

A G E N D A R E P O R T

DATE September 21, 2004

ITEM Sign Variance at 202 2nd Avenue South (L 1 & 2, B 416, Original Town Site)

INITIATED BY Larry Lindseth (property owner)

ACTION REQUESTED Approve Variance

PREPARED & PRESENTED BY Kim Johnson, Parking & Zoning Supervisor

REVIEWED & APPROVED BY Mike Rattray, Community Development Director

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RECOMMENDATION:

The Board of Adjustment recommends that the City Commission approve the variance application and include the reduced pole sign allowance as a condition.

SYNOPSIS:

Larry Lindseth, owner of the property at 202 2nd Avenue South, has requested a variance to Section 15.11.200. This section of the “interim” sign code sets the area limitation for wall signs at a maximum of 200 square feet. **Mr. Lindseth wants to install new wall signage totaling 89.25 square feet and keep the existing 200 square feet of wall signage. If approved, 289.25 square feet of wall signage will be allowed on the multi-tenant property.**

BACKGROUND:

Larry Lindseth’s building houses a number of businesses/offices and will soon be home for the Breakes Ale House & Grill. The Ale House wants to install 89.25 square feet of new wall signage. However, the “interim” sign code limits the premises to a maximum of 200 square feet of wall signage. Currently, there is approximately 200 square feet of wall signage on the building’s North frontage. In asking for the additional wall signage, Mr. Lindseth will agree to install only 100 of the allowed 200 square feet of pole sign face permitted on the site. Presently, the wall signage limitation is a disincentive to the new business that must rely on signage to help the public/customer locate the new restaurant site. A review of the historical variance file found no similar variances in the immediate area.

The Board heard the request on Thursday, September 9, 2004. Staff reviewed the application, and the square footage requirements for signs per the “interim” sign code. Staff also mentioned that no adjacent property owners voiced any opposition or support of the variance and that a review of the historical variance file found no similar variances in the immediate area. Mr. Larry Lindseth presented his application explaining the need for the increase in signage, and reiterating his agreement to limit the amount of pole signage to the agreed upon amount. After the discussion, the Board voted unanimously to recommend the approval of the variance.

Attachment: Variance Application and Signage Plan (On file in City Clerk’s Office)