

A-01-21

Title: Appeal, submitted by Bill Elder, to vary the height of a ground sign from eight feet (8') to seventeen and a half feet (17.5') at 9735 Landmark Parkway Drive (per Appendix D Section 8d).

Owner: GHM Landmark LLC
9735 Landmark Parkway Drive
St Louis, Missouri 63127

Date: January 2021



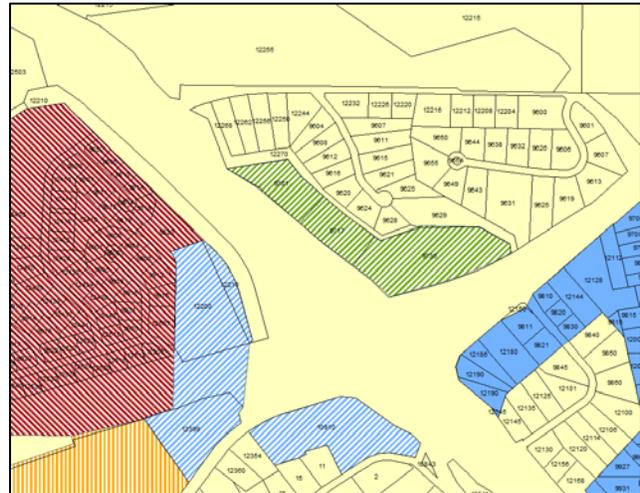
*Map is for informational use only and is not a representation of the project. Approximate ground sign location

Summary:

This Appeal is to vary the height of a ground sign from eight feet (8') to seventeen and a half feet (17.5') at 9735 Landmark Parkway Drive. The property is located on the northeast corner of Landmark Parkway Drive and Highway 30 and is currently zoned PD-BC Planned Development - Business Commercial. The properties to the north and east are zoned R-1 Single Family Residential, the properties to the south (across Hwy 30) are zoned R-3 Single Family Residential and the properties to the west (across I-270) are zoned PD-LC(C) Planned Development-Limited Commercial and PD-R Planned Development-Residential.

Zoning Legend

	PD-BC
	R-1
	R-3
	PD-LC(C)
	PD-R



Staff analysis:

This Appeal is to vary the height of a ground sign from eight feet (8') to seventeen and a half feet (17.5'). Appendix D Sign Regulations, Section 8a states: No ground sign shall be at any point over eight (8) feet above the ground level. This proposed monument sign would replace an existing sign, which is thirteen feet (13') wide and twenty-one feet (21') tall.

Per Appendix B Zoning Regulations, Section 9.3-2 Findings: The Board of Adjustment may grant variances from the strict application of this Ordinance when by reason of the strict application of this Ordinance or Amendments thereto would result in unusual difficulty or unreasonable hardship upon the owner of said property; provided that such variance can be granted without substantial impairment of the intent, purpose and integrity of this ordinance. It is further provided that this provision shall not permit the board of adjustment to permit a

use of land not authorized by the provisions of this ordinance for a specific zoning district or to increase the height or volume of a building or structure or to increase the density of development beyond that permitted by this ordinance for any particular zoning district.

Before granting a variance, there must be a finding by the Board of Adjustment that all of the following conditions exist:

- (A) That if the owner complied with the provisions of this ordinance, the owner would not be able to make any reasonable use of the property which is permitted in the district in which the property is located.

If the owner complied with the provisions of this ordinance, they would be able to make use of the property as it currently exists.

- (B) That the difficulties or hardships are peculiar to the property in question in contrast with those of other properties in the same district.

The difficulties and hardships could be considered peculiar to the property. The right of way for Highway 30 is quite wide along this property and the sign location is approximately 125 feet from the edge of the road. At that distance, it could be argued that a smaller, eight foot (8') sign would be difficult to see from Highway 30.

- (C) That the hardship was not the result of the applicant's own action and is not merely financial or pecuniary.

The hardship is not the result of the applicant's own action. The existing sign is in failure.

- (D) That the issuance of a variance will not be detrimental to the public welfare or health or injurious to other property.

Based on the information provided by the Petitioner, this variance should not be detrimental to the public welfare or health or injurious to other property.

If the Board believes that application of this Ordinance would result in unusual difficulty or unreasonable hardship upon the owner of said property, this appeal should be approved. If approved, staff recommends the condition that landscaping be placed around the base of the sign, to soften the appearance.