



ASHDALE
STILLWOOD


ROCKWOOD


ANDERSON


NORTH CROSS


FOSTER

SHOAL CREEK

 **N**

 SUBJECT TRACT

 PENDING CASE

 ZONING BOUNDARY

CASE#: C16-2016-0001
Address: 2901 W ANDERSON LANE

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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CITY OF AUSTIN
APPLICATION TO SIGN REVIEW BOARD
SIGN VARIANCE

CASE # C16-2016-0001 DL
ROW 11460650
ROLL 0239040209
EADV

WARNING: Filing of this appeal stops all affected construction activity.

PLEASE: TYPE AND COMPLETE ALL REQUESTED INFORMATION.

STREET ADDRESS Lane 2901 West Anderson Lane

LEGAL DESCRIPTION: Subdivision - _____

Lot(s) _____ Block _____ Outlot _____ Division _____

I, Jim Bennett as authorized agent for Bijan Rugs

_____ affirm that on 11/11/15_____, hereby apply for a hearing before the Sign Review Board for consideration:

ERECT - ATTACH - COMPLETE - REMODEL - MAINTAIN

A sign providing a total height of 35

In a GR - ✓ zoning district, located within the _____ Sign District.

If your variance request is for a reduction in setbacks or height limits, please contact Christine Esparza with the Electric Utility at 322-6112 before filing your application with this office to discuss your request. The Electric Utility will recommend the board deny your request if it will result in an encroachment into an electric easement or a NESC violation.

NOTE: The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. In order to grant your request for a variance, the Board must first make one or more of the findings described under 1, 2, and 3 below; the Board must then make the finding described in item 4 below. If the Board cannot make the required findings, it cannot approve a sign variance.

Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.

D13

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings:

1. The variance is necessary because strict enforcement of the Article prohibits any reasonable opportunity to provide adequate signs on the site, considering the unique features of a site such as its dimensions, landscaping, or topography, because:

the front of the property is encumbered with a 10 ft. electrical easement which requires a greater setback from the property line. The view of the sign is blocked from the east and west by large oak trees.

OR,

2. The granting of this variance will not have a substantially adverse impact upon neighboring properties, because:

due to the separation, location of the neighboring signs and the landscaping, this proposed sign will not interfere with their signs.

OR,

3. The granting of this variance will not substantially conflict with the stated purposes of this sign ordinance, because:

it will allow the business to adequately advertise its business.

AND,

4. Granting a variance would not provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated, because:

if not for setback requirement and the location of the trees a variance would not be required.. the granting of the variance does not have any detrimental effect to the neighboring properties because they already enjoy advantages that are not available to this site.

APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed Jim Bennett Mail Address 11505 Ridge Drive

City, State & Zip Austin, Texas 78748

Printed Name Jim Bennett Phone (512)282-3079 Date _____

OWNERS CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed _____ Mail Address _____

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VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings:

1. The variance is necessary because strict enforcement of the Article prohibits any reasonable opportunity to provide adequate signs on the site, considering the unique features of a site such as its dimensions, landscaping, or topography, because: _____

OR,

2. The granting of this variance will not have a substantially adverse impact upon neighboring properties, because: _____

OR,

3. The granting of this variance will not substantially conflict with the stated purposes of this sign ordinance, because: _____

AND,

4. Granting a variance would not provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated, because: _____

APPLICANT CERTIFICATE - I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed Jim Bennett Mail Address 11505 Ridge Dr

City, State & Zip Austin, TX - 78748

Printed Jim Bennett Phone _____ Date _____

OWNERS CERTIFICATE - I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed A. Bonanchi Mail Address _____

City, State & Zip 2901 West Anderson Lane

Printed _____ Phone _____ Date _____



27'-9"

35'-0"

ID sign cabinet

2' 6" x 9' 6" Double-sided cabinet.
Shatterproof LEXAN plastic sign faces
with 3M outdoor vinyl graphics.
Internal lighting is by LED's.

Specs

ProCOLOR 15mm Full Color LED sign Model 80x176

Cabinet: 4' 6" x 9' 6" double-sided
Displays RGB with 281 Trillion colors
Time & Temperature function included
Wireless data transmission

AD SYSTEMS
automated display systems
888-440-2531 512-844-2794
www.adsystemsled.com

Client Approval:

Date:

Bijan Rugs

DL
5/12

$$\frac{D1}{6}$$
