

# Razoo's Sign Variance

## Location:

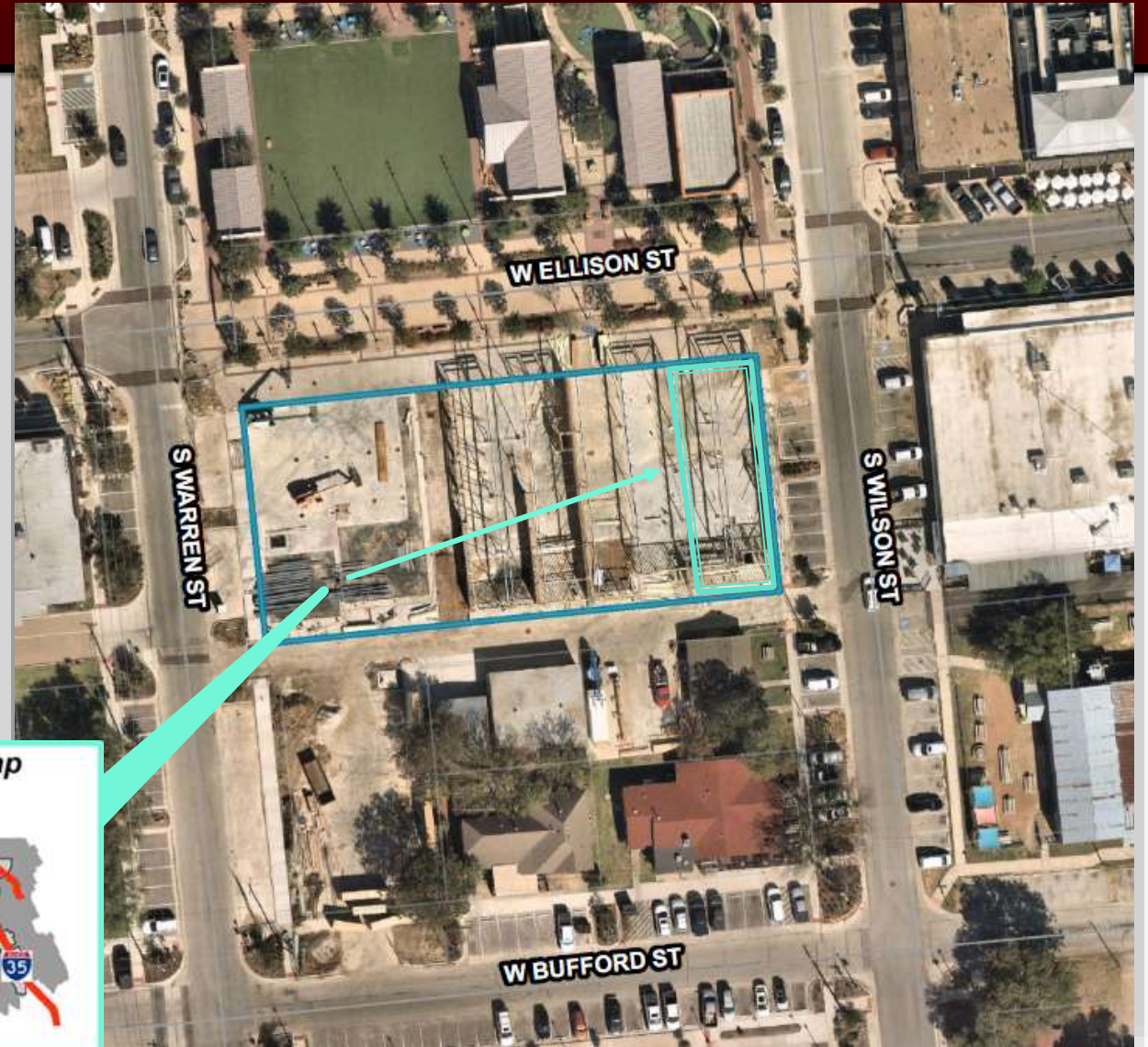
- 135 Ellison St.
- suite: 101

## Applicant:

Tommy Tanner  
Mello Signs

## Item for approval:

Sign Variance (Case 22-156)



# Razoo's Sign Variance

## Sign Variance Summary:

Section 63-11 (Roof signs) of the Sign Ordinance prohibits the following sign type:

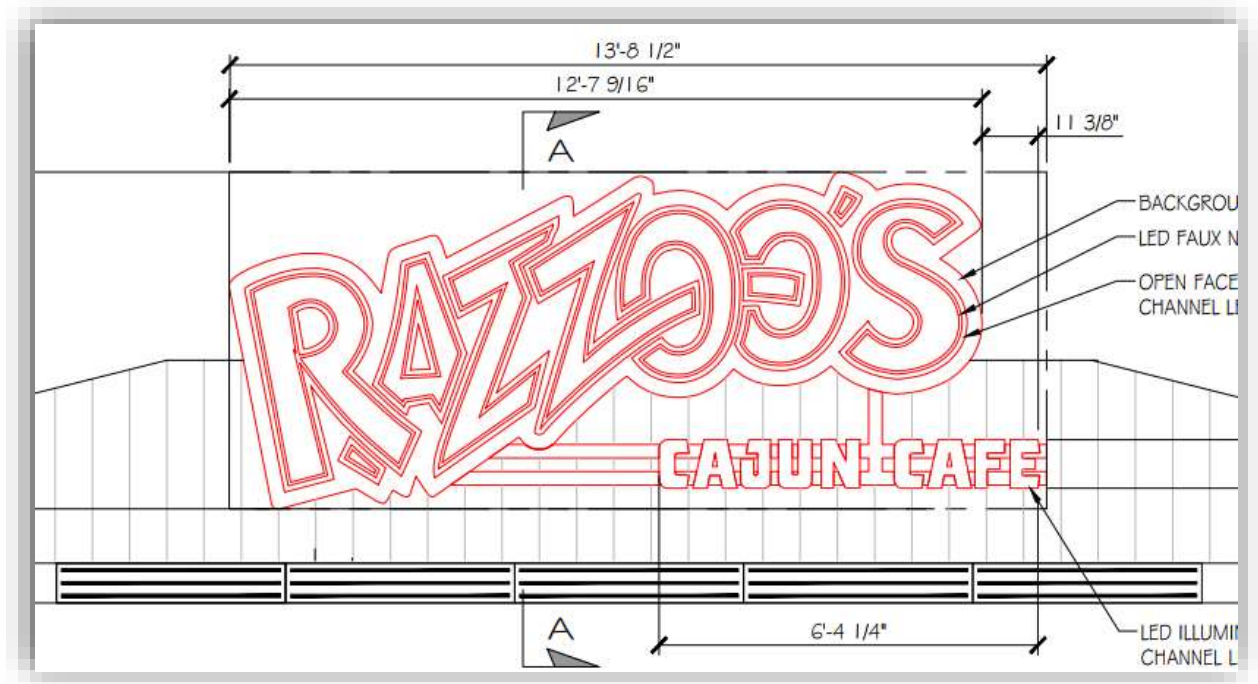
- Roof signs as defined in section 63-20 of this chapter.

Section 63-20 (Definition of sign types) of the Sign Ordinance describes roof signs as:

- “Wall sign erected in whole or in part on a roof, or against, or directly above the highest point of the roofline, parapet, fascia of the building or above the surface of an awning or canopy.”

Sections 63-37 (Projection sign) of the Sign Ordinance contains the following requirement:

- *Number of signs* = One per building elevation.



