

LEAVENWORTH BOARD OF ZONING APPEALS

Monday, March 27, 2023 – 6:00 P.M.
COMMISSION ROOM, CITY HALL
LEAVENWORTH, KANSAS

AGENDA

CALL TO ORDER:

1. Roll Call/Establish Quorum
2. Approval of Minutes: January 23, 2023 **Action:** Motion

OLD BUSINESS:

None

NEW BUSINESS:

1. **2023-02 BZA – 722 S. 5th Street**
Hold a public hearing for Case No. 2023-02 BZA – 722 S. 5th Street, wherein the petitioner is seeking a variance to Section 5.02 of the adopted Development Regulations to allow a reduction in required off-street parking spaces for a restaurant use.
2. **2023-06 BZA – 5000 10th Avenue**
Hold a public hearing for Case No. 2023-06 BZA – 5000 10th Avenue, wherein the petitioner is seeking a variance to Section 8.11 of the adopted Development Regulations to allow an increase in the allowable wall signage for a property zoned GBD, General Business District.

ADJOURN



**BOARD OF ZONING APPEALS MINUTES
MONDAY, JANUARY 23, 2023, 6:00 P.M.
COMMISSION ROOM, CITY HALL
LEAVENWORTH, KANSAS**

CALL TO ORDER:

Board Members Present

Mike Bogner
Ron Bates
Jan Horvath

Board Member(s) Absent

Dick Gervasini
Kathy Kem

City Staff Present

Julie Hurley
Bethany Falvey

Chairman Bogner called the meeting to order at 6:00 p.m. and noted a quorum was present.

APPROVAL OF MINUTES: December 19, 2022

Chairman Bogner asked for comments, changes or a motion on the December 19, 2022 minutes presented for approval. Commissioner Horvath moved to approve the minutes as presented, seconded by Commissioner Bates and approved by a vote of 3-0.

OLD BUSINESS:

None

NEW BUSINESS:

1. 2023-02 BZA – 722 S. 5TH STREET

Item has been continued to the February 27, 2023 BZA meeting at the request of staff to give the applicant time to submit additional information.

2. 2023-03 BZA – 4800 S. 20TH STREET

Hold a public hearing for Case No. 2023-03 BZA – 4800 S. 20th Street, wherein the petitioner is seeking a variance to Section 5.02 of the adopted Development Regulations to allow an accessory structure closer than five feet to the primary building in a residential zoning district.

Commissioner Bogner called for the staff report.

City Planner Bethany Falvey stated the applicant is requesting a variance from section 4.03.E of the adopted Development Regulations to allow a reduction in the required setback from the primary building.

The property located at 4800 S. 20th Street is occupied by the Church of the Open Door. The property is approximately 10 acres and is zoned R1-25, Low Density Single Family Residential District. Section 4.03.E.6 of the Development Regulations restricts placement of accessory structures as follows:

All accessory buildings in residential districts shall be five feet from any primary building on the site.

The variance is being requested for the construction of a 12' x 20' shed between the two back portions of the building towards the north portion of the property.

Chairman Bogner asked the commissioners for questions about the staff report.

Chairman Bogner asked if the building is one large building.

Ms. Falvey responded in the negative.

Chairman Bogner asked for clarification that the proposed structure will be independent from the main building but will be closer than five feet to the main building.

Ms. Falvey responded in the affirmative.

Chairman Bogner asked if the only issue being reviewed for this item is the requirement that the shed shall be five feet from the primary building.

Ms. Falvey responded in the affirmative.

Chairman Bogner asked the applicant to speak.

Damian Efta, Pastor at The Church of the Open Door, stated the proposed placement of the shed is for needed storage space, and will more or less not be visible to the public.

Chairman Bogner asked if the shed will have doors on both ends.

Pt. Efta responded in the affirmative.

Chairman Bogner asked if utilities will be hooked up to the shed.

Pt. Efta responded in the negative.

Commissioner Bates stated one of the conditions the Board is to find is that the variance would not violate or adversely affect public health or safety. One of the reasons for the required distance between structures may have to do with fire safety. Commissioner Bates asked the applicant if this has been considered.

Pt. Efta stated there are a number of ways out of the primary buildings.

Commissioner Bates clarified his concern stating he is more concerned if the shed catches fire then the Fire Department will need access to the shed. Furthermore, the likelihood of the primary building catching fire if the shed is on fire increases the closer the accessory structure is to the primary building.

Commissioner Bates asked if the distance between the shed and the primary buildings are only 4-1/2 on each side, totaling one foot.

Pt. Efta stated the eaves are to be included in the required distance from the primary buildings so the shed is not meeting the required distance by a couple feet on each side. Pt. Efta further stated, the Fire Department could easily get one of their trucks to the proposed location of the shed.

