



To: BZA/PRC
From: Jason Foster, Community Development Administrator
Date: September 18, 2022
Subject: Staff Report for BZA 23-01 129 W Franklin Street

Summary of the Request

The applicant, Kelley Andary, is requesting approval to allow a variance of Zoning Code section 18.20 B(2)(a) to allow an additional wall/roof sign at 129 W Franklin Street. The additional wall/roof sign is proposed to be located on the west facing wall (facing the parking lot). The proposed sign measures 32 inches in height and 96 inches in width for a total square footage of 21.33 square feet.

18.20.B PERMITTED SIGNS (OLD VILLAGE-DISTRICT)

(2) NUMBER OF SIGNS PERMISSIBLE

(a) Single Occupant-Buildings

Single occupant buildings are permitted one (1) sign of each sign type (free-standing, wall/roof or projecting) no larger than the permissible size (see Section (4) below) for each frontage on a public street. One (1) additional sign no greater than one (1) square foot in area is permitted for each entrance, when flush mounted near the entrance for purposes of pedestrian information. No other exterior signs are permitted unless they are identified as a permitted exception in Section (7) "Exceptions."

Applicant Information

Kelley Andary

Current Zoning District

B-4, Central Business District

Parcel Identification

L35000100020012700

Additional Actions or Next Steps to be taken by the City

The Board of Zoning Appeals will make a final decision on the variance request at the October 17, 2023, BZA meeting.

Applicant’s Reason for the Request

The applicant wishes to construct an additional wall sign for greater visibility.

Surrounding Land Use within 1,000 Feet

Commercial, single-family residential, multi-family residential

Previous Related Development Decisions in the Immediate Area (3-5 Years)

N/A

Comprehensive Plan Applied to the Geographical Area

The Comprehensive Plan encourages development in the Old Village District.

Existing Public Utilities

Water, Gas, Electric, Sanitary Sewer

Soil Survey Data

N/A

Classification of Streets, Traffic Volumes & Direction, Planned Improvements

N/A

Flood Plain Information

N/A

Comments from City and County Agencies

N/A

Supporting Maps & Graphics

See attached

Staff Recommendation

Staff recommends approval of the variance request from the Board.

