

**Standards for Granting a Zoning Variance and/or Sign Variance:**  
**Section 6-3-6:2:**

**Foxson Sign Variance 605 S. Washington**

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

“The general purpose and intent of this Title is to provide for special additional signage requirements in unique property environments based on speed limits and parcel size; in order to protect the distinct character and identity of the Central Business District; and to minimize any adverse impact on adjacent uses due to close proximity and/or intensity of use within TU district. The subject property is a large, 19,500 sf parcel with approximately 150 lineal feet of frontage on Washington Street. The illumination portion of the proposed sign has three initials and six words which minimizes distraction to drivers, while at the same time clearly indicating a dental facility. The character of the sign is consistent with, and not distracting to, other existing signs in the area. Therefore, the variance is in harmony with the general purpose of the 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.**

“The primary treatment administered at the subject dental facility is oral surgery. Patients in surgery are placed under various degrees of anesthesia. The combination of surgery and anesthesia can occasionally increase the chances of a medical emergency that would require an emergency transfer to a hospital via ambulance. An internally illuminated sign is more readily visible to emergency responders. A less visible sign could result in practical difficulties.

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

“The existing essential character of the neighborhood is smaller lots, with less frontage on Washington Street, each with its own sign and external illumination (note, one of the existing adjacent signs is already internally illuminated). The subject property is much larger than the adjacent properties and the subject sign, not internally lit, has been in place for several years, and has not altered the essential character of the property. The proposed internal illumination may cause less glare than an externally illuminated sign. The proposed variance would not alter the essential character of the neighborhood.”