

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION FOR SIGN WAIVER SW-18-08

January 3, 2019

Location: 7100 Shindler Drive
Between Hipps Road and Feldman Road

Real Estate Number: 016177-0000

Waiver Sought: Reduce Minimum Setback from 20 Feet to 10 Feet

Current Zoning District: Residential Low Density 100B (RLD-100B)

Current Land Use Category: Low Density Residential (LDR)

Planning District: Southwest – District 4

Applicant /Agent: Shawn Ninesling
Nine Enterprises / Signarama
3633 Southside Boulevard
Jacksonville, Florida. 32216

Owner: Shindler Drive Baptist Church
Pastor Jonathan Reavis
7100 Shindler Drive
Jacksonville. Florida. 32222

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Sign Waiver **Ordinance 2018-0763 (SW-18-08)** seeks to reduce the minimum setback for a sign from 20 feet to 10 feet in the Residential Low Density 100B (RLD-100B). The applicant is seeking to install a new sign by the entrance to the property, but due to the location of a parking lot driveway isle the setback cannot be met to the extent of the code.

NOTICE TO OWNER / AGENT

Section 656.1310, Ordinance Code, sets forth procedures and criteria for evaluating waivers of the Part 13 sign regulations. Section 656.1310 of the Ordinance Code defines a sign as “a painting, structure or device which is placed, erected, or constructed or maintained on or in the ground, or on or outside of an enclosed building or other object or structure or affixed or painted on or inside an exterior window of a building for the purpose of displaying information, advertisement or

attraction of the attention of persons, including posters, pictures, pictorial or reading matter and a letter, word, model, device or representation used in the nature of an advertisement, announcement, attraction or direction”.

STANDARDS, CRITERIA AND FINDINGS

Pursuant to Section 656.1310(a)(i) through (x), Ordinance Code, provides that, with respect to action upon Applications for Sign Waivers, the Planning Commission shall grant a waiver only if substantial competent evidence exists to support a positive finding based on each of the following criteria as applicable:

- (i) *Will the effect of the sign waiver be compatible with the existing contiguous signage or zoning and consistent with the general character of the area considering population, density, scale, and orientation of the structures in the area?*

Yes. The effect of the sign waiver will be compatible with the existing contiguous zoning and general character of the area. The signs along Shindler Road vary in setbacks, and are not internally illuminated. The proposed setback reduction will not be an obvious change compared to other neighborhood and business signs in the area.

- (ii) *Would the result detract from the specific intent of the zoning ordinance by promoting the continued existence of nonconforming signs that exist in the vicinity?*

No. The result of the sign waiver will not detract from the specific intent of the zoning ordinance, in that the new sign is unable to conform to required setbacks due to the existing vehicle use area. The situation is unique to the subject property and would not promote the existence of any other non-conforming signs in the area.

- (iii) *Could the effect of the proposed waiver diminish property values in, or negatively alter the aesthetic character of the area surrounding the site, and could such waiver substantially interfere with or injure the rights of others whose property would be affected by the same?*

No. The effect of the proposed sign waiver is unlikely to diminish property values in, or negatively alter the aesthetic character of the area surrounding the site, in that the proposed sign will still be setback substantially from the road.

- (iv) *Would the waiver have a detrimental effect on vehicular traffic or parking conditions, or result in the creation of objectionable or excessive light, glare, shadows or other effects, taking into account existing uses and zoning in the vicinity?*

No. the waiver is unlikely to have a detrimental effect on vehicular traffic or parking conditions. The reduced setback will allow for an existing parking lot to be accessed from its current drive isle.

- (v) *Is the proposed waiver detrimental to the public health, safety or welfare, or could such*

waiver result in additional public expense, creation of nuisances, or cause conflict with any other applicable law?

No, the proposed waiver is unlikely to be detrimental to the public health, safety, or welfare in that there are sign along Shindler Road that are similar in setbacks and have no current negative effects.

- (vi) *Does the subject property exhibit specific physical limitations or characteristics, which could be unique to the site and which would make imposition of the strict letter of the regulation unduly burdensome?*

Yes, the subject property does exhibit specific physical limitations that limit the possible setback of the sign location from the road. The current vehicle use area would need to be redesigned so that the sign would not interfere with the driveway, and this is seen as a burden on the property owner.

- (vii) *Is the request based exclusively upon a desire to reduce the costs associated with compliance and is the request the minimum necessary to obtain a reasonable communication of one's message?*

No. The request is not based on a desire to reduce the costs associated with compliance, but is rather based upon a desire to update a current sign with a more modern design. The request is the minimum necessary to obtain a reasonable communication of the churches message.

- (viii) *Is the request the result of violation that has existed for a considerable length of time without receiving a citation and if so, is the violation that exists a result of construction that occurred prior to the applicants acquiring the property, not being a direct result of the actions of the current owner?*

No, the request is not the result of any cited violation.

- (ix) *Does the request accomplish a compelling public interest, such as, for example, furthering the preservation of natural resources by saving a tree or trees?*

The Planning Department has not identified any result of the request that is in the public interest at this time.

- (x) *Would strict compliance with the regulation create a substantial financial burden when considering the cost of compliance?*

Yes. Strict compliance with the regulation could create a financial burden on the applicant. Redesigning the vehicle use area would more than likely have a substantial cost to the church.

