place United Methodist Church, Owner)

USE/REQUEST Sign Variance



NTS