

MEMORANDUM

TO: Members of the Board of Zoning Appeals  
FROM: Brent N. Damman, Zoning Administrator  
SUBJECT: Variance to sign height at 1212 N. Scott  
HEARING DATE: June 11, 1996 at 4:30 PM  
HEARING #: BZA 96/06

BACKGROUND

An application for variance has been filed by Mary Miller of Branham Sign Co. Inc. 821 Alton Ave. Columbus, Ohio on behalf of AutoZone 60 Madison Ave. Memphis, TN 38103. The applicant is requesting to exceed the maximum accessory structure height of twenty (20) feet as found in City Code section 151.58.6 . The variance request is for the purpose of constructing a post sign at a height of twenty five (25) feet at the location of 1212 N. Scott St. Napoleon. The subject property is located in a "C-4" Planned Commercial Zoning District.

RESEARCH AND FINDINGS

1. The standard sign height for AUTOZONE is 35 feet, however the maximum height in the C-4 zoning district in which the new store is being constructed is 20 feet.
2. The City has developed a new sign code which will increase the maximum sign height in the C-4 zoning district to 25 feet.

ADMINISTRATIVE OPINION

I am recommending the Board grant the variance as request.

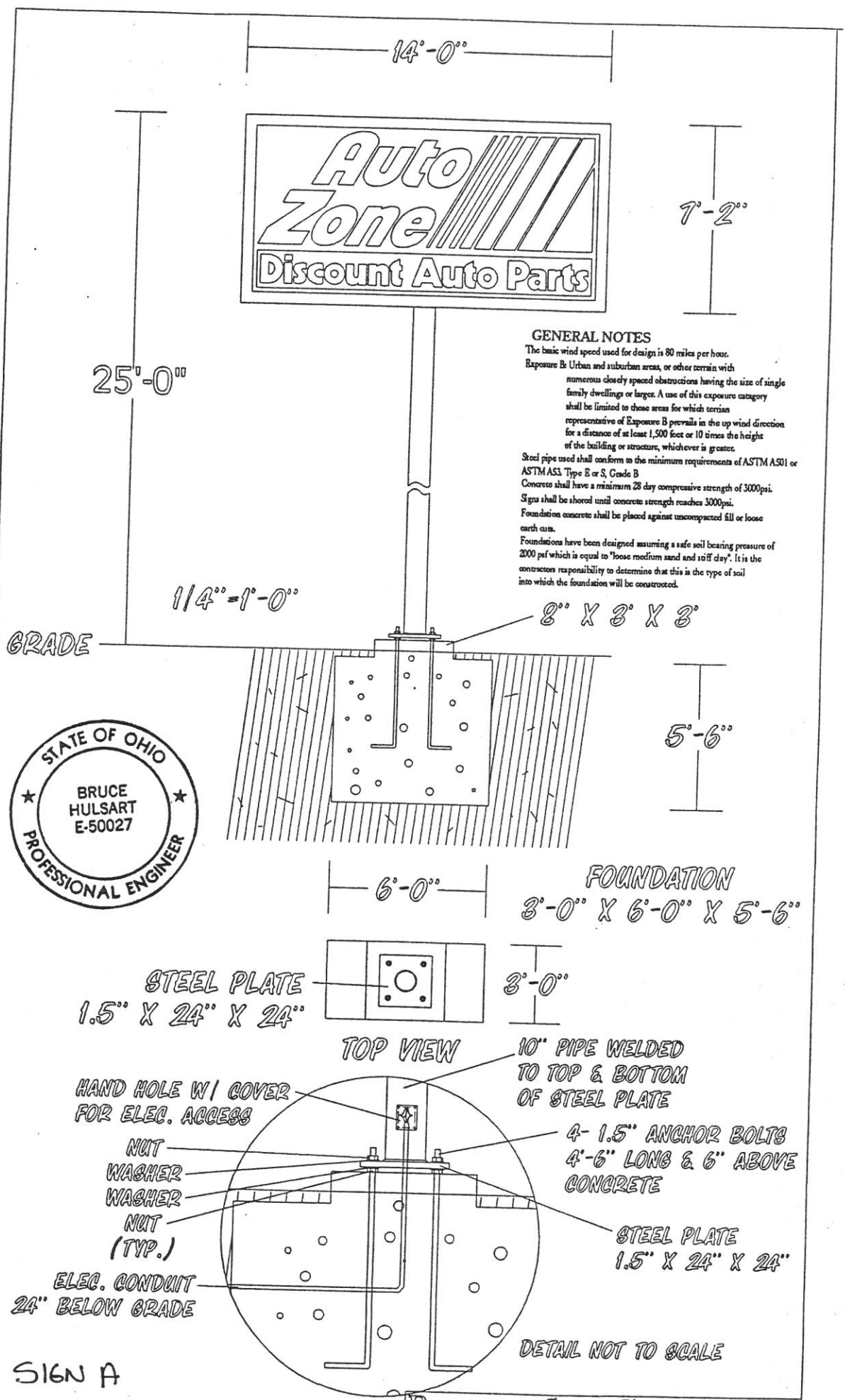
CONSIDERATIONS

The Board shall not render a decision on this request until it has reviewed the following standards for variation.

The standards for variation to be considered are as follows:

- (a) That there are exceptional or extraordinary circumstances or conditions applicable to the property or to the intended use that do not apply generally to the other property or use in the same vicinity or district.

- (b) That such Variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity or district but which is denied to the property in question.
- (c) That the granting of such Variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity or district in which the property is located.
- (d) That the granting of such a Variance will not alter the land use characteristics of the vicinity or district, diminish the value of adjacent land and improvements or increase the congestion in the public streets.



**Auto Zone**  
Discount Auto Parts

25'-0"

7'-2"

1 1/4" x 1'-0"

GRADE

**GENERAL NOTES**

The basic wind speed used for design is 80 miles per hour.  
 Exposure B: Urban and suburban areas, or other terrain with numerous closely spaced obstructions having the size of single family dwellings or larger. A use of this exposure category shall be limited to those areas for which terrain representative of Exposure B prevails in the up wind direction for a distance of at least 1,500 feet or 10 times the height of the building or structure, whichever is greater.  
 Steel pipe used shall conform to the minimum requirements of ASTM A501 or ASTM A53, Type E or S, Grade B.  
 Concrete shall have a minimum 28 day compressive strength of 3000psi.  
 Signs shall be shored until concrete strength reaches 3000psi.  
 Foundation concrete shall be placed against uncompacted fill or loose earth cuts.  
 Foundations have been designed assuming a safe soil bearing pressure of 2000 pcf which is equal to "loose medium sand and stiff clay". It is the contractor's responsibility to determine that this is the type of soil into which the foundation will be constructed.

8" X 3" X 3"

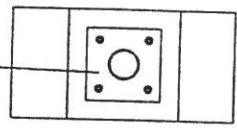
5'-6"



6'-0"

**FOUNDATION**  
3'-0" X 6'-0" X 5'-6"

**STEEL PLATE**  
1.5" X 24" X 24"



3'-0"

**TOP VIEW**

10" PIPE WELDED TO TOP & BOTTOM OF STEEL PLATE

HAND HOLE W/ COVER FOR ELEC. ACCESS

NUT  
WASHER  
WASHER  
NUT (TYP.)

4- 1.5" ANCHOR BOLTS 4'-6" LONG & 6" ABOVE CONCRETE

ELEC. CONDUIT 24" BELOW GRADE

STEEL PLATE 1.5" X 24" X 24"

DETAIL NOT TO SCALE

SIGN A