SUPPLEMENTARY INFORMATION

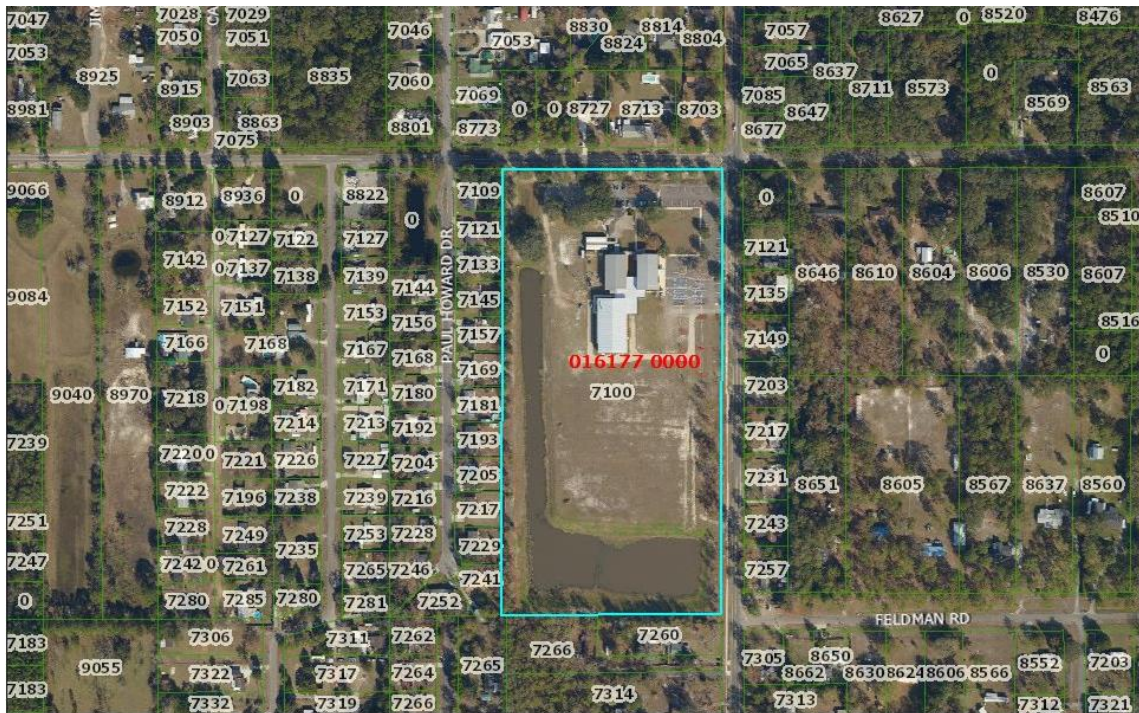
Upon visual inspection of the subject property on November 20, 2018 by the Planning and Development Department, the required Notice of Public Hearing signs **were posted**.



Source: Planning and Development Department
Date: November 20, 2018

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application Sign Waiver **SW-18-06 (Ordinance 2018-0763)** be **APPROVED**.



Aerial View

Source: JaxGIS
Date: November 20, 2018



Proposed Location of the New Sign.

Source: Planning and Development Department
Date: November 20, 2018



View of the Current Sign that will be removed from the Corner of Shindler Rd. and Hipps Rd, as well as the current setback from the road of the old sign.

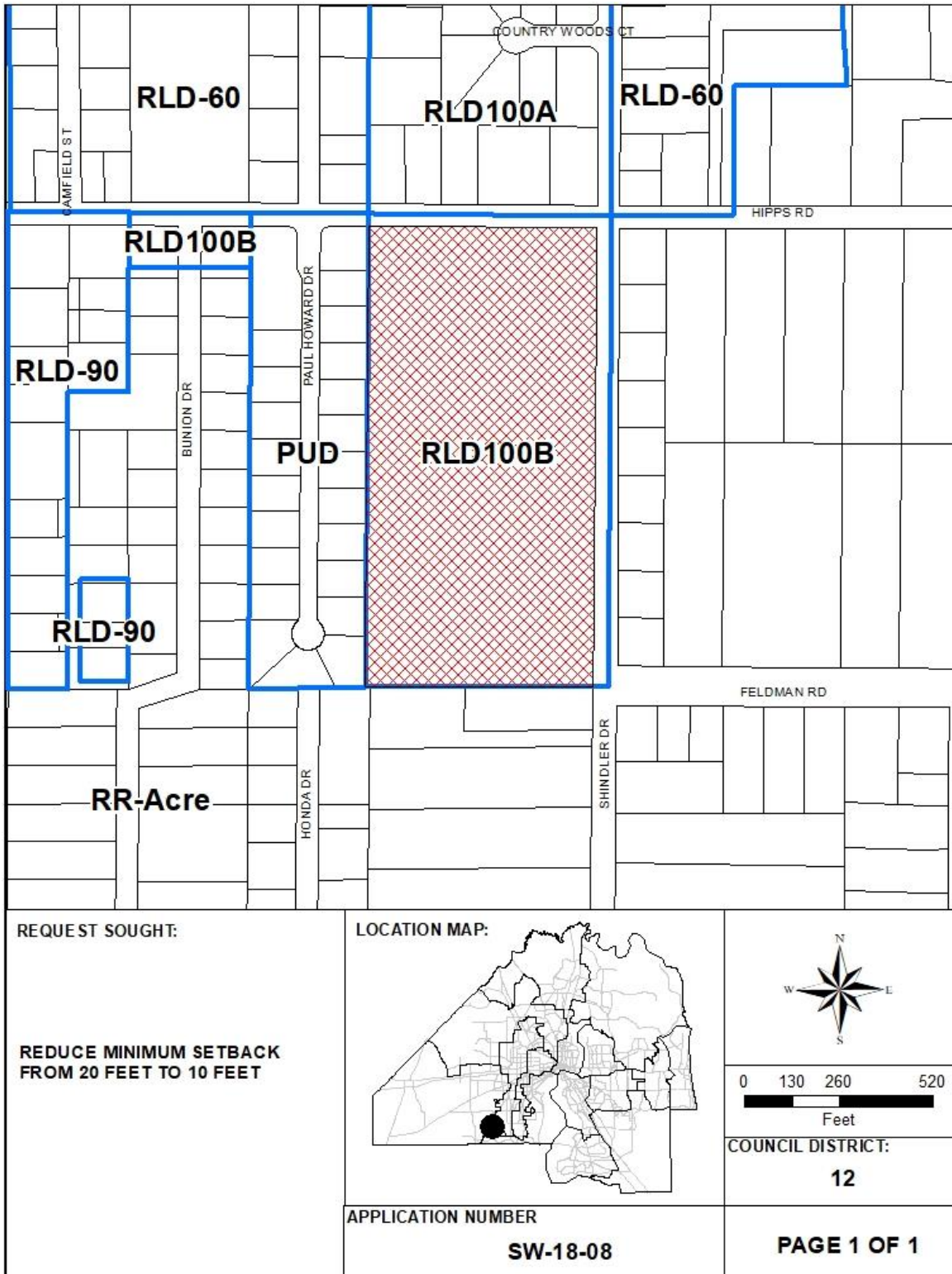
Source: Planning and Development Department
Date: November 20, 2018



View of the Subject Property.