Commissioner Bates asked if this is a prebuilt shed.

Pt. Efta responded in the negative stating the shed is constructed onsite.

Commissioner Bates asked staff since the shed will be built onsite, would a 10'x20' shed satisfy the regulations as far as distance from the primary building.

Ms. Falvey stated the space between the two connected buildings measures 20 feet.

Pt. Efta stated there are one foot eaves on the shed, which now brings the total distance to 18 ft. Then you need five feet distance on both sides of the shed from the primary buildings, which leaves you with only 8 ft.

Chairman Bogner asked if the approval of the variance is for the distance from the eaves to the primary building to be less than five feet or does the Board need to specify the exact distance allowed.

Planning Director Julie Hurley responded according to the regulations staff is to measure from the furthest point of the accessory structure, which in this case would be the eaves. Ms. Hurley further stated if the variance were to be approved, the Board may want to say something such as the variance is approved as presented instead of specifying four feet on each side of the shed. The board should also include in their discussion on the placement of the shed (i.e. is it to be centered between the buildings, etc.).

Chairman Bogner verified with staff that a building permit will be required.

Ms. Falvey responded in the affirmative.

With no further questions about the staff report, Chairman Bogner opened the public hearing. With no one wishing to speak, Chairman Bogner closed the public hearing and opened discussion among the commissioners.

Commissioner Bates asked what if the board could not get passed the five feet requirement between the two buildings, would the proper way to move forward be to approve the variance and then put a restriction on it, or since they already have the four feet on either side would the board need to say no and the applicant would need to resubmit.

Ms. Falvey responded in the affirmative.

Commissioner Horvath asked if the variance is addressing one side or both depending on the restrictions the board establishes for the five foot clearance.

Ms. Falvey stated if the board states *as presented* then it would be as the applicant presented it.

Commissioner Bates stating meaning it is a 12 ft. wide building and the board could restrict that they have to center the shed leaving a 4 ft. clearance on each side but the board cannot say the distance must be 5 ft. on each side, which would mean the applicant would need a smaller shed.

Ms. Hurley stated the language in part reads, "In granting the variance the board may impose such conditions, safeguards and restrictions upon the premise benefited by the variance as may be necessary to reduce or minimize any potentially injurious effect...". At this point is when the board may say they have gone through each of the criteria voted on, and now the board is imposing the condition that it would be centered in that area between the two connected buildings.

Chairman Bogner stated he noticed the courtyard in the next building over appears to be wider, and asked staff if they have those measurements.

Ms. Hurley stated she believes they are about the same.

With no further discussion, Chairman Bogner read the following criteria regarding the Board's authority and reviewed each item.

BOARD OF ZONING APPEALS AUTHORITY:

The Board's authority in this matter is contained in Article 11 (Board of Zoning Appeals), Section 11.03.B (Powers and Jurisdictions – Variances)

Variances: To authorize in specific cases a variance from the specific terms of these Development Regulations which will not be contrary to the public interest and where, owing the special conditions, a literal enforcement of the provisions of these Development Regulations will, in an individual case, result in unnecessary hardship, provided the spirit of these Development Regulations shall be observed, public safety and welfare secured, and substantial justice done. Such variance shall not permit any use not permitted by the Development Regulations of the City of Leavenworth, Kansas in such district. Rather, variances shall only be granted for the detailed requirements of the district such as area, bulk, yard, parking or screening requirements.

1. The applicant must show that his property was acquired in good faith and where by reason of exceptional narrowness, shallowness or shape of this specific piece of property at the time of the effective date of the Zoning Ordinance, or where by reason of exceptional topographical conditions or other extra-ordinary or exceptional circumstances that the strict application of the terms of the Development Regulations of the City of Leavenworth, Kansas actually prohibits the use of his property in the manner similar to that of other property in the zoning district where it is located.
2. A request for a variance may be granted, upon a finding of the Board that all of the following conditions have been met. The Board shall make a determination on each condition, and the finding shall be entered in the record.
 - a) *The Board shall make a determination on each condition, and the finding shall be entered in the record.*
 - b) *That the variance requested arises from such condition which is unique to the property in question and is not ordinarily found in the same zone or district; and is not created by an action or actions of the property owner or the applicant.*

Vote 3-0

All board members voted in the affirmative.

- c) *That the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.*

Vote 3-0

All board members voted in the affirmative.

- d) *That the strict application of the provisions of the Development Regulations from which the variance is requested will constitute unnecessary hardship upon the property owner represented in the application.*

Vote 3-0

All board members voted in the affirmative.

- e) *That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.*

Vote 3-0

All board members voted in the affirmative.

