

VARIANCE JUSTIFICATION FORM

Application for Zoning Relief | Extra Space Storage - North Elevation Signage

REQUEST OVERVIEW

Project Name:	Extra Space Storage
Regulatory Reference:	UDC 21.4.12 & Verda Enterprise Park PDD
Variance Requested:	Increase building signage from 12" to 30" on North Elevation.

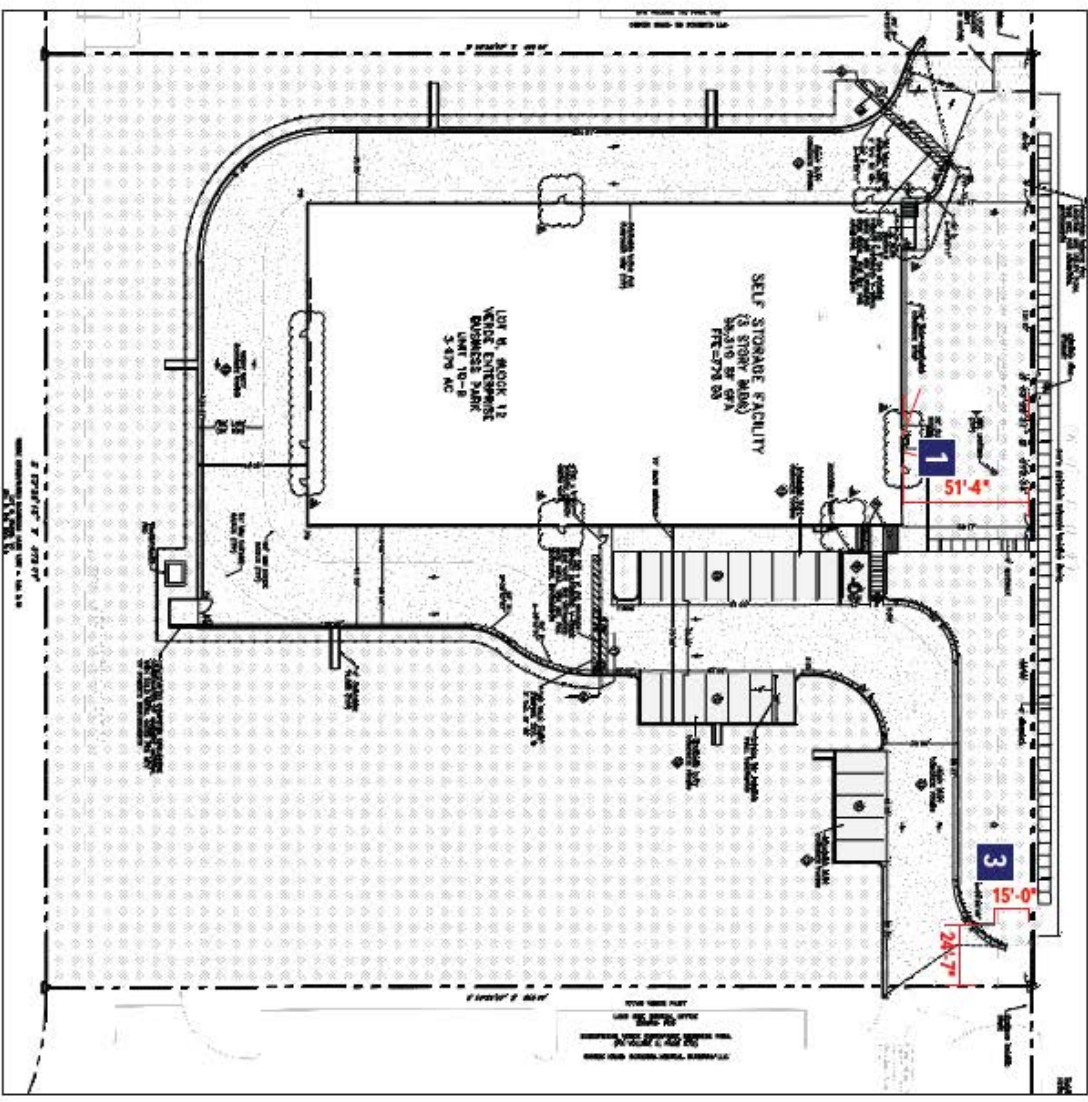
Extra Space Storage is requesting a variance to increase the allowable building sign size on the North Elevation. Currently, the PDD code limits facades less than 100' from the Right of Way (ROW) to 12" tall lettering. Our building is 61' from the ROW, resulting in a sign that is significantly undersized relative to the building scale and surrounding retailers.

Legal Standard (UDC 21.4.12): The Board of Adjustment may authorize a variance where literal enforcement would result in unnecessary hardship, provided the spirit of the code is observed and substantial justice is done. A variance shall not permit a privilege not enjoyed by other parcels in the same district.

SITE PLAN



SITE MAP VIEW
SCALE: 1/64" = 1'-0"



DESIGN SIGN STATUS - MAIN ID WALL SIGNS			
SIGN #	LOCATION	SIGN TYPE	TECHNICALLY VERIFIED
1	NORTH ELEVATION	CHANNEL LETTERS - ILLUMINATED	X
DESIGN SIGN STATUS - FREESTANDING SIGNS			
3	VERDE PARKWAY	D/F MONUMENT SIGN - ILLUMINATED	X

FINDINGS OF FACT & JUSTIFICATION

UNIFORMITY

Does the requested variance violate the intent of the Unified Development Code or deprive the applicant of rights commonly enjoyed by other properties in the same zoning district?

Response: No. The request aligns with the established aesthetic of Verda Enterprise Park. A 2' 6" tall letter set is consistent with existing retailers in the immediate vicinity, ensuring visual continuity and fairness across the district. **This request meets the current UDC code requirements.**

PHYSICAL SITE CONSTRAINTS

Do special conditions (area, shape, topography, or physical features) exist that are irregular to the subject parcel and not applicable to other parcels in the same district?

Response: Yes. The unique positioning of the building at 61' from the ROW triggers a restrictive 12" height limit that does not account for the massive scale of the facility compared to smaller retail footprints that might typically sit closer to the ROW.

NON-SELF CREATED

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

Response: No. This request is driven by functional necessity rather than financial gain. The primary objective is to provide legible identification for patrons, matching the standard set by neighboring businesses.

PUBLIC SAFETY & WELFARE

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

Response: No. In fact, it enhances public safety. Properly scaled signage allows drivers to identify the facility from a safe distance, facilitating smooth traffic flow and preventing sudden braking or confusion within Enterprise Park.

A handwritten signature in black ink, appearing to be 'RS' followed by a long horizontal stroke.

Signature of Representative

TSGF Schertz, LLC

Representative

Date: _____