

VARIANCE
1108 Zebulon Rd.
Project No. 15-VAR-01

Applicant: Southern Digital Displays

Owner: Halpern Enterprises



Current Land Use Classification	Commercial
Current Zoning	Planned Commercial Development (PCD)
Proposed Variance	Reduce front and side yard setbacks
Parcel Size	1.96 +/- acres
Map, Block & Lot Number	044C 01005
City Commission	Tuesday, February 24, 2015
District 4 Commissioner	Joanne Todd
Citizen Notification	Legal Notice was run in the February 6, 2015 edition of the <i>Griffin Daily News</i> for the City Board of Commissioners Public Hearing. Signage was placed on the property illustrating the purpose, date and time of the meeting on February 6, 2015.

Proposal/Site Location:

The applicant, Southern Digital Displays is requesting a variance to reduce the front and side yard setbacks for a proposed billboard sign. Article 12, Section 1211 I (4) of the City of Griffin Unified Development Code states that all portions of a sign face and support members of any billboard shall be setback from all property buildings, structures and property lines at least seventy five (75) feet. The applicant is seeking to reduce the front yard setback from seventy-five (75) feet to forty five (45) feet and the side yard setback from seventy five (75) feet to ten (10) feet.

Exhibit B



Exhibit B: Site #1 is the approved location of the proposed billboard meeting the seventy five (75) foot setback requirements from all property lines. Site #2 is the proposed variance location reducing the front yard setback from seventy five (75) feet to forty five (45) feet and the side yard setback from seventy five (75) feet to ten (10) feet.

Zoning Ordinance Sections applicable to this Application:

The following sections of the Unified Development Code apply to this variance request:

Section 1222 A	Variances
Section 1211 I	Billboard Signs-Developed Property

Section 22. VARIANCE:

(a.) Variances from the regulations of this ordinance shall be limited to the following hardship situations:

- 1. Where the proximity of existing signs on adjoining lots causes the subject property to be ineligible, due to spacing requirements, for a sign of the type sought; or**

There are no proximity issues regarding adjacent signage that would impact this applicant from placing a sign due to spacing requirements. The proposed billboard sign has been approved at the required seventy five foot setbacks from all property lines. The applicant is seeking a variance to reduce the side yard setback, closest to the entrance to Roses, from seventy five (75) feet to ten (10) feet and the front yard setback from seventy five (75) feet to forty five (45) feet. (See Picture)

- 2. Where visibility of a conforming sign from the proposed street and within fifty (50) feet of the proposed sign would be substantially impaired by the existing trees, plants, natural features, signs, buildings or structures on a different lot; and**

- a. Placement of the sign elsewhere on the lot would not remedy the visual obstruction;**

The proposed sign is a billboard sign that is not impaired by existing trees, plants, natural features, signs, buildings or structures on a different lot.

- b. Such visibility obstruction was not created by the owner of the subject property; and**

Visibility obstruction is not an issue with the proposed billboard sign.

- c. The variance would not create a safety hazard to vehicular traffic or pedestrians.**

The variance, if granted, would not create a safety hazard to either vehicular or pedestrian traffic along Zebulon Road.

- (b.) Variance shall be limited to the minimum relief necessary to overcome the hardship. No variances shall be granted to allow a greater number of signs that would be allowed if the hardship did not exist.**

There are no visual obstructions that create a hardship for the proposed billboard sign. Therefore, the applicant's request to reduce the front and side yard setbacks do not meet the minimum relief necessary to overcome the hardship requirement.

- (c.) Relief from the application of the provisions of this ordinance by use of variance granted by the Board of Commissioners shall be granted only upon a finding of hardship as previously defined. Hearing on such variances shall be noticed using the same time frames and notice requirements as for variances from zoning decisions.**

This request for a variance was duly advertised in the February 6, 2015 edition of the Griffin Daily News in the legal section and a sign was posted on the site February 6, 2015 as required for a zoning decision.

Planning & Development Department Review:

After review, Planning Staff has found that no hardship as defined by the sign ordinance exists for the proposed billboard sign to be located at 1108 Zebulon Rd. There are no visibility issues from the street creating a hardship due to existing trees, plants, natural features, signs, buildings or structures on a different lot.

Planning Staff does not find a hardship that would warrant the approval of the sign variance.

Planning and Development Staff Comments:

Planning & Development staff recommends **DENIAL** of the variance request (15-VAR-01) submitted by Southern Digital Displays to reduce the front yard setback requirement from seventy five (75) feet to forty five (45) feet and the side yard setback requirement from seventy five (75) feet to ten (10) feet.

Submitted by:

Toussaint M. Kirk, MURP, Director
Planning and Development Services