Source: Planning and Development Department

Date: November 20, 2018



Legal Map

Source: JaxGIS
Date: November 20, 2018

Date Submitted:	10-3-18
Date Filed:	10-10-18

Application Number:	SW-18-08
Public Hearing:	2018-763

Application for Sign Waiver
City of Jacksonville, Florida
Planning and Development Department

Please type or print in ink. Instructions regarding the completion and submittal of this application are located at the end of this form. For additional information, please contact the Planning and Development Department at (904) 255-7865.

For Official Use Only	
Current Zoning District:	R-UD100B
Current Land Use Category:	LDR
Council District:	12
Planning District:	4
Previous Zoning Applications Filed (provide application numbers):	E-91-53
Applicable Section of Ordinance Code:	656.1303(b)(3)(i)
Notice of Violation(s):	
Neighborhood Associations:	ARGYLE AREA CIVIC COUNCIL
Overlay:	
LUZ Public Hearing Date:	1-3-19
City Council Public Hearing Date:	12-11-18
Number of Signs to Post:	9
Amount of Fee:	1,707. ⁰⁰
Zoning Asst. Initials:	

PROPERTY INFORMATION	
1. Complete Property Address:	7100 Shindler Drive
2. Real Estate Number:	016177-0000
3. Land Area (Acres):	14.6
4. Date Lot was Recorded:	7/7/1993
5. Property Located Between Streets:	Hipps + Feldman
6. Utility Services Provider:	
City Water / City Sewer	<input type="checkbox"/>
Well / Septic	<input type="checkbox"/>

7. Waiver Sought:

- Increase maximum height of sign from _____ to _____ feet (maximum request 20% or 5 ft. in height, whichever is less). *Note – Per Section 656.1310, no waiver shall be granted which would permit a sign in excess of 40 feet in height in any zoning district.
- Increase maximum size of sign from _____ sq. ft. to _____ sq. ft. (maximum request 25% or 10 sq. ft., whichever is less)
- Increase number of signs from _____ to _____ (not to exceed maximum square feet allowed)
- Allow for illumination or change from _____ external to _____ internal lighting
- Reduce minimum setback from 20 feet to 10 feet (less than 1 ft. may be granted administratively)

8. In whose name will the Waiver be granted?

Shindler Drive Baptist Church

9. Is transferability requested? *If approved, the waiver is transferred with the property.*

- Yes
- No

OWNER'S INFORMATION (please attach separate sheet if more than one owner)

10. Name: <u>Shindler Drive Baptist Church</u> <u>Pastor Jonathan Reavis</u>	11. E-mail: <u>jreavis@shindler.org</u>
12. Address (including city, state, zip): <u>7100 Shindler Dr</u> <u>Jacksonville, FL 32222</u>	13. Preferred Telephone: <u>904-210-3939</u>

APPLICANT'S INFORMATION (if different from owner)

14. Name: <u>Nine Enterprises dba Signarama</u> <u>Laura or Shaun Ninesling</u>	15. E-mail: <u>office@jaxsignarama.com</u>
16. Address (including city, state, zip): <u>3633 Southside Blvd</u> <u>Jacksonville, FL 32216</u>	17. Preferred Telephone: <u>904-998-8880</u>

1. Will the effect of the sign waiver be compatible with the existing contiguous signage or zoning and consistent with the general character of the area considering population, density, scale, and orientation of the structures in the area?
Yes, the contiguous properties have signs on their properties.
2. Would the result detract from the specific intent of the zoning ordinance by promoting the continued existence of nonconforming signs that exist in the vicinity?
No, the sign will not detract from the general area.
3. Could the effect of the proposed waiver diminish property values in, or negatively alter the aesthetic character of the area surrounding the site, and could such waiver substantially interfere with or injure the rights of others whose property would be affected by the same?
No, because it is consistent with general area.
4. Would the waiver have a detrimental effect on vehicular traffic or parking conditions, or result in the creation of objectionable or excessive light, glare, shadows or other effects, taking into account existing uses and zoning in the vicinity?
No, will not affect traffic.
5. Is the proposed waiver detrimental to the public health, safety or welfare, or could such waiver result in additional public expense, creation of nuisances, or cause conflict with any other applicable law?
No, will help the public find location.
6. Does the subject property exhibit specific physical limitations or characteristics, which would be unique to the site and which would make imposition of the strict letter of the regulation unduly burdensome?
No, there are no physical limitations.
7. Is the request based exclusively upon a desire to reduce the costs associated with compliance and is the request the minimum necessary to obtain a reasonable communication of one's message?
No, updating existing sign.
8. Is the request the result of a violation that has existed for a considerable length of time without receiving a citation and if so, is the violation that exists a result of construction that occurred prior to the applicant's acquiring the property, not being a direct result of the actions of the current owner?
No violations have been issued.
9. Does the request accomplish a compelling public interest such as, for example, furthering the preservation of natural resources by saving a tree or trees?
Yes, sign should increase public interest for the church.
10. Would strict compliance with the regulation create a substantial financial burden when considering the cost of compliance?
No financial burden will be created.

18. Given the above definition of a "sign" and the aforementioned criteria by which the request will be reviewed against, please describe the reason that the waiver is being sought. Provide as much information as you can; you may attach a separate sheet if necessary. Please note that failure by the applicant to adequately substantiate the need for the request and to meet the criteria set forth may result in a denial.

Placing sign at the 20' setback would block one of the main entrance/exits to the already existing parking lot.

Please see attached drawing for clarification.

ATTACHMENTS

The following attachments must accompany each copy of the application.

- Survey
- Site Plan – two (2) copies on 8 ½ x 11 and two (2) copies on 11 x 17 or larger
- Property Ownership Affidavit (Exhibit A)
- NA* Agent Authorization if application is made by any person other than the property owner (Exhibit B)
- Legal Description – may be written as either lot and block, or metes and bounds (Exhibit 1)
- Proof of property ownership – may be print-out of property appraiser record card if individual owner, http://apps.coj.net/pao_propertySearch/Basic/Search.aspx, or print-out of entry from the Florida Department of State Division of Corporations if a corporate owner, *I have this* <http://search.sunbiz.org/Inquiry/CorporationSearch/ByName>.
- Photographs of sign structure showing nonconforming nature and physical impediments to compliance. *(sent via email)*
- NA* if waiver is based on economic hardship, applicant must submit the following:
 - Two (2) estimates from licensed contractors stating the cost of bringing the sign structure into compliance; and
 - Any other information the applicant wished to have considered in connection to the waiver request.

