

VARIANCE JUSTIFICATION FORM

UDC 21.4.12: The BOA shall have the ability to authorize, in specific cases, a variance from the zoning regulations of this UDC if the variance is not contrary to the public interest and due to special conditions, a literal enforcement of this UDC would result in unnecessary hardship, so that the spirit of this UDC is observed and substantial justice is done. A variance shall not be granted to relieve a self-created or personal hardship, nor shall it permit any person a privilege in developing a parcel of land not permitted by this UDC to other parcels of land in the district.

1. Description of variance request and Unified Development Code (UDC) section the project or request is varying from:

We were granted a permit. We manufacture and installed the project and then told were were out of compliance with the UDC.

2. 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:

Yes, but we did not realize this and nothing was disclosed during the permit review from the City.

3. 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:

No, this would be more cost to our client.

4. Is the hardship the result of the applicant's own actions or intended for financial interest?

(YES/NO) Explain:

Yes, the cost to our client. The undue damage to the new building if we have to remove and reinstall a new set of channel letters.

5. Would granting this variance be detrimental to the public welfare or injurious to the value of property in the vicinity?

(YES/NO) Explain:

No, there would be no harm or detriment to any business or property.

City of Schertz
Sign Permit
Permit PRSG202302278

Date Issued: August 15, 2023

Expires: February 11, 2024

Project Address: 650 ROY RICHARD DR;

Subdivision:

;

Lot # 2;

Block # 1;

Owner Information:

SCHERTZ RE COMPANY LLC

Contractor:

Sign Contractor: Keller Custom Signs

Electrical Contractor: Keller Custom Signs

Proposed Use: Commercial

Description of Work:

- Sign: Electronic Sign Freestanding Ground Sign Sign - Other
- Electrical: New Non-Residential Electrical

Conditions:

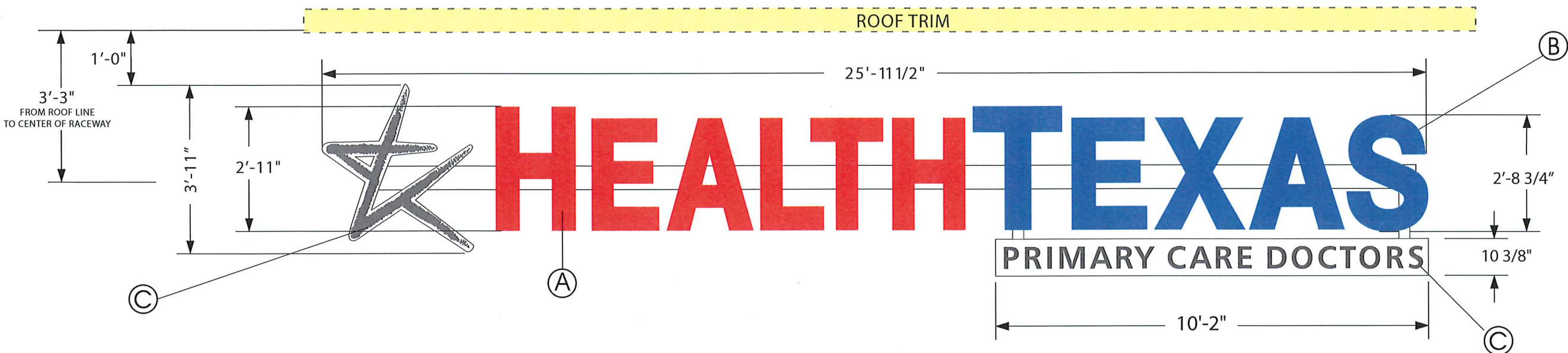
Issued By:
Inspections Division



Sarah Rodriguez
Permit Technician
(210) 619-1752

Permits are non-transferable and shall be displayed on site at all times.





FABRICATE AND INSTALL (1) ONE SET OF FRONT LIT ALUMINUM CHANNEL LETTERS AND CAPSULE. CHANNEL LETTERS TO BE MOUNTED ON 4" X 7" RACEWAY. RACEWAY PAINTED TO MATCH SW 7647 CRUSHED ICE WHITE PLEXI FACES WITH 3M VINYL OVERLAY.

