

Applicant requests a Variance under Section 20.18.430 (Sign Location) in an AO/sc/sp zone.

This would permit the location of a monument sign to within 11 feet from the back of the curb line.

The required location of a monument sign is 15 feet from the back of the curb line in the A-O/sc/sp (Apartment-Office/Special Contract/Special Permit) zone.

BACKGROUND

The applicant is requesting a Variance for placement of an on-premise sign that is 4 feet closer to the curb line than is permitted by the zoning code. A site visit shows that there is a drop-off in elevation directly behind the sign that prevents the sign from being located 15 feet behind the curb line. A Special Permit ZON08-00050 was granted for off-site parking by the City Council on September 30, 2008.

CALCULATIONS

Required sign setback = 15'

Requested sign setback = 11'

STAFF RECOMMENDATION

Staff recommends approval, with a condition, of the Variance due to the special condition of the property that slopes back from the level of the street; the request is consistent with the public interest; a literal enforcement of the ordinance would create an unnecessary hardship; and, the spirit of the zoning ordinance would be observed and substantial justice done if the Variance is approved. The condition of the approval is that the driveway in front be improved according to the Engineering-Traffic Division's recommendations.

The Zoning Board of Adjustment is empowered under Section 2.16.030 to:

"Authorize in specific cases a variance from the terms of a zoning ordinance if the variance is not contrary to the public interest and, due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship, and so that the spirit of the ordinance is observed and substantial justice is done."

The following questions should be carefully considered in order to grant a variance:

1. Is the variance consistent with public interest?
2. Is the need for the variance due to special conditions?
3. Would a literal enforcement of the ordinance create an unnecessary hardship?
4. Would the spirit of the ordinance be observed and substantial justice done if the variance is approved?

Definition of Unnecessary hardship, Section 20.02.1128

"Unnecessary hardship" means a hardship by reason of exceptional shape of a lot, exceptional topographic conditions, or other exceptional physical conditions of a parcel of land. Unnecessary hardship shall not include personal or financial hardship or any other hardship that is self-imposed.

TROWBRIDGE DRIVE

120.0'

200.0'

S 53° 06' 0" E

120.0'

