Planning Board of Adjustment - 2:00 PM

Meeting Date: 05/28/2026

Information

REQUESTED ACTION
PZVAR2026-00001
Variance - Billboard Height
1710 N. 25th Street

SUMMARY
In accordance with Article II of Section 125 of the City Code, the applicant is requesting to deviate from City Code 117-6 to increase the allowed height of a ground sign from 10 feet to 25 feet and to deviate from City Code Section 117-7(5)(3) - Permitted Signs for C-3, General Commercial Zone.

LOCATION
Address: 1710 N. 25th Street
Parcel ID: 2404-611-0009-000-5
Legal Description: J D S S/D-UNIT 1- BLK A LOT 9

RESPONSIBLE STAFF
Kerry C. Driver - Senior Planner

RECOMMENDATION
Sec. 125-100 A **variance** may be granted only in the event that all of the following criteria are satisfied:

- Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district;
- The special conditions and circumstances do not result from the actions of the applicant;
- The literal interpretation of the provisions of the zoning ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the ordinance and would result in unnecessary and undue hardship on the applicant;
- The **variance** granted is the minimum **variance** that will make possible the reasonable use of the land, building or structure;
- The granting of the **variance** will be in harmony with the general intent and purpose of the ordinance codified in this section and such **variance** will not be injurious to the area involved or otherwise detrimental to the public welfare.

According to Sec. 117-6, ground signs ***less than or equal to three acres shall have a maximum height of ten feet in height***.

Based on the **variance** criteria from Section 125-100, Staff has determined that ***none of the five (5) variance criteria have been met***.

In addition, the vacant is in the City's Community Redevelopment Agency (CRA) district, and the proposed use does not align with the city's vision to take advantage of opportunities for economic, social, or aesthetic improvements.

Therefore, Planning Department Recommends **Denia**l.

ALTERNATE RECOMMENDATIONS

1.Recommend approval with or without conditions

Attachments
Staff Presentation
Staff Report
Applicant File
Staff Supporting Documents
Proof of Publication

Form Review

Form Started By:	Kerry Driver
Started On:	04/22/2026 01:13 PM
Final Approval Date:	05/20/2026