A. #3630-53 CARDINAL VINYL OVERLAY / 5" RED RETURNS / STANDARD RED JEWELITE TRIM CAP

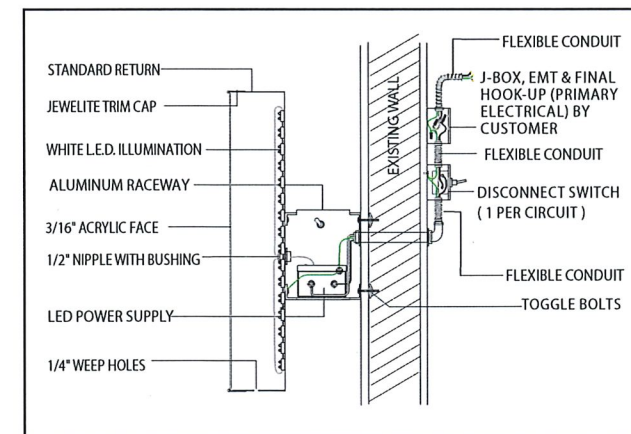
B. # 3630-36 BLUE VINYL OVERLAY / TRIM CAP & 5" RETURN TO MATCH #3630-36 BLUE

C. #3630-61 SLATE GRAY VINYL OVERLAY / WHITE 5" RETURN & WHITE TRIM CAP



NOTE: SIGNS TO BE LABELED UL LISTED

FRONT ELEVATION



1234 San Francisco • San Antonio, Tx. 78201
(210) 695-8767 • Fax: (210) 695-8760
www.kellercustomsigns.com



Sign Design Project For:



650 FM 3009
Schertz, Texas 78154

Date: 7.17.23

Customer Approval

Date: _____

THIS UNPUBLISHED DESIGN IS THE PROPERTY OF KELLER CUSTOM SIGNS & DESIGNS AND IS SUBMITTED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT WE ARE PLANNING FOR YOU.

IT IS NOT TO BE MODIFIED, COPIED, REPRODUCED, EXHIBITED OR SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION WITHOUT WRITTEN PERMISSION OF KELLER CUSTOM SIGNS & DESIGNS.

VIOLATION OF THE ABOVE, ENTITLES KELLER CUSTOM SIGNS & DESIGNS TO COLLECT FEES FOR ART AND STAFF TIME FROM THE CUSTOMER.

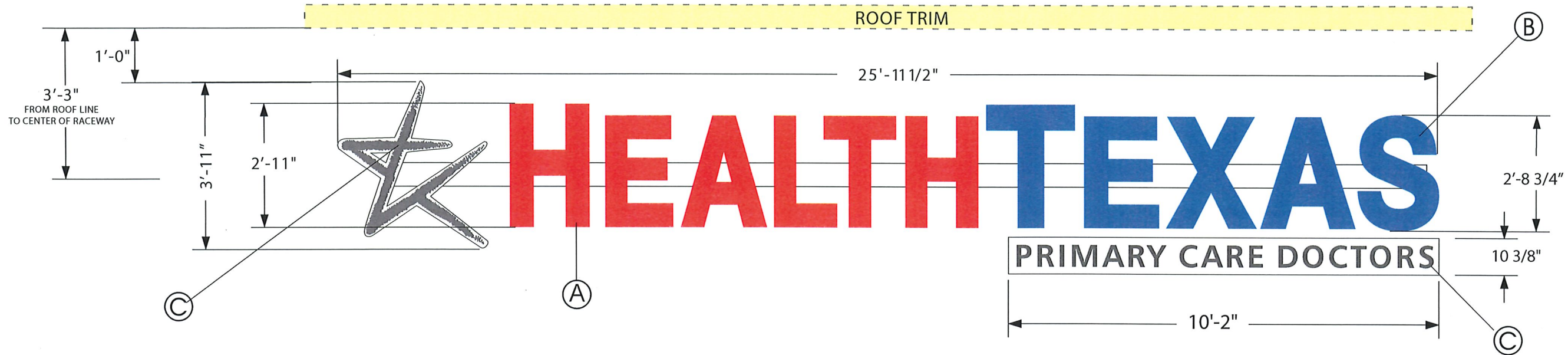
CLIENT ACKNOWLEDGEMENT

ALL SIGNS WIRED 120V UNLESS SPECIFIED OTHERWISE ...

Sales Rep.: JD

SCALE: 3/8" = 1'-0"

Dwg.#: 82476-A1



FABRICATE AND INSTALL (1) ONE SET OF FRONT LIT ALUMINUM CHANNEL LETTERS AND CAPSULE. CHANNEL LETTERS TO BE MOUNTED ON 4" X 7" RACEWAY. RACEWAY PAINTED TO MATCH BRUSHED SILVER.

WHITE PLEXI FACES WITH 3M VINYL OVERLAY.

