

Sign Sq.Ft. Variance

1. The variance is in harmony with the general purpose and intent of this Title and the adopted comprehensive master plan; and

Due to unusual conditions of the property these changes need to be made to be in harmony with the general purpose and intent of this Title.

2. Strict enforcement of this Title would result in practical difficulties or impose exceptional hardships due to special and unusual conditions which are not generally found on other properties in the same zoning district; and

Because the building is set back 4 times more than other commercial properties in the area we will lose the same visibility as other properties in the area.

3. The variance, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property.

Because the sign square footage is reasonable considering the set back of the property and will be consistent with neighborhood characteristics.