

Board of Adjustment
June 28, 2023
BOA-2223-21

STAFF REPORT

GENERAL INFORMATION

APPLICANT	City of Norman
LOCATION	318 E. Comanche Street
ZONING	C-3, Intensive Commercial District
REQUESTED ACTION	VARIANCE of 17.4' to 28-505(b)(3) Projecting signs setback
SUPPORTING DATA	Location Map Application with attachments Drawing of Proposed Sign

SYNOPSIS: Applicant requests a 17.4' variance to the required four feet or less distance to the property line for a projecting sign. The proposed sign meets all the other requirements for a projecting sign in 28-505. A bus bay and pedestrian sidewalk will be added to the east side of the property, significantly decreasing the perceived distance from the sign structure to the property line.

Please see the application, site plan, and variance justification information attached.

VARIANCE CRITERIA PER SECTION 36-570:

A variance from the terms of Chapter 28 of this code shall not be granted by the Board of Adjustment unless and until an applicant shall comply with all provisions of this section and also indicate by written application that:

- (1) There are special circumstances or conditions such as the existence of buildings, topography, vegetation, sign structure or other matters on right-of-way, which would substantially restrict the effectiveness of the sign in question; provided, however, that such special circumstances or conditions must be peculiar to the particular business or enterprise to which the applicant desired to draw attention and do not apply generally to all business or enterprises.
- (2) The variance would be in general harmony with the purposes of this code, and specifically would not be injurious to the neighborhood in which the business or enterprise to which the applicant desired to draw attention is located.
- (3) The variance is the minimum one necessary to permit the applicant to reasonably draw attention to his business or enterprise.

The applicant provided responses to the three sign variance criteria. Please see the attached justification information.

DISCUSSION: This project adds a bus lane to Porter Avenue, adjacent to the location of the sign, this in turn pushes the sidewalk to the west. The location of the sign on the east side of the Transit Center will be approximately 17 feet from the east property line. However, due to the added bus lane the location of this sign is appropriately designed.

CONCLUSION: Staff forwards this request for a variance to the setback of a projecting sign and BOA-2223-21 to the Board of Adjustment for consideration.