- f) *That granting of the variance desired will not be opposed to the general spirit and intent of the Development Regulations.*

Vote 3-0

All board members voted in the affirmative.

3. In granting a variance, the Board may impose such conditions, safeguards, and restrictions upon the premises benefited by the variance as may be necessary to reduce or minimize any potentially injurious effect of such variance upon other property in the neighborhood, and to carry out the general purpose and intent of the Development Regulations.

Chairman Bogner moved to add the condition that approval be subject to the location as presented, and the shed shall be centered between the two buildings.

Commissioner Bates moved to add an additional condition that the structure be tucked in between the two buildings and not stick out passed the existing walls of the primary buildings.

There was consensus by the Board to accept the two conditions. The variance is granted with the conditions that placement of the structure is to be centered between the primary buildings and shall not extend passed the existing walls of the primary structure.

Ms. Hurley stated there will be a meeting February 27th.

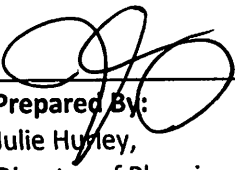
Commissioner Horvath moves to adjourn the meeting, seconded by Commissioner Bates and passed 3-0.

The meeting adjourned at 7:15 p.m.

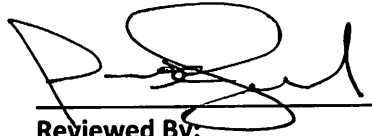
Minutes taken by Administrative Assistant Michelle Baragary.

**BOARD OF ZONING APPEALS AGENDA ITEM
VARIANCE REQUEST
2023-02-BZA
722 S. 5th STREET**

MARCH 27, 2023



Prepared By:
Julie Hunley,
Director of Planning and
Community Development



Reviewed By:
Paul Kramer,
City Manager

SUMMARY:

The applicant is requesting a variance to allow a reduction in the required parking for a restaurant use.

DISCUSSION:

The applicants, Sung and Bill Moxley, are requesting a variance from section 5.02 of the Development Regulations to allow a reduction in required off-street parking for a proposed restaurant located at 722 S. 5th Street. The proposed restaurant will be operated by a tenant of the building owners. No on-site parking is available. The property is zoned OBD and is surrounded by a mix of uses. The location is approximately three blocks south of the Central Business District and one block north of Spruce Street.

Parking for restaurant uses is required at a rate of 1 per 3 seats. The tenant has indicated that there will be 18 seats, resulting in a requirement for 6 parking spaces. The Development Regulations allow for the required off-street parking to be reduced by up to 50% for each on-street space within 500 feet. Ample on-street parking exists within 500 feet of the site to accommodate parking needs generated by the restaurant, including 6 parking spaces directly to the south of the building off of Olive Street.

Restaurant uses in the OBD zoning district require approval of a Special Use Permit, through the Planning Commission and City Commission. Any approval of this variance request would be subject to approval of a Special Use Permit, or rezoning of the property to a district which allows restaurant uses by right.

BOARD OF ZONING APPEALS AUTHORITY:

The Board's authority in this matter is contained in Article XV (Board of Zoning Appeals), Section 11.03.B (Powers and Jurisdictions – Variances)

Variances: To authorize in specific cases a variance from the specific terms of these Development Regulations which will not be contrary to the public interest and where, owing to special conditions, a literal enforcement of the provisions of these Development Regulations will, in an individual case, result in unnecessary hardship, provided the spirit of these Development Regulations shall be observed, public safety and welfare secured, and substantial justice done. Such variance shall not permit any use not permitted by the Development Regulations of the City of Leavenworth, Kansas in such district. Rather, variances shall only be granted for the detailed requirements of the district such as area, bulk, yard, parking or screening requirements.

1. The applicant must show that his property was acquired in good faith and where by reason of exceptional narrowness, shallowness or shape of this specific piece of property at the time of the effective date of the Zoning Ordinance, or where by reason of exceptional topographical conditions or other extra-ordinary or exceptional circumstances that the strict application of the terms of the Development Regulations of the City of Leavenworth, Kansas actually prohibits the use of his property in the manner similar to that of other property in the zoning district where it is located.
2. A request for a variance may be granted, upon a finding of the Board that all of the following conditions have been met. The Board shall make a determination on each condition, and the finding shall be entered in the record.
 - a) *That the variance requested arises from such condition which is unique to the property in question and is not ordinarily found in the same zone or district; and is not created by an action or actions of the property owner or the applicant.*
 - b) *That the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.*
 - c) *That the strict application of the provisions of the Development Regulations from which the variance is requested will constitute unnecessary hardship upon the property owner represented in the application.*
 - d) *That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare;*
 - e) *That granting of the variance desired will not be opposed to the general spirit and intent of the Development Regulations.*
3. In granting a variance, the Board may impose such conditions, safeguards, and restrictions upon the premises benefited by the variance as may be necessary to reduce or minimize any potentially injurious effect of such variance upon other property in the neighborhood, and to carry out the general purpose and intent of these Development Regulations.