FILING FEES

*Applications filed to correct existing zoning violations are subject to a double fee.

<u>Base Fee</u>	<u>Public Notices</u>	<u>Advertisement</u>
Residential Districts: \$1,161.00	\$7.00 per Addressee	Billed directly to owner/agent
Non-residential Districts: \$1,173.00		

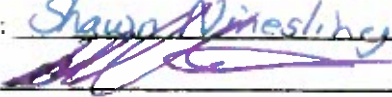
NOTE: City Council may, as a condition of the waiver, specify a time period within which the sign structure shall be required to conform to the requirements of the City's sign regulations.

AUTHORIZATION

Please review your application. No application will be accepted until all of the requested information has been supplied and the required fee has been paid. The acceptance of an application as being complete does not guarantee its approval by the City Council. The owner and/or authorized agent must be present at the public hearing.

The required public notice signs must be posted on the property within five (5) working days after the filing of this application. Sign(s) must remain posted and maintained until a final determination has been made on the application.

I hereby certify that I have read and understand the information contained in this application, that I am the owner or authorized agent for the owner with authority to make this application, and that all of the information contained in this application, including the attachments, is true and correct to the best of my knowledge.

Owner(s) Print name: <u>ALBERT W ABERNETHY</u> Signature: <u></u>	Applicant or Agent (if different than owner) Print name: <u>Shawn Dinesling</u> Signature: <u></u>
Owner(s) Print name: _____ Signature: _____	<i>*An agent authorization letter is required if the application is made by any person other than the property owner.</i>

SUBMITTAL

This application must be typed or printed in ink and submitted along with three (3) copies for a total of **four (4) applications**. Each application must include **all required attachments**.

Submit applications to:

Planning and Development Department, Zoning Section
214 North Hogan Street, 2nd Floor
Jacksonville, Florida 32202
(904) 255-8300

EXHIBIT 1

Legal Description

5-93 28-3S-25E 18.35
Jacksonville Heights
Tract 1, 2 BIK 1

EXHIBIT A

Property Ownership Affidavit - Corporation

Date: 9/24/18

City of Jacksonville
Planning and Development Department
214 North Hogan Street, Suite 300,
Jacksonville, Florida 32202

Re: Property Owner Affidavit for the following site location in Jacksonville, Florida:

Address: 7100 SHINDLER DRIVE RE#(s): 016177-0000
JACKSONVILLE, FL 32222

To Whom it May Concern:

I ALBERT W. ABERNETHY, as PRESIDENT of SHINDLER DRIVE BAPTIST Church, a corporation organized under the laws of the state of FLORIDA, hereby certify that said corporation is the Owner of the property described in Exhibit 1 in connection with filing application(s) for SIGN WAIVER APPLICATION submitted to the Jacksonville Planning and Development Department.

(signature) Albert W Abernethy
(print name) ALBERT W ABERNETHY

Please provide documentation illustrating that signatory is an authorized representative of the corporation; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

**STATE OF FLORIDA
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me this 24th day of September 2018, by Albert Abernethy as President of Shindler Dr. Baptist Church, a corporation, who is personally known to me or who has produced _____ as identification and who took an oath.

Maria Irene Silva
(Signature of NOTARY PUBLIC)

Maria Irene Silva
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires:

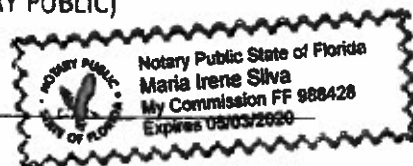


EXHIBIT B

Agent Authorization - Corporation

Date: 9/24/18

City of Jacksonville
Planning and Development Department
214 North Hogan Street, Suite 300,
Jacksonville, Florida 32202

Re: Agent Authorization for the following site location in Jacksonville, Florida:

Address: 7100 Shindler Dr Jacksonville, FL 32222 RE#(s): 016177-0000

To Whom it May Concern:

You are hereby advised that Albert Abernethy as President of Shindler Dr. Baptist Church a corporation organized under the laws of the state of Florida hereby authorizes and empowers Shaun Niesing/Nine Ent to act as agent to file application(s) for Sign License For Shindler Dr Baptist Church for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change as submitted to the Jacksonville Planning and Development Department.

(signature) Albert W. Abernethy
(print name) ALBERT W. ABERNETHY

**STATE OF FLORIDA
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me this 24th day of September 2018 by Albert Abernethy as President of Shindler Drive Baptist Church corporation, who is personally known to me or who has produced _____ as identification and who took an oath.

Maria Irene Silva

(Signature of NOTARY PUBLIC)

Maria Irene Silva

(Printed name of NOTARY PUBLIC)

