

CASE DESCRIPTION

**34901 Woodward, Suite 200
(22-51)**

Hearing date: December 13, 2022

Appeal No. 22-51: The owner of the property known **34901 Woodward, Suite 200** requests the following variances:

A. Chapter 86, Article 1, Section 1.05 Table B of the Sign Ordinance requires Wall Signs to be located within the Sign Band, which for this building is defined as a horizontal band extending the full width of the building facade and located between the highest first floor windows and the bottom of the second floor windows. The proposed sign is located in between the highest second floor windows and the bottom of the third floor windows. Therefore, a dimensional variance of 11.00 feet is requested.

B. Chapter 86, Article 1, Section 1.05 Table B of the Sign Ordinance permits buildings with more than 100 linear feet of building frontage to contain no more than 100 square feet of signage area placed on walls other than the principal frontage. The proposed signs increase the signage area on walls other than the principal frontage to 114.00 square feet. Therefore, a dimensional variance of 14.00 square feet is requested.

Staff Notes: The applicant is proposing 3 new signs to replace 3 existing signs of similar size in similar locations. The signs will display new branding and log styles for the existing tenant. On October 19th, 2022, the applicant appeared before the Design Review Board (see attached minutes). The board voted to approve the proposed new signs with the condition that the applicant must obtain the required variances from the Board of Zoning appeals.