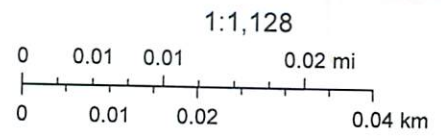
ACTION:

- Approve or deny the variance to allow a reduction in the required parking for a restaurant use at 722 S. 5th Street.

2023-02 BZA



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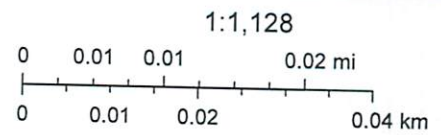
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2023-02 BZA



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Platte County, Missouri Dept. of Conservation, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA



Google

Image capture: Oct 2022 © 2023 Google



BOARD OF ZONING APPEALS
CITY OF LEAVENWORTH, KANSAS

OFFICE USE ONLY

Case No.: 2023-02 BZA
Application No. 12392
Fee (non-refundable) \$350.00
Filing Date 11-22-22
Hearing Date 1-23-23
Publication Date 12-28-22

PETITION

Property Zoning: OB1D
Location of Subject Property: 722 S 5th Street Leavenworth KS
Legal Description: (Attach full legal description provided by the REGISTER OF DEEDS OFFICE) 66048
Petitioner: Sung Moxley
Petitioner Address: 722 S 5th Street Leavenworth KS 66048
Email: no rutter 79@aol.com Telephone: 913-827-8749
Sungmoxley2@gmail.com
Petitioner's Interest in Property: OFF Street Parking
Purpose of Petition: Parking Variance

- Appeal of Administration Decision _____ Date of Decision _____
- Section 11.03.A
Variance: Section 5.02
- Section 11.03.B
- Exception:
Section 11.03.C

Site Plan or drawing attached (hard & digital copy): Yes No

I, the undersigned, certify that I am the legal owner of the property described above and that if this request is granted, I will proceed with the actual construction in accordance with the plans submitted within four (4) months from the date of filing or request in writing an extension of time for the Board's consideration

Property Owner Name (print): Sung Moxley

Signature: [Signature] Date: 11-22-22

State of Kansas

County of Leavenworth

Signed or attested before me on November 22, 2022 by Sung Moxley

Notary Public: Michelle Baragary

My appointment expires: 8/16/24 (Seal)

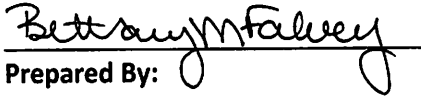


NOTE: All signatures must be in black or blue ink. Signature of owner(s) must be secured and notarized. Check list below...

Supporting documentation: Site plan, plot plan, a drawing and any other pertinent data	
Full legal description of subject property obtained from the Register of Deeds Office (913-684-0424)	*
Certified list of property owners within two hundred (200) feet of the subject property - County GIS Department 913-684-0448	*
A filing fee of Three Hundred- fifty dollars (\$350)	

**BOARD OF ZONING APPEALS AGENDA ITEM
VARIANCE REQUEST
2023-06-BZA
5000 10TH AVE**

MARCH 27, 2023



Prepared By:
Bethany Falvey
City Planner



Reviewed By:
Paul Kramer
City Manager

SUMMARY:

The applicant is requesting a variance to allow 2 additional signs on the front (East) side and 7 additional signs on the South wall for a property zoned GBD, General Business District.

DISCUSSION:

The existing WalMart store is located at 5000 10th Ave in an area zoned GBD, General Business District. The applicant has submitted a sign application to revise seven existing signs on the front elevation and add/relocate 12 new or existing signs on the front and side elevation. A sign variance was previously approved by the City Commission on May 23, 2017 to allow installation of "Vision Center" and "Pickup" signs, both on the east side of the building and by the Board of Zoning Appeals on September 16, 2019 to allow installation of a "FedEx" sign on the front elevation.

The requested variance is to allow 2 additional signs on the front (East) side and 7 additional signs on the South wall for a property zoned GBD, General Business District.

BOARD OF ZONING APPEALS AUTHORITY:

The Board's authority in this matter is contained in Article XV (Board of Zoning Appeals), Section 11.03.B (Powers and Jurisdictions – Variances)

Variances: To authorize in specific cases a variance from the specific terms of these Development Regulations which will not be contrary to the public interest and where, owing to special conditions, a literal enforcement of the provisions of these Development Regulations will, in an individual case, result in unnecessary hardship, provided the spirit of these Development Regulations shall be observed, public safety and welfare secured, and substantial justice done. Such variance shall not permit any use not permitted by the Development Regulations of the City of Leavenworth, Kansas in such district. Rather, variances shall only be granted for the detailed requirements of the district such as area, bulk, yard, parking or screening requirements.

