



Legislation Details (With Text)

File #: ABZA 14-2 **Version:** 1

Type: Appeal-BZA **Status:** Archived
In control: City Council
Final action: 4/16/2014

Title: Public hearing to consider the appeal of the District 6 Planning Council to a decision of the Board of Zoning Appeals (BZA) approving two variances from the sign code requirements in order to allow a 21 square foot sign with dynamic display on a multi-tenant free standing sign at 1200 Rice Street.

Sponsors: Amy Brendmoen

Indexes:

Code sections: Sec. 64.504. - BC_B3 business and IR industrial districts.

Attachments: 1. 1200 RICE STREET Appeal application.pdf, 2. 1200 RICE STREET site and area pictures.pdf, 3. 1200 RICE STREET proposed sign, original sign.pdf, 4. 1200 RICE STREET variance application and site plan.pdf, 5. 1200 RICE STREET staff report.pdf, 6. 1200 RICE STREET Resolution.pdf, 7. 1200 RICE STREET minutes.pdf, 8. 1200 RICE STREET letter of opposition.pdf, 9. 1200 RICE STREET letter of support.pdf, 10. 1200 RICE STREET DEADLINE FOR ACTION NOTICE.pdf, 11. 1200 RICE STREET additional site pictures.pdf, 12. 1200 RICE STREET Maps.pdf, 13. Blossom Email, 14. Andert Email, 15. Corbett Email

Date	Ver.	Action By	Action	Result
4/16/2014	1	City Council	Denied	Pass

Public hearing to consider the appeal of the District 6 Planning Council to a decision of the Board of Zoning Appeals (BZA) approving two variances from the sign code requirements in order to allow a 21 square foot sign with dynamic display on a multi-tenant free standing sign at 1200 Rice Street.

Public hearing to consider the appeal of District 6 Planning Council to a decision of the Board of Zoning Appeals (BZA) approving two variances from the sign code requirements in order to allow a 21 square foot sign with dynamic display on a multi-tenant free standing sign at the southeast corner of Rice Street and Maryland Avenue for the businesses on this site at 1200 Rice Street. The sign code requires a sign with dynamic display in a B2 district located within 100 feet of a residential use to: 1) Be monochromatic; 2) Have a display message that does not change faster than every 20 minutes. The BZA approved the variances to allow a full color sign with dynamic display and a message display that would not change faster than every 60 seconds at 1200 Rice Street.

Public hearing to consider the appeal of District 6 Planning Council to a decision of the Board of Zoning Appeals (BZA) approving two variances from the sign code requirements in order to allow a 21 square foot sign with dynamic display on a multi-tenant free standing sign at the southeast corner of Rice Street and Maryland Avenue for the businesses on this site at 1200 Rice Street. The sign code requires a sign with dynamic display in a B2 district located within 100 feet of a residential use to: 1) Be monochromatic; 2) Have a display message that does not change faster than every 20 minutes. The BZA approved the variances to allow a full color sign with dynamic display and a message display that would not change faster than every 60 seconds at 1200 Rice Street.

The applicant, Bilal Alsadi, applied for variances from the sign code requirements of Section 64.405(e)(3) in order to install a new sign with dynamic display. A public hearing was held on February 19, 2014. Staff recommended denial of the variance request. After hearing testimonies from the applicant and other parties, the BZA moved to approve the requested variances to allow a full color sign with dynamic display and a

message display that would not change faster than every 60 seconds.

The appellant, District 6 Planning Council has provided documentation as grounds for their appeal. The above mentioned documents are attached to this file.

Does this issue fall within the 60 day rule? Yes

If yes, when does the 60 days expire? April 13, 2014

Has an extension been granted? Yes

If so, to what date? June 12, 2014

The variance application was received on February 4, 2014. The 60 day period expires on April 13, 2014. A letter extending the deadline has been sent. The new deadline is on June 12, 2014.

Yaya Diatta

651-266-9080

..Purpose of Appeal