

Board of Adjustment may grant variances or modifications of height, yard, area, coverage, parking regulations, accessory building and non-conforming use subject to making a finding of hardship that the variance meets all four of the following criteria. State how your request meets these conditions.

**Description of variance request:**

Included in variance application - requesting a variance for the property's allowed signage to comply with the current UDC, Article 11, rather than the sign ordinance in effect at the time of the PUD adoption, which is very restrictive in regards to allowed signage.

- 1. Does the requested variance violate the intent of the Unified Development Code or deprive the applicant of right commonly enjoyed by other properties in the same zoning district that comply with the same provisions?  
 Yes     No

Explain: The requested variance would comply with the current UDC, Article 11

- 2. Do special conditions or restricted area, shape, topography, or physical features exist that are irregular to the subject parcel of land and not applicable to other parcels of land in the same zoning districts?     Yes     No

Explain: The requested variance is for signage

- 3. Is the hardship the result of the applicant's own actions or intended for financial interest?     Yes     No

Explain: The requested sign variance is to improve the visibility of the property

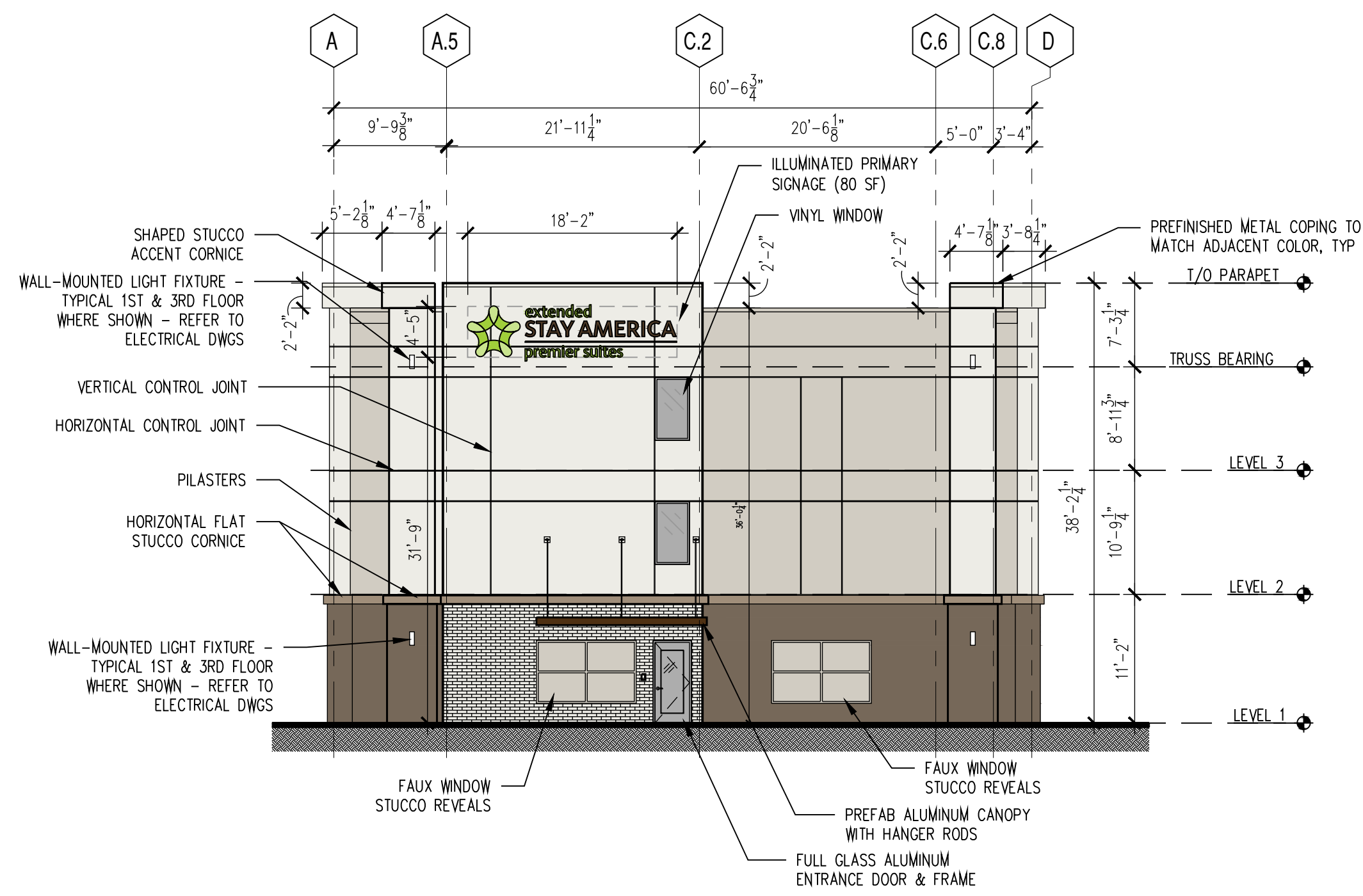
- 4. Would granting this variance be detrimental to the public welfare or injurious to the value of property in the vicinity?  
 Yes     No