PROPOSED ADDITION

EXISTING BUILDING

Med. relief position

3

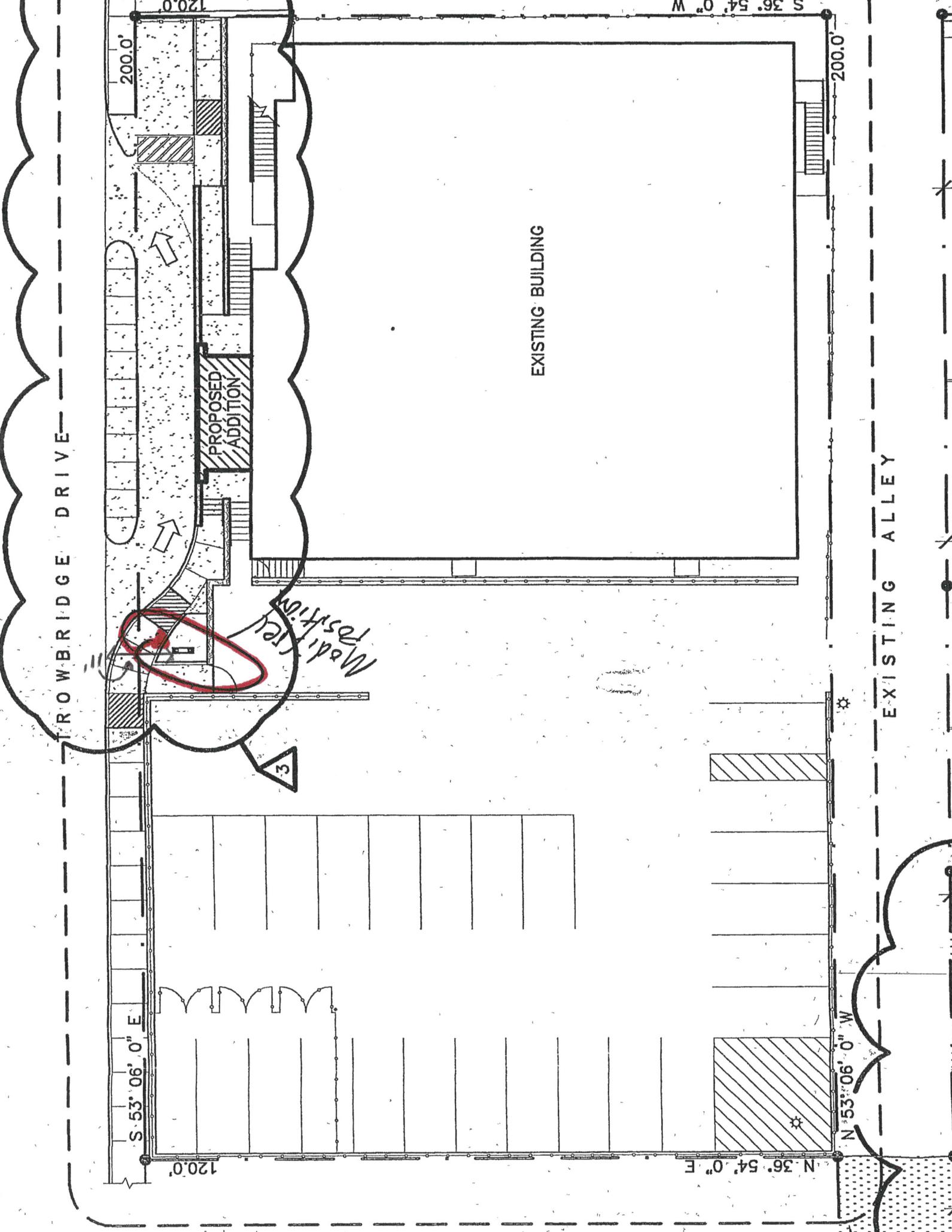
S 36° 54' 0" W

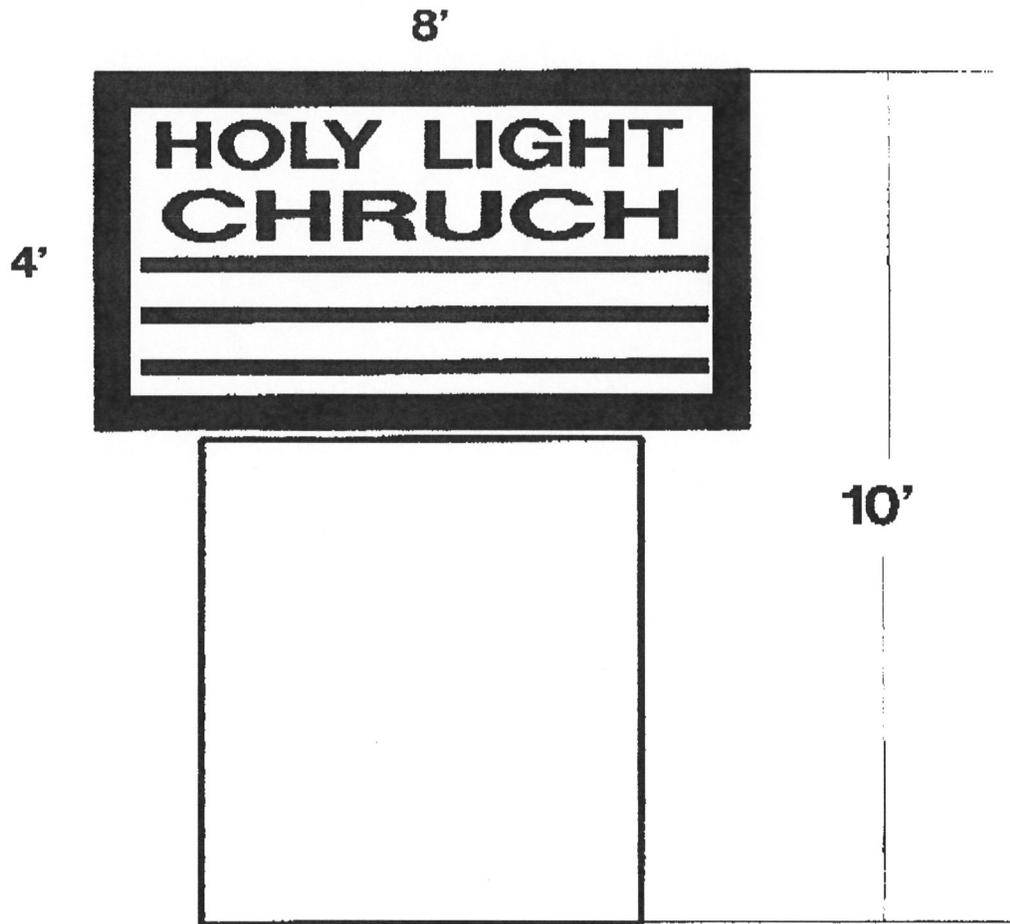
200.0'

