
CITY OF ARNOLD, BOARD OF ADJUSTMENT, JANUARY 16TH 2019

TO: BOARD OF ADJUSTMENT
FROM: LLOYD MONTGOMERY, BUILDING COMMISSIONER
RE: BA2018-09, 1400 JEFFCO BLVD., ARNOLD, MO.
DATE: JANUARY 16TH 2019

Request:

BA2018-09: Variance Request to the Zoning Code, Chapter 415, C-2 Commercial District, Section 415.130 A.3., pertaining to signs allowed in Light Commercial Districts for 1400 Jeffco Blvd., Arnold, Mo.

Analysis:

Simon Sign Erection Co., representing EES Inc. is asking for a variance to our zoning code which states:

One (1) wall sign or electric awning sign not to exceed fifteen percent (15%) of aggregate area of building elevation on which the signs are installed.

Below is the criteria used to consider the request.

The granting of the variance will not be detrimental to the public safety, health, and welfare or injurious to other property/improvements in the neighborhood in which the property is located.

The granting of the variance will not be detrimental to the public safety, health, and welfare or injurious to other property/improvements as it will not affect any other properties or the right-of-way.

Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the letter of these regulations are carried out.

The addition of the sign would enhance the property and would not be detrimental to surroundings or any other conditions.

The conditions upon which the request for a variance is based are unique to the property to which the variance is sought, and are not applicable generally to other property.

The conditions for this request are unique to this property and possibly would not be applicable to other surrounding properties.

Recommendation:

Staff recommends consideration of this request based on the following findings:

Findings:

1. The granting of the variance will not be detrimental to the public safety, health and welfare or injurious to other property/improvements since it has no effect on neighboring properties or the property itself.
2. Allowing this variance will not affect the physical surroundings or topographical conditions of this specific property and would create a hardship for the owner if not granted.
3. The conditions for this variance are unique to this particular property and does not apply to any other surrounding properties as their side entrance is their main entrance.

Community Development Department
City of Arnold
2101 Jeffco Blvd.
Arnold, MO 63010
636-282-2378
636-282-6677 Fax

1/16/19
cmty



BOARD OF ADJUSTMENT VARIANCE APPLICATION

File Number BA2018-09

\$400.00 Fee - Paid pd-12/4/18

APPLICANT/CONTRACT PURCHASER

OWNER

Simon Sign Erection Company, Inc.

EES Inc (Jeff Kochevar)

Name

Name

2729 St. Louis Ave., St. Louis, MO 63106

518 17th St., Denver, CO 80202

Address, City, State, Zip

Address, City, State, Zip

(314) 652-5900

303-909-9154

Telephone Number

Telephone Number

(314) 652-6311

Facsimile Number

Facsimile Number

1400 Jeffco Blvd.

C2, Light Commercial & Limited Zones

Property Address (or nearest intersection)

Zoning of Property

Adjacent Zoning/Uses:

North

South

East

West

Requested Variance/Section of Code _____

Request variance to allow for a 2nd wall sign to be placed over the entrance to the building facing
the parking lot on the side elevation.

Date of Application _____

Meeting Date Targeting _____

Signature of Applicant and/or Owner

Jonathan Simon

Contact Person (please print)

Phone: (314) 652-5900

Email: office@simonsign.com

Petition Stating Basis For Appeal & Specific Relief Sought

Basis for appeal: Request variance to be permitted to install a 2nd wall sign for the property. The wall sign would be placed over the entrance to the business.

Specific relief sought: To have a wall sign over the entrance to store. The other wall sign which is approved by code is being placed on the elevation that directly faces Jeffco Blvd. & needs to be placed there for visibility to alert customers/traffic of location.

Granting of variance will not be detrimental to the public safety, health, or welfare or injurious to other property or improvements in the neighborhood in which the property is located as it does not distract vehicle traffic or flash/blink or is in the way of anything.

The conditions upon which the request for a variance is based are unique because this particular building has its entrance on the side elevation and does not face the main road, Jeffco Blvd.

Because of the shape of this building & property the entrance to their store is situated on the side facing the parking lot and being a new business to the area a wall sign over the entrance is integral to them establishing their presence in the community.