

Staff:	The variance requested is minimal.
(7) The requested variance will not be inconsistent with the general spirit and intent of the LDR or the purpose and intent of the Comprehensive Plan.	
Applicant:	The new sign for Messiah Lutheran Church would conform to existing signage in the area and adjacent properties.
Staff:	No. The request is not consistent with the Comprehensive Plan or the general spirit and intent of the LDR.

Relevant Development Standards in the LDR that are “Significant” to the Proposal

Section 230-9(D)(4)(b)(i) Signs for Multi-Tenant Developments

i. Freestanding Signs

a. A maximum of one freestanding sign is permitted to be located within 50 feet of an intersection that forms the entrance into a multi-tenant non-residential or mixed-use development.

1. Maximum Height: 35 feet.
2. Maximum Size per Sign: 125 square feet.
3. Maximum Number Permitted: One per entrance, provided signs on the same frontage are at least 300 feet apart.

b. Entrance Sign Size for Multiple Street Frontages. In the case of a multi-tenant development with multiple street frontages, each entrance sign on the primary street frontage (as designated by the property owner) shall comply with the maximum sign area in Section 230-9(D)(4)(b).i.a. Entrance signs on secondary street frontages, when permitted, shall not exceed ½ of the maximum sign area for signs on principal street frontage. Secondary entrance signs shall be oriented for viewing from the secondary street and shall be located a minimum distance of ½ the secondary lot frontage from the primary street.

Staff Review Comments:

Engineering & Stormwater Department: No comments **Police:** No comments

Fire Department: The Fire Department doesn't have any issues.

Utilities: There are 2- 20' water easements and 1- 20' sewer easement that run east to west on these properties, water easement at the south east part of the property, water easement that runs along the south part of the private road and a sewer easement that runs along the north part of the private road. These easements are in use so no permanent structures shall be constructed in any of the easements.

Plan Review: No comments **Public Works:** No comments

Landscape: No comments **Historic Preservation:** No comments

Attachments:

- Zoning Location Map
- Aerial Map
- Site Plan
- Sign Schematic