Explain: The requested sign variance is to improve the visibility of the property and would comply with the current UDC. It appears that the nearby hotel property at 5601 Schertz Parkway may have obtained a similar variance as the sign variance being requested.

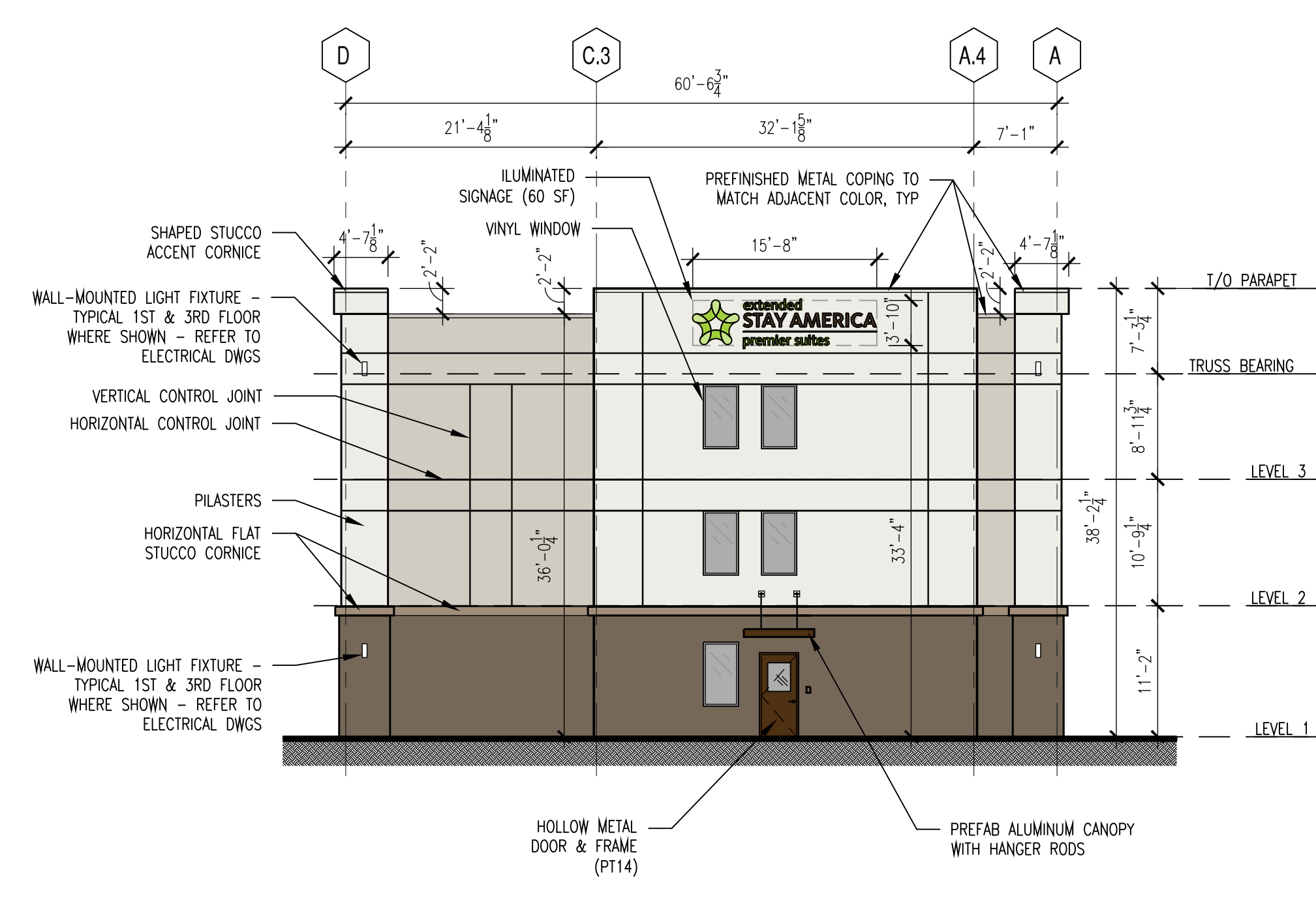