A. #3630-53 CARDINAL VINYL OVERLAY / 5" RED RETURNS / STANDARD RED JEWELITE TRIM CAP

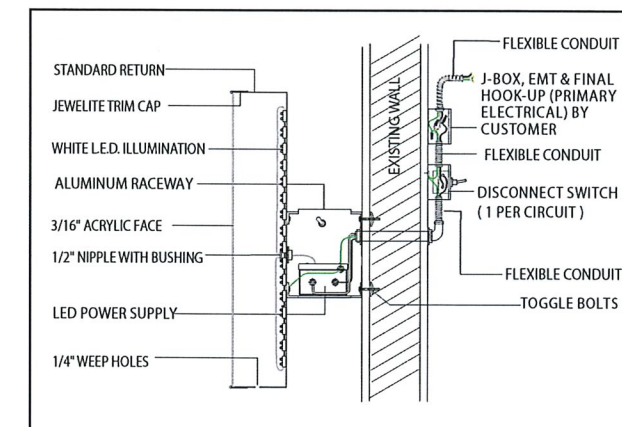
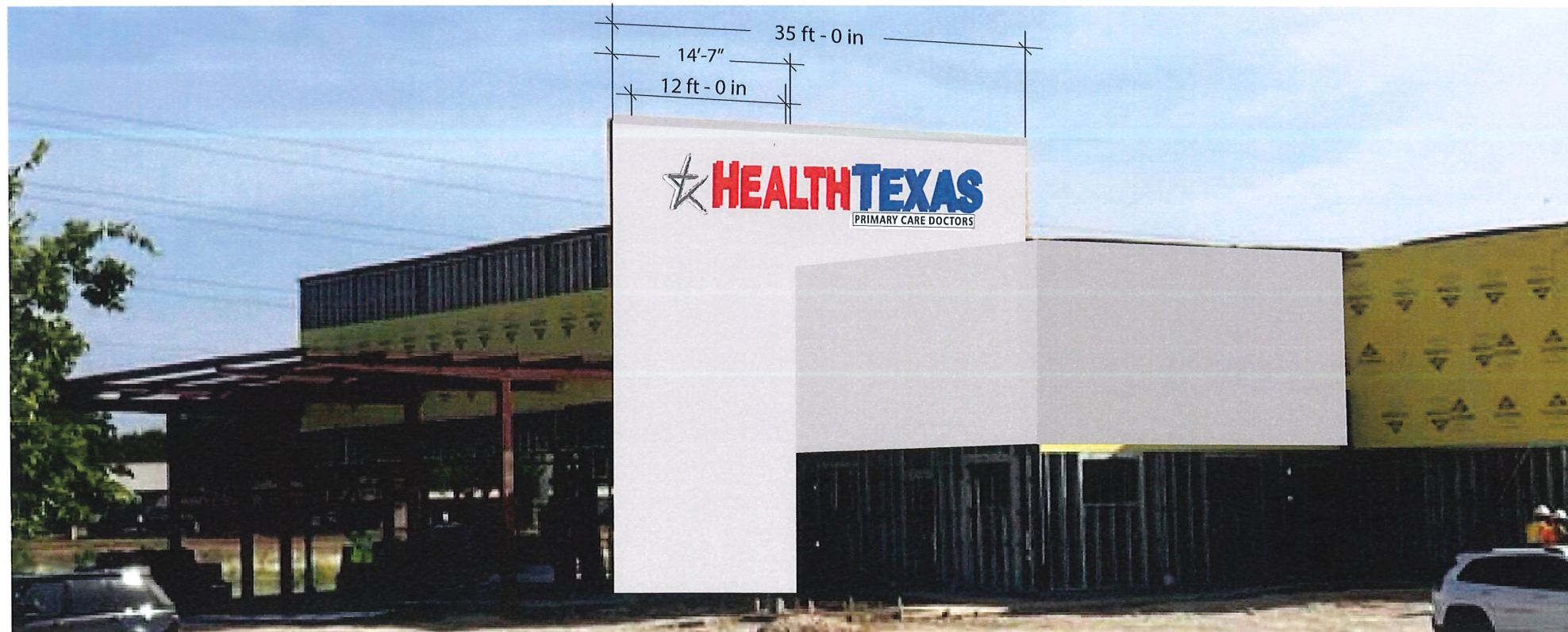
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Approved By: *Eric M. Noah*
 Building Inspector
 Planning & Community Development
 08/14/2023 3:59:06 PM

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