### CITY OF ARNOLD, BOARD OF ADJUSTMENT, JANUARY 16<sup>TH</sup> 2019

TO:

**BOARD OF ADJUSTMENT** 

FROM:

LLOYD MONTGOMERY, BUILDING COMMISSIONER

RE:

BA2018-09, 1400 JEFFCO BLVD., ARNOLD, MO.

DATE:

**JANUARY 16<sup>TH</sup> 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.

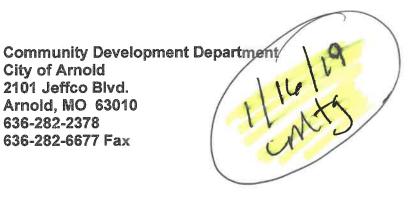
#### Recommendation:

#### 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.

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





# **BOARD OF ADJUSTMENT VARIANCE APPLICATION**

File Number 62018-09	\$400.00 Fee - Paid 4d - 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) Zonin	g of Property	
Adjacent Zoning/Uses:		
Adjacent Zoning/Uses: North South	East West	
	East West	
North South Requested Variance/Section of Code	East West  be placed over the entrance to the building facing	1g
North South Requested Variance/Section of Code		ng
North South  Requested Variance/Section of Code  Request variance to allow for a 2nd wall sign to		ng
North South  Requested Variance/Section of Code  Request variance to allow for a 2nd wall sign to		ng
North South  Requested Variance/Section of Code  Request variance to allow for a 2nd wall sign to		ng
Requested Variance/Section of Code  Request variance to allow for a 2nd wall sign to the parking lot on the side elevation.  Date of Application	be placed over the entrance to the building facir	ng
North South  Requested Variance/Section of Code  Request variance to allow for a 2nd wall sign to the parking lot on the side elevation.	be placed over the entrance to the building facing.  Meeting Date Targeting	ng

office@simonsign.com

Email:

## Petition Stating Basis For Appeal & Specific Relief Sought

Basis for appeal: Request variance to be permitted to install a 2<sup>nd</sup> 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.