



Review Standards

SIGN Variance

The Board of Zoning Appeals (BZA) will review the application package and determine if the proposed Dimensional Variance meets the required standards for approval. In the space below, and on additional paper if necessary, explain how the proposed project meets each of the following standards. (A sign variance shall only be granted where exceptional practical difficulties prevent the strict application of the requirements of this Chapter. A sign variance may be allowed by the BZA only in cases where all of the following conditions are met.)

Standard #1. Exceptional or Extraordinary Circumstances or Conditions.

Explain how the exceptional or extraordinary circumstances or conditions applying to the property for which the sign is intended that do not apply generally to other properties in the same Zone District or in the neighboring area. Exceptional or extraordinary circumstances or conditions may include:

Shape of Lot. A sign could not be placed in a required location due to the physical shape,

a. topography or other physical condition of a lot or to the location of an existing structure.

Not Applicable

Applicable

If applicable, describe below:

and/or

b.

Environmental Conditions. A sign could not be placed in the required location without removing or severely altering natural features, such as trees, topography, drainage courses or encroaching upon storm water facilities.

Not Applicable

Applicable

If applicable, describe below:

and/or

c. **View Obstructions.** A sign could not be reasonably seen by passing motorists due to the configuration of existing buildings, trees, signs or other obstructions on an abutting property.

Not Applicable

Applicable

If applicable, describe below:



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and/or

d. **Motorist Safety.** A sign could not be seen by passing motorists in sufficient time to allow safe deceleration and turning movements. The BZA shall consider the width of the road, driveway locations, number of moving lanes, volume of traffic, and speed limits.

Not Applicable Applicable If applicable, describe below:

Standard #2. Substantial Property Right.

Explain how the variance is necessary for the preservation of a substantial property right similar to that possessed by other properties in the same Zone District and in the neighboring area. Increased costs associated with complying with this Chapter shall not be considered as a basis for granting a variance.

Standard #3. Not Self Created.

Describe the immediate practical difficulty causing the need for the variance was not created by the applicant or any person having an interest in the sign, sign structure, or property.



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Standard #4. No Substantial Detriment.

Explain how granting the variance will not be detrimental to the public welfare, be injurious to other properties or improvements, endanger public safety, or substantially diminish or impair property values in the area.

Standard #5. *Master Plan/Zoning Ordinance.*

Explain how the variance will be consistent with, and not materially impair, the purpose and intent of this Article, the regulation that is the subject of the variance, the Master Plan and the Zoning Ordinance and Zone District.