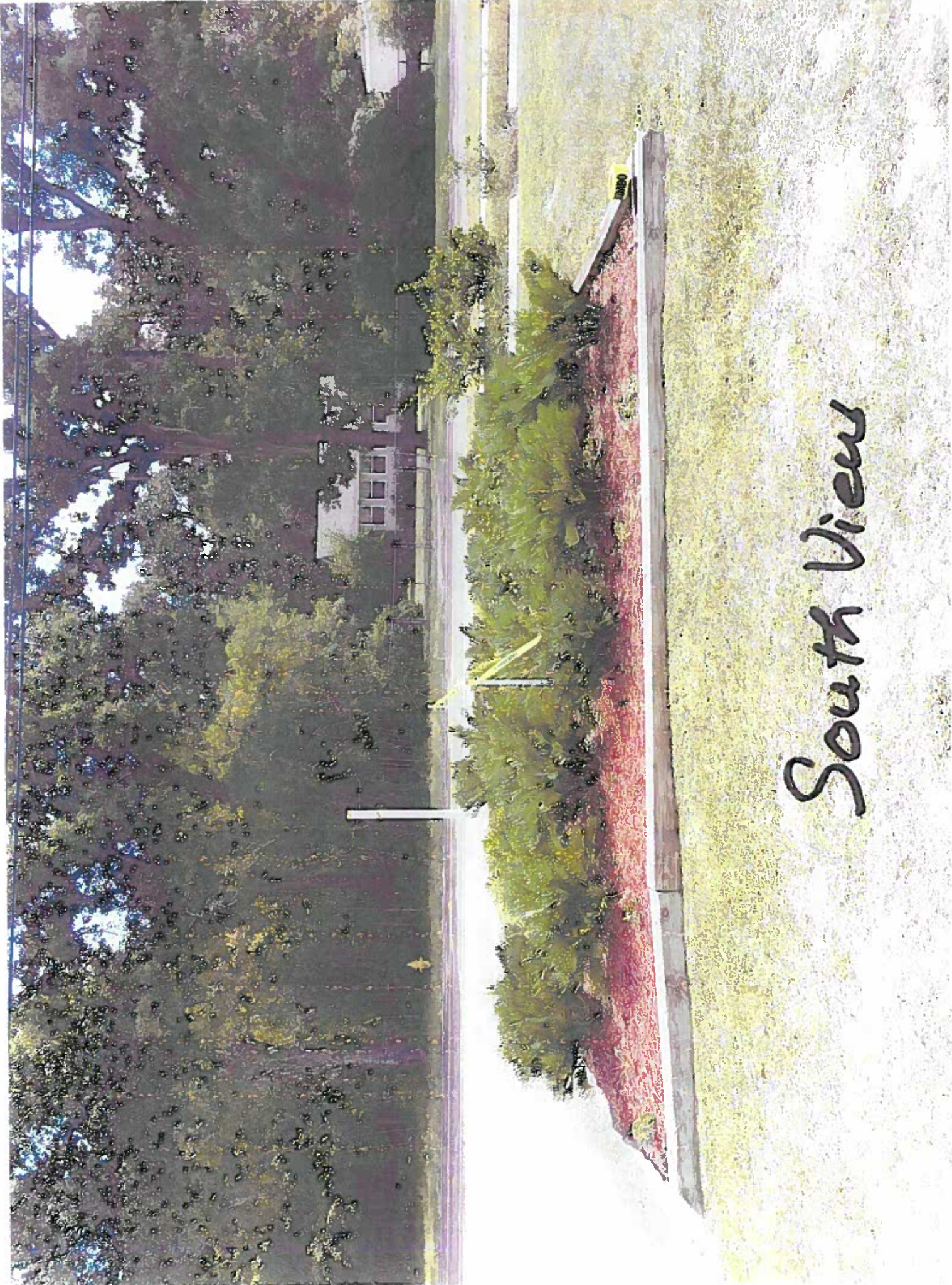
State of Florida at Large.
My commission expires: _____



North View

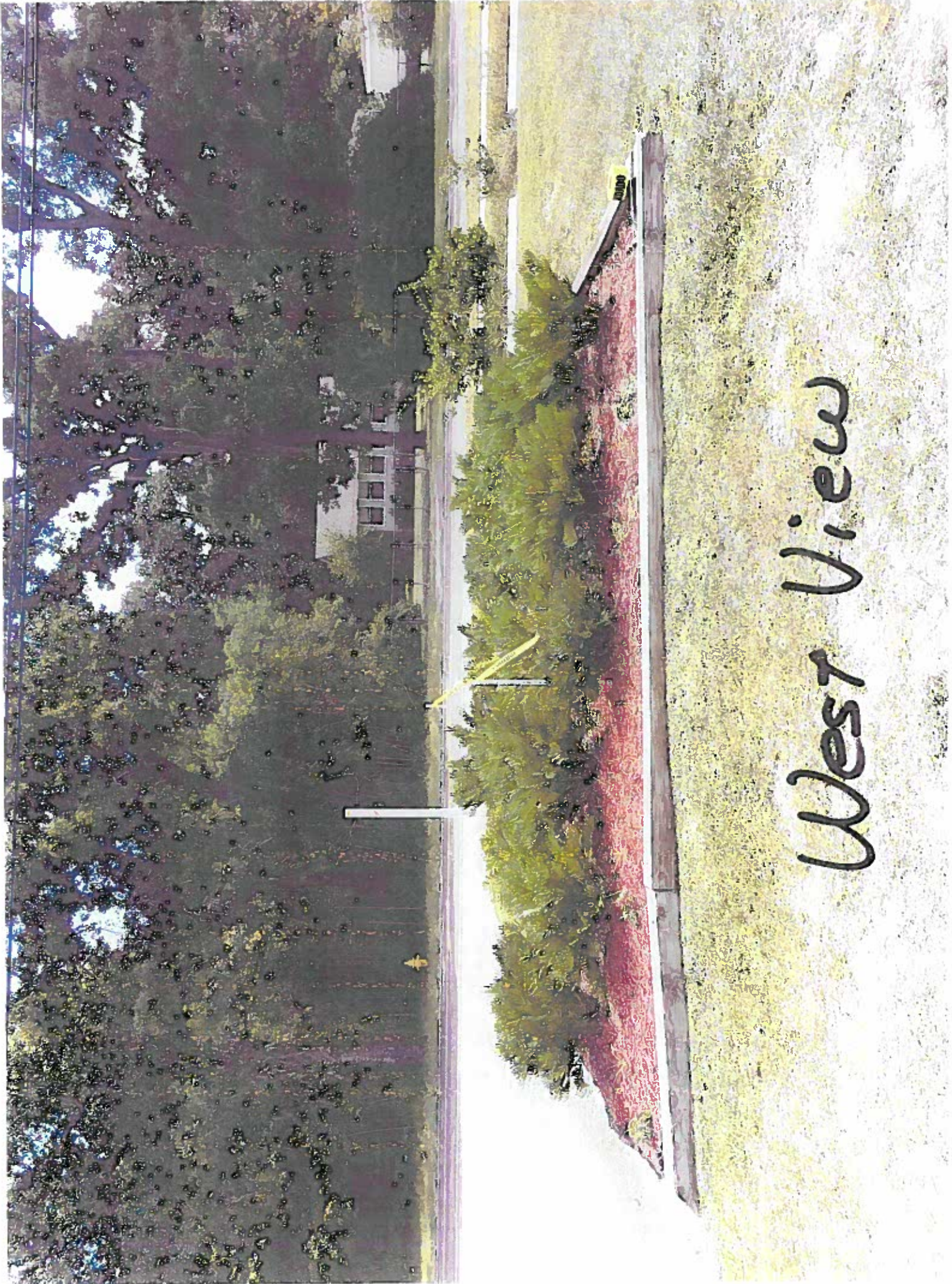


South View



East View





West View



From Side walk

Signarama
The way to grow your business.