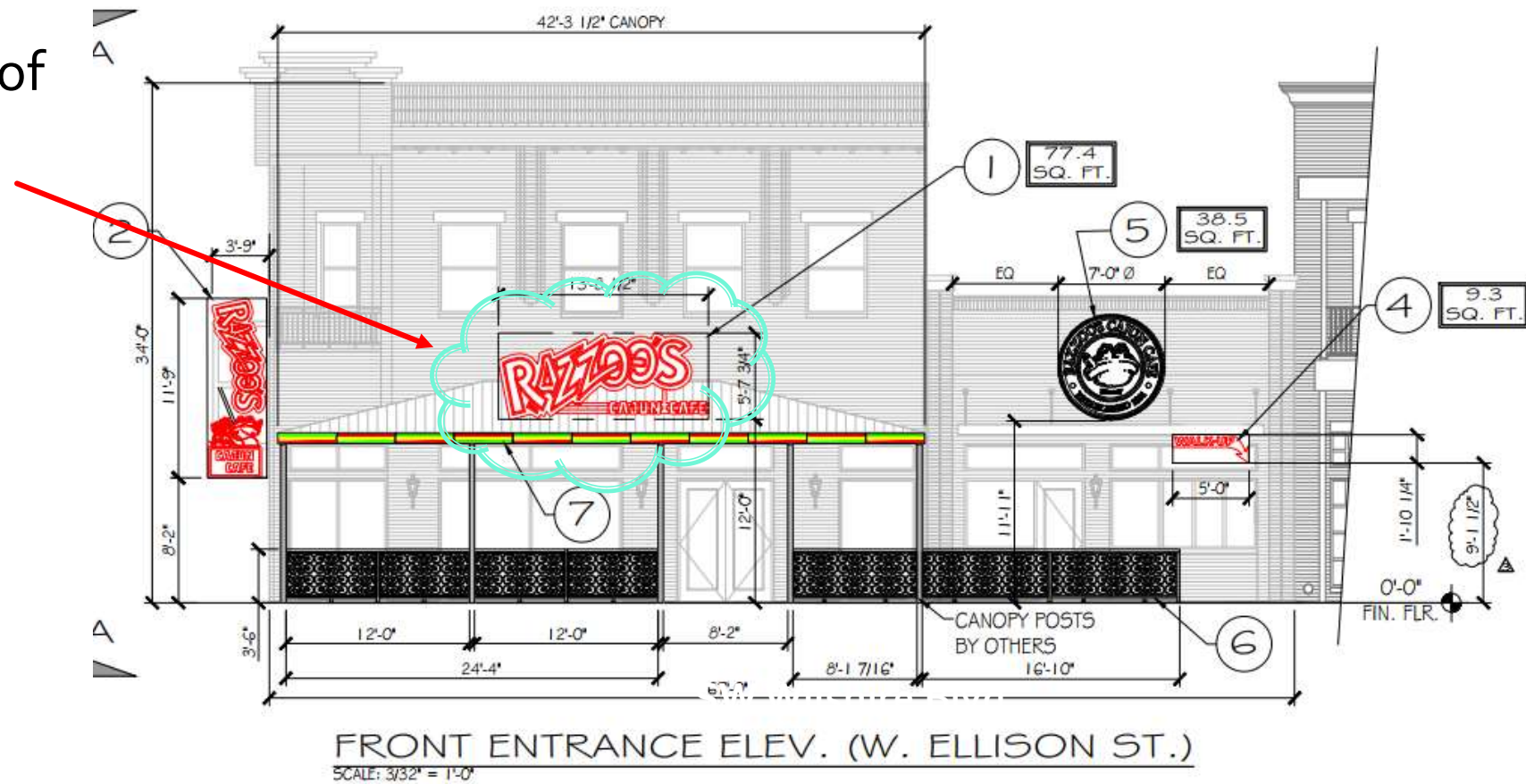
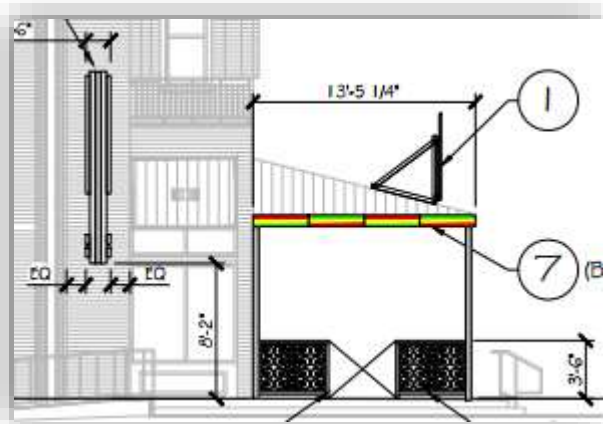
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## Request #1:

- A variance to allow for a roof sign on the primary (north) elevation.

## Applicant's Justification:

- Maintain national brand consistency.