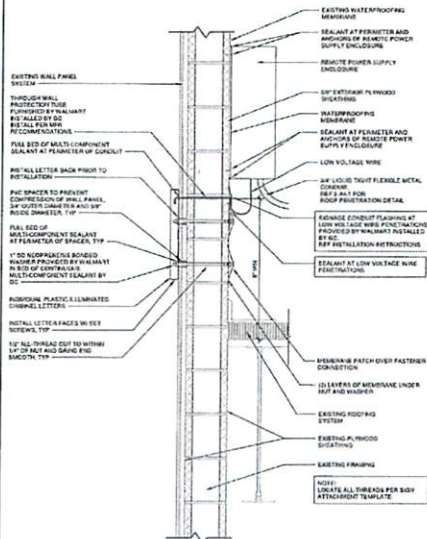
1. The applicant must show that his property was acquired in good faith and where by reason of exceptional narrowness, shallowness or shape of this specific piece of property at the time of the effective date of the Zoning Ordinance, or where by reason of exceptional topographical conditions or other extra-ordinary or exceptional circumstances that the strict application of the terms of the

Development Regulations of the City of Leavenworth, Kansas actually prohibits the use of his property in the manner similar to that of other property in the zoning district where it is located.

2. A request for a variance may be granted, upon a finding of the Board that all of the following conditions have been met. The Board shall make a determination on each condition, and the finding shall be entered in the record.
 - a) *That the variance requested arises from such condition which is unique to the property in question and is not ordinarily found in the same zone or district; and is not created by an action or actions of the property owner or the applicant.*
 - b) *That the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.*
 - c) *That the strict application of the provisions of the Development Regulations from which the variance is requested will constitute unnecessary hardship upon the property owner represented in the application.*
 - d) *That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare;*
 - e) *That granting of the variance desired will not be opposed to the general spirit and intent of the Development Regulations.*
3. In granting a variance, the Board may impose such conditions, safeguards, and restrictions upon the premises benefited by the variance as may be necessary to reduce or minimize any potentially injurious effect of such variance upon other property in the neighborhood, and to carry out the general purpose and intent of these Development Regulations.

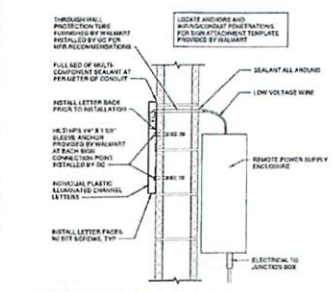
ACTION:

- Approve or deny the appeal to allow 2 additional signs on the front (East) side and 7 additional signs on the South wall of the WalMart store located at 5000 10th Ave.



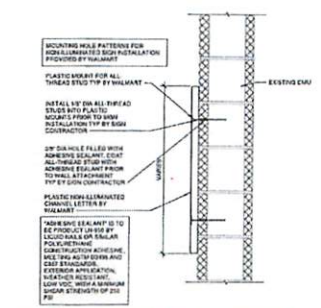
ATTACHMENT AT WALL PANEL ABOVE ROOF LINE