N 36° 54' 0" E

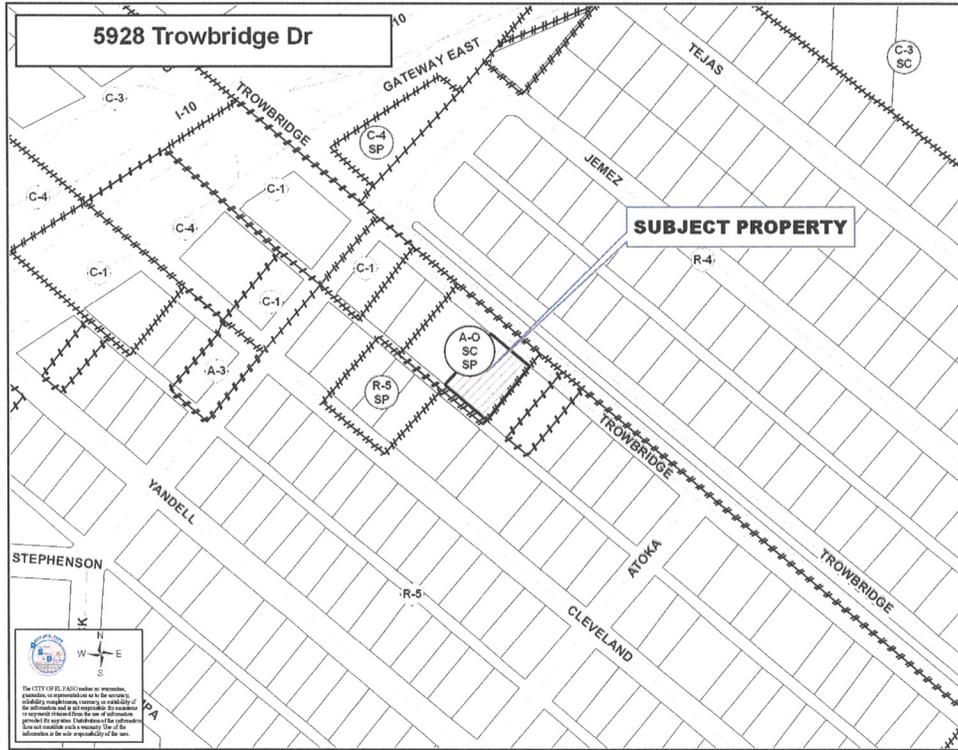
N 53° 06' 0" W

EXISTING ALLEY





ZONING MAP



NOTIFICATION MAP