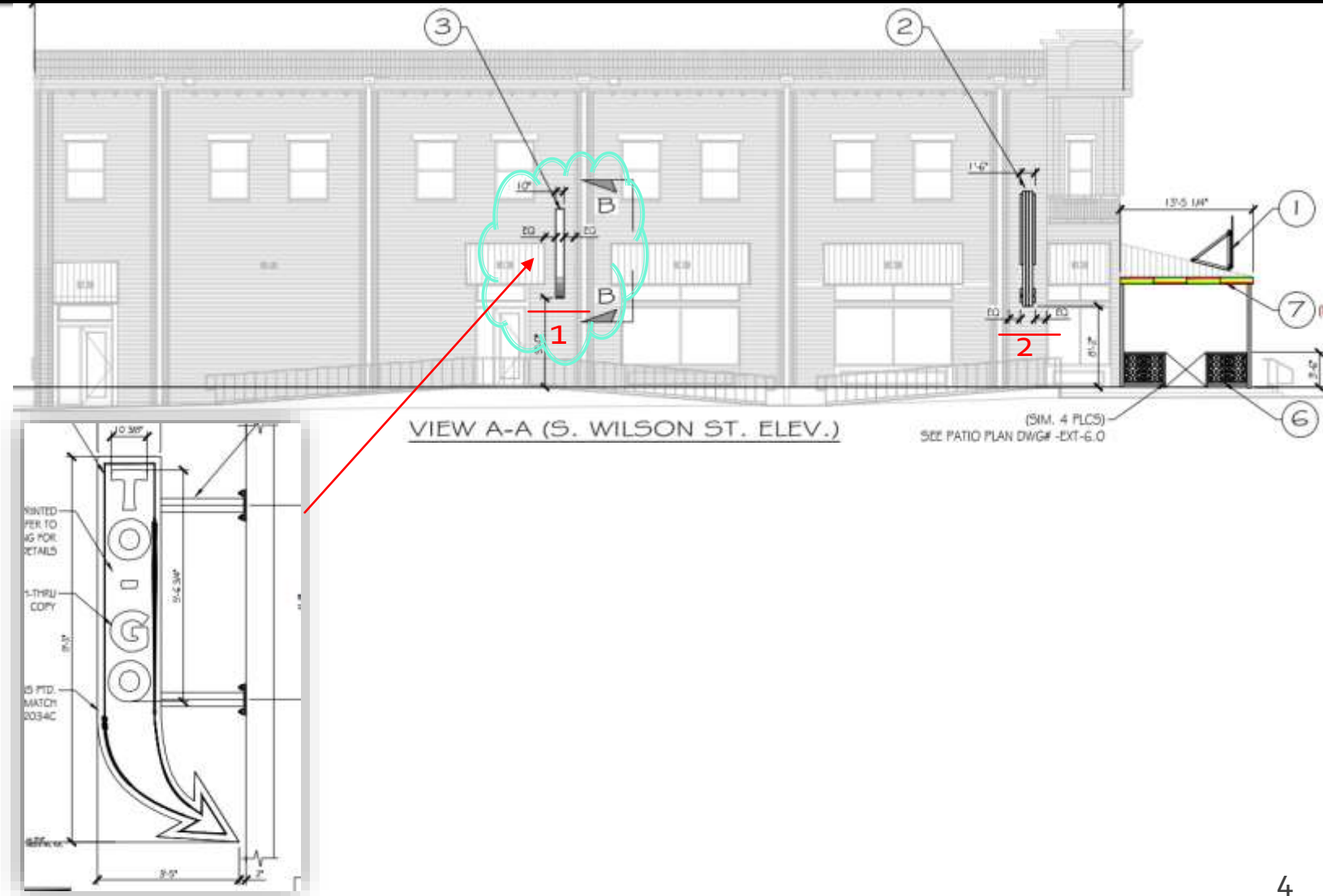
# Razoo's Sign Variance

## Request #2:

- A variance to allow two projection signs on the side (east) elevation

## Applicant's Justification:

- The purpose of the second sign is to be directional - eliminate confusion regarding the entrance to the second floor.



# Razoo's Sign Variance

Consideration
<i>Special conditions</i> exist that are <i>peculiar to the land, structure or building</i> involved and are not applicable to other lands, buildings or structures in the same vicinity. The City may attach such conditions to granting all or a portion of any variance necessary to achieve the purpose of this chapter.
The <i>strict interpretation</i> of the chapter would <i>deprive the applicant of rights commonly enjoyed by other properties</i> in the vicinity under the terms of this chapter.
Special conditions and circumstances do not <i>result from the actions of the applicant(s)</i> and such conditions and circumstances do not merely constitute pecuniary hardship or inconveniences.
Granting the variance will meet the objectives of the ordinance and not be injurious to the adjoining property owners or otherwise detrimental to the public welfare
The request will be the minimum variance necessary to alleviate the special hardship or practical difficulties faced by the applicant in meeting the requirements of this chapter; and
Granting the variance will be in harmony with the <i>spirit and purpose</i> of this chapter.

# Razoo's Sign Variance

## Staff recommends approval

Staff recommends approval of the sign variance for a roof sign and two projection signs.