8 ILLUMINATED SIGNAGE ATTACHMENT 1'-0\"/>

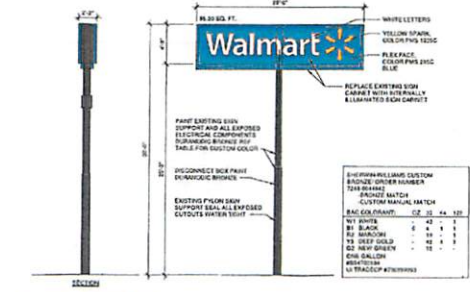


4 SIGNAGE ATTACHMENT 1'-0\"/>

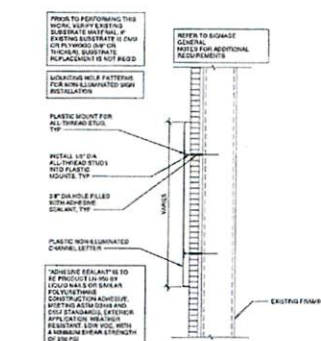
7 SIGN ATTACHMENT AT EIFS AND METAL STUD WALL 1'-0\"/>



3 SIGN ATTACHMENT AT CMU WALL 1'-0\"/>



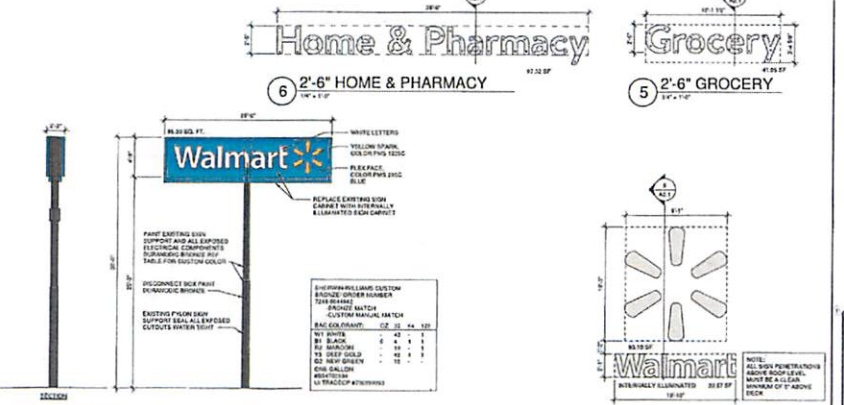
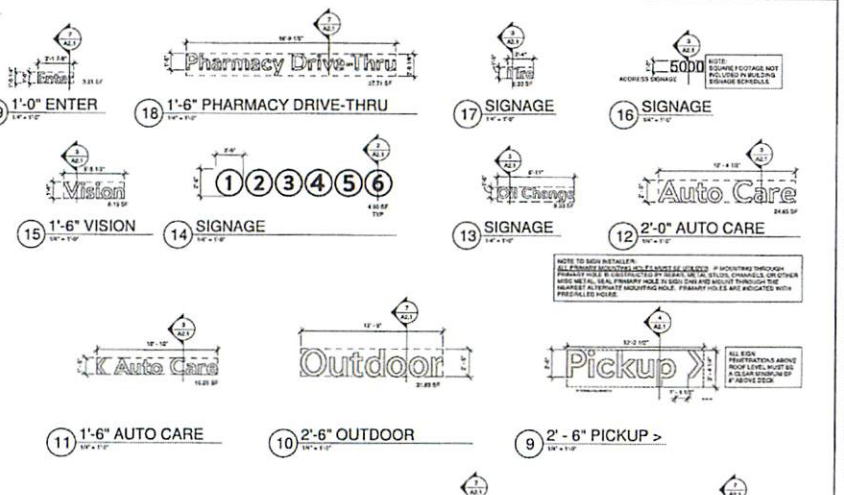
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EXISTING SIGNAGE SCHEDULE						NEW SIGNAGE SCHEDULE					
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16	1	WHITE	1'-0\"/>								
15	1	WHITE	1'-0\"/>								
14	1	WHITE	1'-0\"/>								
13	1	WHITE	1'-0\"/>								
12	1	WHITE	2'-0\"/>								
11	1	WHITE	1'-0\"/>								
10	1	WHITE	2'-6\"/>								
9	1	WHITE	2'-6\"/>								
8	1	WHITE	1'-0\"/>								
7	1	WHITE	1'-0\"/>								
6	1	WHITE	2'-6\"/>								
5	1	WHITE	2'-6\"/>								
4	1	WHITE	1'-0\"/>								
3	1	WHITE	1'-0\"/>								
2	1	WHITE	4'-9\"/>								
1	1	WHITE	10'-0\"/>								
TOTAL EXISTING SIGNAGE						TOTAL NEW SIGNAGE					
TOTAL BUDGET TOTAL						TOTAL BUDGET TOTAL					

SIGNAGE GENERAL NOTES

1. SIGNAGE FURNISHED BY WALMART AND INSTALLED BY...
2. ALL EXISTING SIGNAGE TO BE REMOVED PRIOR TO...
3. ALL SIGNAGE TO BE INSTALLED IN ACCORDANCE WITH...
4. ALL SIGNAGE TO BE INSTALLED IN ACCORDANCE WITH...
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10 1'-0\"/>

brr

WalMart
LEAVENWORTH, KS

ISSUE BLOCK

ISSUED BY: []
 DRAWN BY: []
 PROJECT NO.: []
 ISSUE DATE: []

EXTERIOR DETAILS AND SIGNAGE

Sheet A2 1



BOARD OF ZONING APPEALS
CITY OF LEAVENWORTH, KANSAS

OFFICE USE ONLY

Case No.: 2023-06 BZA
Application No.: 12605
Fee (non-refundable): \$350.00
Filing Date: 1/4/23
Hearing Date: 2/27/23
Publication Date: 2/1/23

PETITION

Property Zoning: GPD
Location of Subject Property: 5000 10th Ave, Leavenworth, KS 66048
Legal Description: (Attach full legal description provided by the REGISTER OF DEEDS OFFICE)
Petitioner: Lisa Collins, BRR Architecture
Petitioner Address: 8131 Metcalf Ave, Suite 300, Overland Park, KS 66204
Email: Lisa.collins@brrarch.com **Telephone:** 913-236-3422
Petitioner's Interest in Property: Agent on behalf of Owner, WalMart RE Business Trust
Purpose of Petition: Sign Variance -revision to existing and additional signage added to existing WalMart Store.