**Jacksonville
Florida**

3633 Southside Boulevard
Jacksonville, FL 32216
p: (904) 998-8880
f: (904) 998-8896

Shindler Drive Baptist Church
Jonathan Reavis
Phone: 904.210.3939

**SIGN ELEVATION
EXHIBIT**

Address: 7100 Shindler Drive
City: Jacksonville
State: FL 32222
Account Rep: Laura Ninesling
Production Mgr: Chris Giddens
Designer: Caitlyn Hardy
Permit Rep: Janis Lewis

Design No: 7478

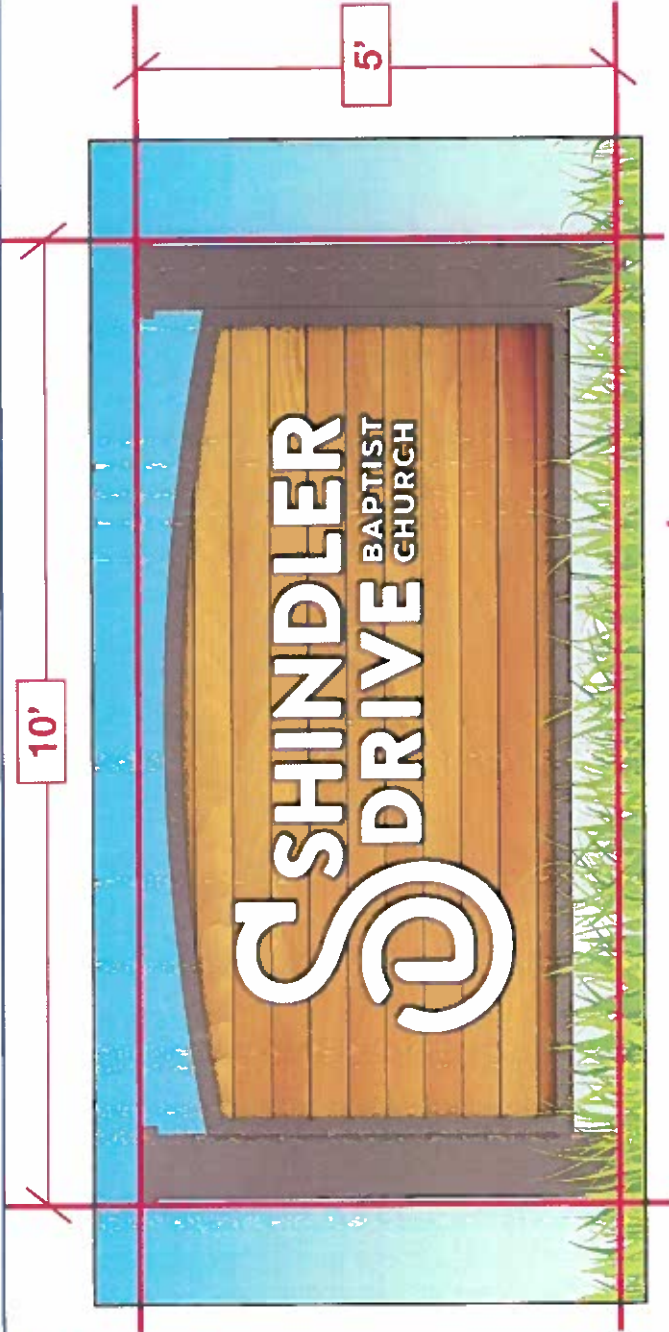
DATE: 07/1/2018

Rev. Date

DESCRIPTION

The purchaser agrees to hold the sign nameless and not any cause for action for damages that may occur as a result of drilling for poles and foundations including but not limited to severe gales or any underground obstacles which the purchaser or others may deem to exist.

This design and engineering is submitted as our proposal, and the right to use or exhibit in any form is not authorized without written permission by Signarama.



**Wood Monument Sign-One Double Sided 102"W x 50"H
Trex Wood Panel with Frame on Two 8"x 8" x 9' Posts
Same Art for Both Sides**



**Sign Sq. Feet: 50 sq/ft [(10'W x 5'H = 50)
Road Frontage: 565 sq/ft 565 ft. (Shindler Drive)**

This design and engineering is submitted as our proposal, and the right to use or exhibit in any form is not authorized without written permission by Signarama.

WOOD MONUMENT SIGN-ONE DOUBLE SIDED 102"W X 50"H TREX WOOD PANEL WITH FRAME ON TWO 8" X 8" POSTS



(1) Wood Panel

Dimensions: 102"W x 50"H

Face: Trex Wood in Havana Gold

Frame Color: Matthews Paint Standard Bronze

Mounting: Dimensional Letters Stud Mounted to Face

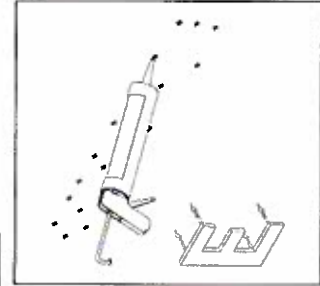
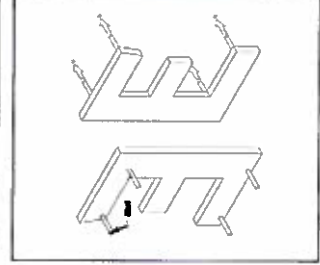
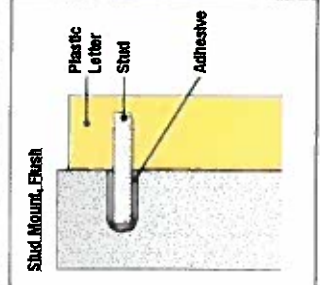
Dimensional Letter Color: White

(2) 8" x 8" x 10' Wood Posts

Color: Matthews Paint Standard Bronze

SAME ART ON BOTH SIDES

Sign Sq. Feet: 50 sq/ft [(10'W x 5'H = 50)
 Road Frontage: 565 sq/ft 565 ft. (Shindler Drive)