Preparer's Signature: Mason Miller

Printed Name: Mason Miller

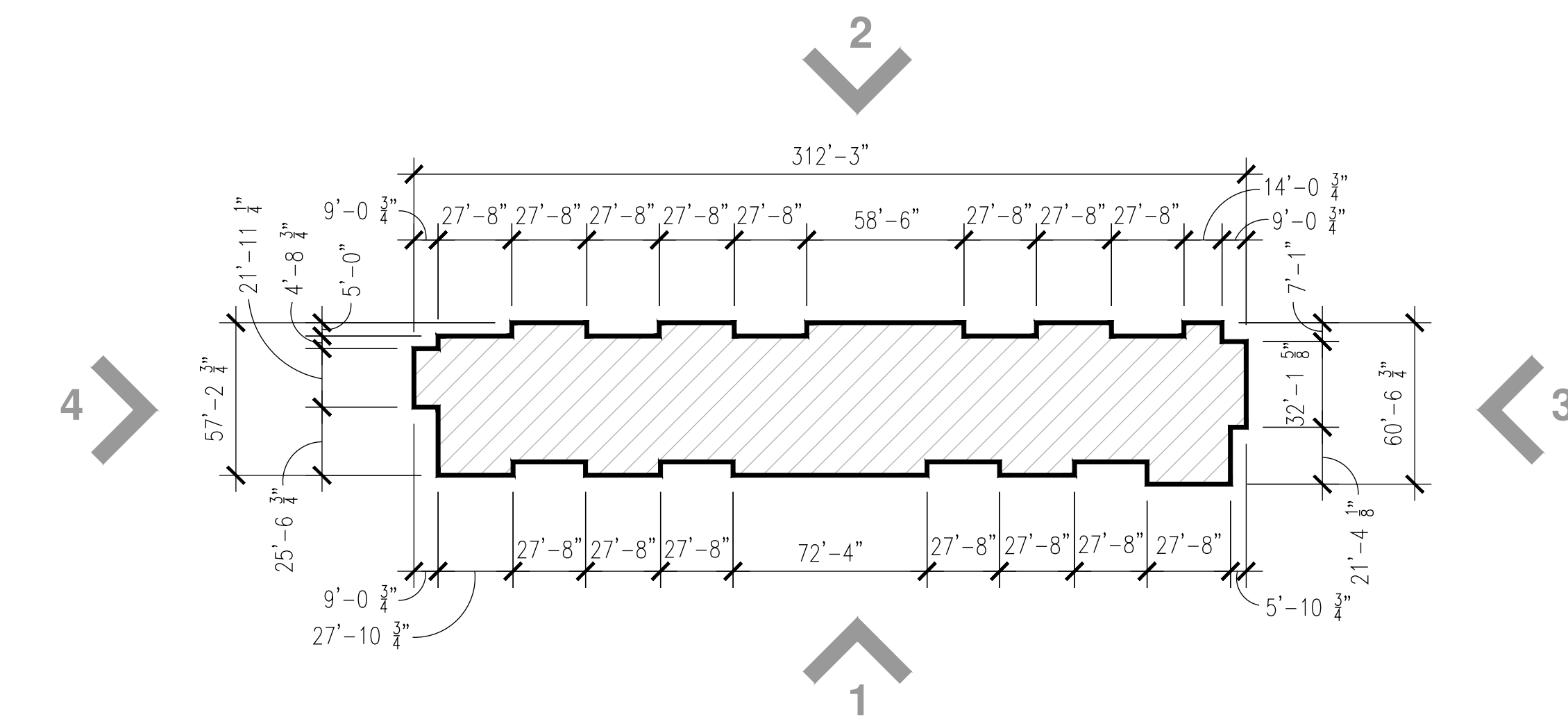
Date prepared: 4/12/2023



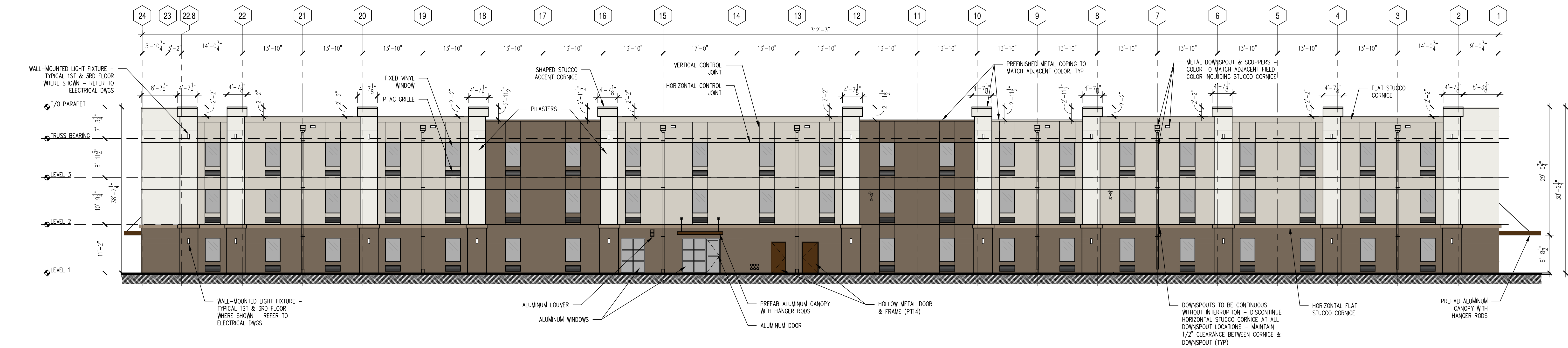
**4 NORTH ELEVATION**  
Scale: 3/32"=1'-0"



**3 SOUTH ELEVATION**  
Scale: 3/32"=1'-0"



**2 EAST ELEVATION**  
Scale: 3/32"=1'-0"



**1 WEST ELEVATION**  
Scale: 3/32"=1'-0"

**FINISH LEGEND:**

-  KINGSIZE BRICK BY ACME BRICK - PAINT PT13
-  STUCCO: PPG 1021-6 CURLEW - PT14
-  STUCCO: PPG 1025-1 COMMERCIAL WHITE - PT13
-  STUCCO: PPG 1025-3 WHISKERS - PT10
-  STUCCO: PPG 1025-4 SHARKSKIN - PT11
-  STUCCO: PPG 14-13 OYSTER SHELL - PT12
-  METAL: CP410 BRONZETONE