- Appeal of Administration Decision** _____ **Date of Decision** _____
Section 11.03.A
- Variance:**
Section 11.03.B
- Exception:**
Section 11.03.C

Site Plan or drawing attached (*hard & digital copy*): Yes No

I, the undersigned, certify that I am the legal owner of the property described above and that if this request is granted, I will proceed with the actual construction in accordance with the plans submitted within four (4) months from the date of filing or request in writing an extension of time for the Board's consideration

Property Owner Name (print): Nathan Rice

Signature: Nathan Rice Date: 12.6.2022

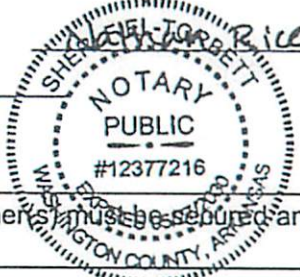
State of Arkansas)

County of Benton)

Signed or attested before me on December 6, 2022 by Nathan Rice

Notary Public: [Signature]

My appointment expires: 5.27.2030 (Seal)



NOTE: All signatures must be in black or blue ink. Signature of owner(s) must be secured and notarized. Check list below...

Supporting documentation: Site plan, plot plan, a drawing and any other pertinent data
Full legal description of subject property obtained from the Register of Deeds Office (913-684-0424)
Certified list of property owners within two hundred (200) feet of the subject property – County GIS Department 913-684-0448
A filing fee of Three Hundred- fifty dollars (\$350)



December 29, 2022

City of Leavenworth, Kansas
Planning and Community Development
100 N 5th Street
Leavenworth, KS 66048

Re: Sign Variance Application, Letter of Intent for Sign Variance
Walmart Store #0026 Leavenworth, KS
5000 10th Ave, Leavenworth, KS

To Whom It May Concern:

On behalf of Walmart Real Estate Business Trust, BRR Architecture is applying for a variance to update the existing signage on the Walmart at 5000 10th Avenue, Leavenworth, KS.

Summary of Variance Request:

- Total Building Square Footage: 192,407 SQ FT
- Existing Signage Square Footage: 741.15 SQ FT
- Proposed Signage Square Footage Total: 471.77 SQ FT
- To revise (7) existing signs on the front elevation as follows:
 - Revise current primary brand sign "**Walmart ***" to a vertically stacked design version
 - Revise current vestibule sign "**Home & Living**" to "**Home & Pharmacy**"
 - Revise current vestibule sign "**Grocery & Pharmacy**" to "**Grocery**"
 - Revise current vestibule sign "**Lawn & Garden**" to "**Outdoor**"
 - Revise current front wall sign "*** Pickup**" to "**Pickup >**"
 - Revise current front wall sign "**< Auto Center**" to "**< Auto Care**", Includes updated location
 - Revise current front wall sign over vision center entrance from "**Vision Center**" to "**Vision**"
- To add/relocate (12) new or existing signs on the front and side elevations as follows:
 - Relocate existing "**Pharmacy Drive-Thru**" sign from right elevation to front elevation of existing drive-thru canopy.
 - Add (2) "**Exit**" signs to front elevation of existing drive-thru canopy.
 - Revise "**Auto Center**" sign on left elevation to "**Auto Care**".

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- o Replace "Lube" sign with "Oil Change" over respective service bay door.
 - o Add "Oil Change" sign above respective RV service bay.
 - o Add "Tire" sign above respective RV service bay.
 - o Add (5) numerals, 1 through 5, to the left elevation, that are intended to number each of the auto care service bays.
- To replace (5) signs on the building in a like-for-like approach as follows:
 - o Replace (2) "Enter" signs on rear elevation of pharmacy drive-thru canopy.
 - o Replace (2) "Tire" signs on left elevation above respective service bay doors.
 - o Replace address numbers on front elevation in same location.

