

## **Variance Review Criteria**

The following criteria shall be applied in evaluating and deciding any application for a Variance. No application for a Variance shall be granted by the Zoning Board of Appeals unless satisfactory provisions and arrangements have been made concerning each of the following criteria, all of which are applicable to each application.

<b><i>(1) The need for the variance arises from a condition that is unique and peculiar to the land, structures, and buildings involved.</i></b>	
<b><i>Applicant:</i></b>	Current sign is outdated and is an eyesore. Updating the sign is arduous and can be unsafe due to its age and construction.
<b><i>Staff:</i></b>	There is nothing unique or peculiar to justify granting the variance.
<b><i>(2) The variance is necessary because the particular physical surroundings, the size, shape or topographical conditions of the specific property involved would result in unnecessary hardship for the owner, lessee or occupants; as distinguished for a mere inconvenience, if the provisions of the LDR are literally enforced.</i></b>	
<b><i>Applicant:</i></b>	The current sign is too outdated and does not conform with the modernization of neighboring signs. We feel it is a hindrance to our representation to Valdosta.
<b><i>Staff:</i></b>	The variance is not necessary because of the physical surroundings, or because of the size, shape, or topographical conditions.
<b><i>(3) The condition requiring the requested relief is not ordinarily found in properties of the same zoning district as the subject property.</i></b>	
<b><i>Applicant:</i></b>	Updating the current sign is conforming to the current signage of neighbors and adds to the overall aesthetics of the church and property.
<b><i>Staff:</i></b>	This parcel is slightly different in nature because it is residentially zoned but contains a church rather than a residential use.
<b><i>(4) The condition is created by the regulations of Title 2 of the LDR and not by an action or actions of the property owner or the applicant.</i></b>	
<b><i>Applicant:</i></b>	Conditions for the need of a LED sign are due to the current marquee sign being dated in appearance and the possibility of bodily injury when manually changing the letters—deterioration has left way for pinched fingers and hands and the protection shield slamming on the head of the person changing lettering.
<b><i>Staff:</i></b>	The condition is not created by the LDR.
<b><i>(5) The granting of the variance will not impair or injure other property or improvements in the neighborhood in which the subject property is located, nor impair an adequate supply of light or air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, create a hazard to air navigation, endanger the public safety or substantially diminish or impair property values within the neighborhood.</i></b>	
<b><i>Applicant:</i></b>	No. We merely wish to replace the existing signage without increasing size. We wish to modernize and conform with local signage.
<b><i>Staff:</i></b>	There will be little to no impact on the adjacent properties.
<b><i>(6) The variance requested is the minimum variance that will make possible the reasonable use of the land, building, or structures.</i></b>	
<b><i>Applicant:</i></b>	We would like to replace current sign and simply replace with a new updated LED sign for conformity.
<b><i>Staff:</i></b>	No. The variance requested is not minimal.