This design and engineering is submitted as our proposal, and the right to use or exhibit in any form is not authorized without written permission by Signarama

		Jacksonville Florida 3633 Southside Boulevard Jacksonville, FL 32216 p: (904) 998-8880 f: (904) 998-8896		Shindler Drive Baptist Church Jonathan Heavis Phone: 904.210.3939		SIGN ELEVATION EXHIBIT	
Address: 7100 Shindler Drive		City: Jacksonville		State: FL 32222		Account Rep: Laura Ninesling	
Production Mgr: Chris Giddensleeve		Designer: Caitlyn Hardy		Permit Rep: Janis Lewis		Design No: 7478	
DATE: 07/1/2018		Rev. Date:		DESCRIPTION:		The purchaser agrees to hold these letters harmless against any cause for action for damages which may occur as a result of drilling for posts and fasteners. The purchaser agrees to hold Signarama harmless against any damages or claims which may be made by the purchaser or others may deem advisable.	

18-103497

CSH

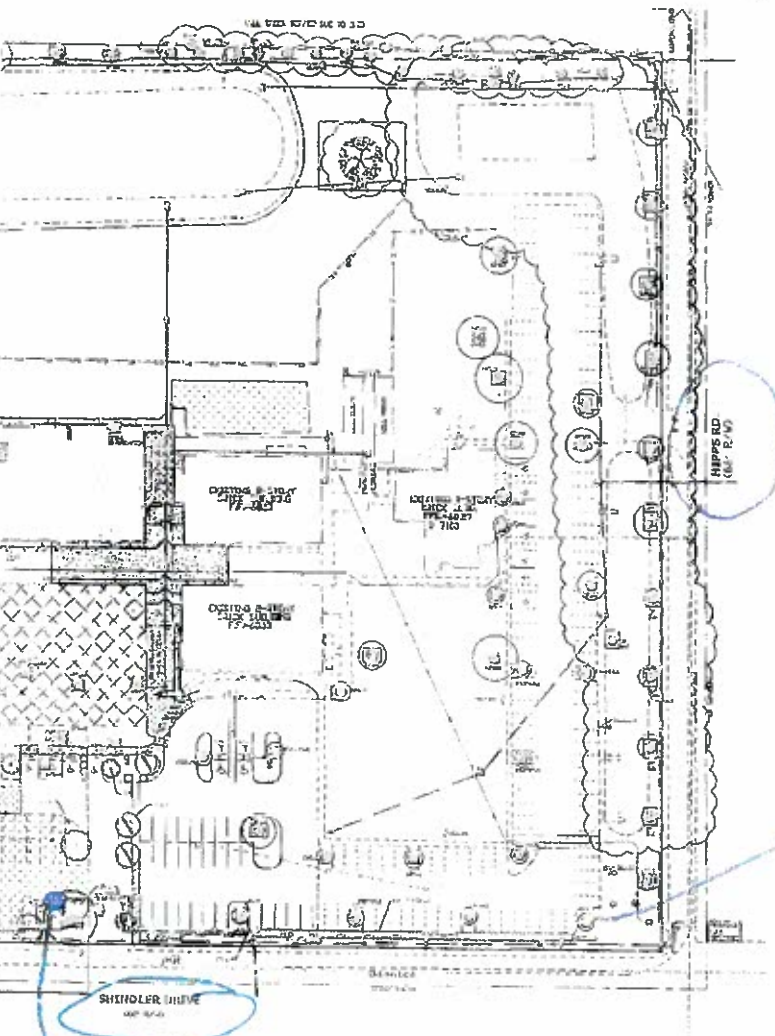
	SIZE	SPACING	NOTES	INCHES
ORAL LIVE OAK	14'-16" x 7'-9" 3" CAL. 6' CT. MATCHED	AS SHOWN	N, FYN, FF, WW	16
CHEZ CRAPE MARTEL	10'-12" x 6" 3" INK 6" PA. 4' CT. MATCHED	AS SHOWN	FYN, FF, WW, OHE	24
SP	12'-16" x 7'-9" 4" CAL. 6' CT. MATCHED	AS SHOWN	FYN, FF, WW, OHE	28
PANSY REDBUD	12'-14" x 5'-6" 3" CAL. 6' CT. MATCHED	AS SHOWN	N, FYN, FF, WW	24
TRUMP	24" x 24" FULL MATCHED	36" OC (711 SF)	FYN, FF, WW	36 (TOTAL)
HOLLERS' BOW WALTERS VIBURNUM	16" x 16" FULL MATCHED	36" OC (450 SF)	N, FYN, FF, WW	
COONTIE	18" x 18" FULL MATCHED	36" OC (506 SF)	N, FYN, FF, WW	

(INC BAMA) - TSA FREE (WEED FREE)
 TER. 10' FROM EOP AND ALL DISTURBED ROW COORDINATE FURTHER GRASSING WITH GENERAL CONTRACTOR.
 S ALL CURRENT LANDSCAPE AND IRRIGATION REQUIREMENTS. ANY VARIABLE VAIL. REQUIRE GOVERNMENT APPROVAL.

FYN: FLORIDA YACHTS & NE SHIDRIOUS 2000, FF: FLORIDA FIRMLY 1979, WATER WIDE 2000,
 A OVERHEAD ELECTRIC (ACCERTAS, 5 PLANT LIST)

LEGEND

- (Symbol) TREE TO BE REMOVED
- (Symbol) TREE TO BE PRESERVED W/ BARRICADE



JANET O. WHITMILL R.L.A., INC.
 LANDSCAPE ARCHITECTURE - PLANNING
 1000 W. 10th St. JACKSONVILLE, FL 32206-1000

Project: B. Church
 Landscape Architecture
 P. 10/20/14

SHINDLER ROAD
 BAPTIST CHURCH
 JACKSONVILLE, FLORIDA

LANDSCAPE PLAN
 04.08.14

Scale: 1/8" = 1'-0"
 Date: 04.08.14
 Author: JOW
 Checker: JOW
 Designer: JOW

REV.	DATE	DESCRIPTION
1	04.08.14	ISSUED FOR BIDD
2	04.08.14	REVISED FOR EAST
3	04.08.14	REVISED FOR EAST
4	04.08.14	REVISED FOR EAST
5	04.08.14	REVISED FOR EAST
6	04.08.14	REVISED FOR EAST
7	04.08.14	REVISED FOR EAST
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97	04.08.14	REVISED FOR EAST
98	04.08.14	REVISED FOR EAST
99	04.08.14	REVISED FOR EAST
100	04.08.14	REVISED FOR EAST

NO. 10. 17114
 DRAWN: DFM
 CHECKED: JOW
 SCALE: 1:50

L-1
 SHEET NO.