Refer to existing and proposed sign schedules below:

EXISTING SIGNAGE SCHEDULE						NEW SIGNAGE SCHEDULE					
SIGNAGE	QTY	COLOR	SIZE	AREA (SF)	TOTAL AREA (SF)	SIGNAGE	QTY	COLOR	SIZE	AREA (SF)	TOTAL AREA (SF)
FRONT						FRONT					
Walmart (Spark)	1	WHITE/YELLOW	5'-6" / 8'-0"	299.04	299.04	(Spark) Walmart	1	WHITE/YELLOW	10' - 3"	115.67	115.67
Pickup (Spark)	1	WHITE/YELLOW	2'-6"	67.66	67.66	Pickup >	1	WHITE	2'-6"	40.68	40.68
Home & Living	1	WHITE	2'-6"	72.60	72.60	Home & Pharmacy	1	WHITE	2'-6"	97.32	97.32
Grocery & Pharmacy	1	WHITE	2'-6"	109.81	109.81	Grocery	1	WHITE	2'-6"	41.85	41.85
Lawn & Garden	1	WHITE	2'-6"	63.89	63.89	Outdoor	1	WHITE	2'-6"	31.69	31.69
< Auto Center	1	WHITE	2'-0"	34.50	34.50	< Auto Care	1	WHITE	1'-6"	18.25	18.25
Vision Center	1	WHITE	1'-0"	8.81	8.81	Vision	1	WHITE	1'-6"	8.19	8.19
Pharmacy Drive-Thru	1	WHITE	1'-6"	39.90	39.90	Pharmacy Drive-Thru	1	WHITE	1'-6"	37.71	37.71
Enter	1	WHITE	1'-0"	3.24	3.24	Enter	2	WHITE	1'-0"	3.21	6.42
Exit	1	WHITE	1'-0"	2.34	2.34	Exit	2	WHITE	1'-0"	2.30	4.60
Address	1	WHITE	1'-0"	N/A	N/A	Address	1	WHITE	1'-0"	N/A	N/A
TOTAL FRONT SIGNAGE					701.79	TOTAL FRONT SIGNAGE					399.97
AUTO CENTER						AUTO CENTER					
Auto Center	1	WHITE	2'-0"	31.47	31.47	Auto Care	1	WHITE	2'-0"	24.65	24.65
						Auto Numeral 1	1	BLACK	2'-6"	4.90	4.90
						Auto Numeral 2	1	BLACK	2'-6"	4.90	4.90
						Auto Numeral 3	1	BLACK	2'-6"	4.90	4.90
						Auto Numeral 4	1	BLACK	2'-6"	4.90	4.90
						Auto Numeral 5	1	BLACK	2'-6"	4.90	4.90
Lube	1	WHITE	1'-0"	3.13	3.13	Oil Change	2	BLACK	1'-0"	8.33	16.66
Tire	2	WHITE	1'-0"	4.78	4.78	Tire	3	BLACK	1'-0"	2.33	6.99
TOTAL AUTO CENTER SIGNAGE					39.30	TOTAL AUTO CENTER SIGNAGE					71.80
TOTAL BUILDING SIGNAGE					741.15	TOTAL BUILDING SIGNAGE					471.77

The bulk of the proposed sign changes are proposed in effort to clarify customer points of destination while simplifying wording and reducing individual sign areas. Some of the proposed sign changes are necessary to align with relocation of specific services being moved as part of the general remodel project, currently in construction.

The rebranding of the primary "Walmart Spark" sign and "< Auto Care" do not affect the quantity of signs but reduce the total square footage of the signs used.

The changes to the three vestibule signs are necessary to reflect the changing location of pharmacy on the interior, (from right side of store to the left side) and simplify wording where possible.

The proposed revision of the "Pickup" sign removes the spark logo and adds a directional ">" arrow to help direct customers to a new parking area dedicated for online pickup orders on the side of the building. This is in effort to better separate customers with pickup orders from those wishing to shop inside the building.

The proposed relocation of the "Pharmacy Drive-Thru" sign from the right side of the canopy to the front side of the canopy, in addition to the (2) new "Exit" signs proposed are intended to provide added visibility and clarification for drive-thru customers. Currently, the existing sign on the side of canopy is obscured by mature tree growth. Additionally, there is no signage currently present alerting pharmacy drive-thru customers that the front of the canopy is the exit side of the drive-thru canopy.

The Auto Care "Numerals," as well as the additional "Oil Change" and "Tire" signs on the left elevation provide necessary direction to patrons so they can effectively find the area of service they are seeking while still driving. A Walmart store associate directs customers to specific doors that are numbered so the customer receives the correct service.

As we understand, the existing signage currently on the building was approved by variance and that any updates to the signage would require additional variance requests. In summary, this variance request is to decrease signage square footage, simply wording of existing signs, provide necessary directional signage for consumer purposes that align with the current remodel, and update the existing signs to align with Walmart's current branding being implemented nationwide. We do not believe that the proposed sign updates would adversely affect the rights of adjacent property owners or residents, nor have adverse effect on the health, safety or welfare of the public.

Thank you for your consideration.

Please call the undersigned if you have any questions or need additional information.

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