PROPOSED SITE STATISTICS

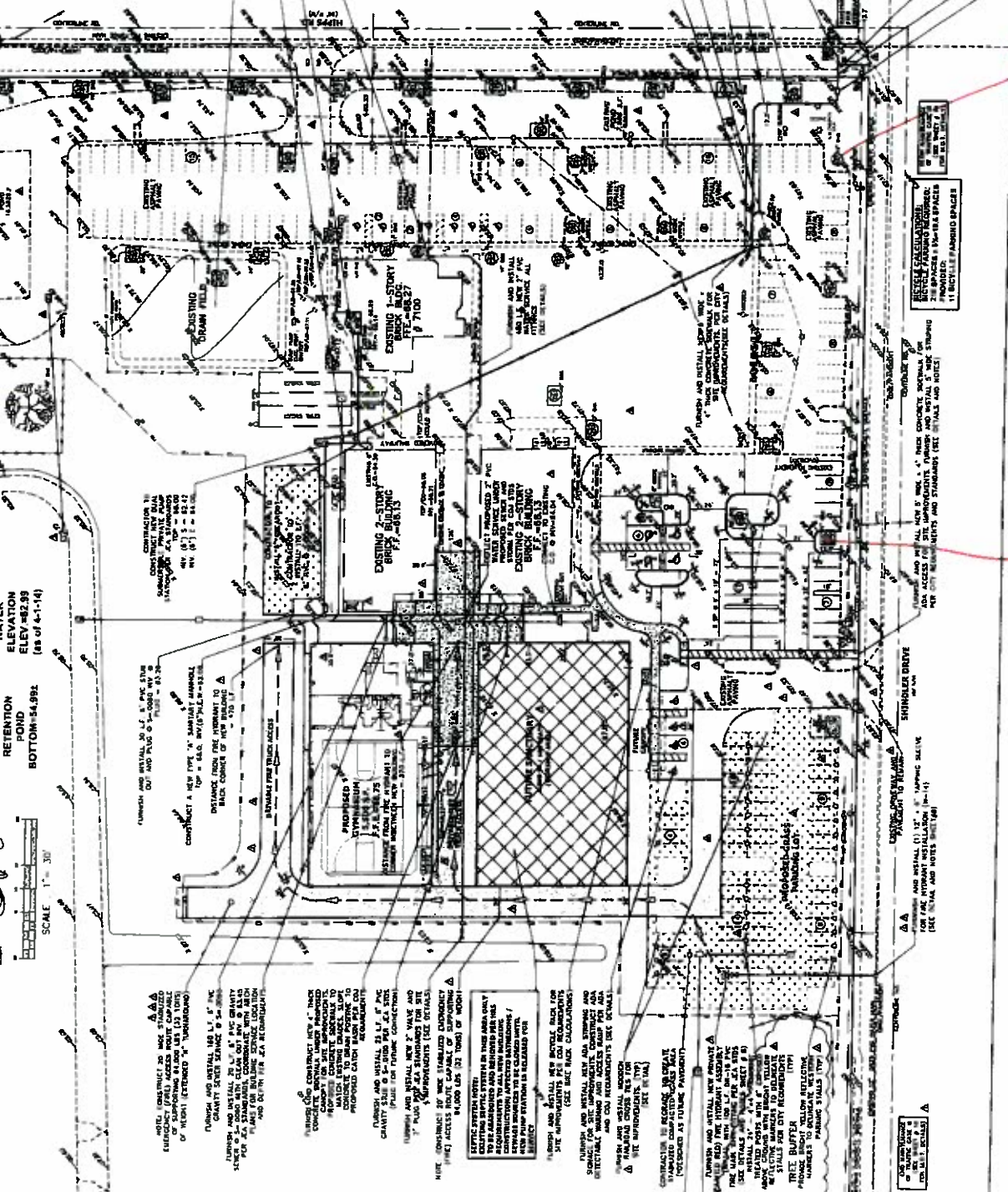
ITEM	QUANTITY
TOTAL SITE AREA	10,323.00
PAVING AREA	1,414.00
PERVIOUS PAVEMENT AREA	1,414.00
IMPERVIOUS PAVEMENT AREA	1,414.00
TOTAL PAVED AREA	2,828.00
PERCENT PAVED	27.37%
PERVIOUS PAVED AREA	1,414.00
PERCENT PERVIOUS PAVED	13.70%

PROPOSED PARKING:
 18 SPACES OVER REQUIRED PARKING, THEREFORE 1% OF TOTAL, 4.10% ALLOWABLE OVERAGE

PROPOSED PARKING:
 18 SPACES OVER REQUIRED PARKING, THEREFORE 1% OF TOTAL, 4.10% ALLOWABLE OVERAGE

PROPOSED SITE STATISTICS

PROPOSED PARKING:
 18 SPACES OVER REQUIRED PARKING, THEREFORE 1% OF TOTAL, 4.10% ALLOWABLE OVERAGE



EXISTING WATER RETENTION POND
 ELEVATION: +82.89
 BOTTOM: +54.981
 (AS OF 4-1-14)

SCALE: 1" = 30'

PROPOSED 2-STORY BRICK BUILDING
 18 SPACES OVER REQUIRED PARKING, THEREFORE 1% OF TOTAL, 4.10% ALLOWABLE OVERAGE

PROPOSED 1-STORY BRICK BUILDING
 18 SPACES OVER REQUIRED PARKING, THEREFORE 1% OF TOTAL, 4.10% ALLOWABLE OVERAGE

PROPOSED 1-STORY BRICK BUILDING
 18 SPACES OVER REQUIRED PARKING, THEREFORE 1% OF TOTAL, 4.10% ALLOWABLE OVERAGE

Remove Existing Sign

NEW SIGN