

AGENDA
CITY OF FREDERICKSBURG
ZONING BOARD OF ADJUSTMENT

Thursday, February 15, 2018

5:30 P.M.

CITY HALL CONFERENCE ROOM, 126 W. MAIN ST.

1. Call to Order

PUBLIC HEARING

2. (ZBA2018-01) Variance to Section 29-7 of the Zoning Ordinance, pertaining to maximum height of signage. The applicant is requesting a variance to install a sign taller than 5 ft.

ACTION ITEM

4. Receive Recommendation and Consider ZBA2018-01

ADJOURN

VARIANCE BRIEF

Request # 2018-01

APPLICANT: Gillespie County Historical Society

ZONING: PF- Public Facilities

LOCATION: 325 W. Main Street

REQUEST: Variance to Section 29.7(2)d.2. of the Sign Ordinance, pertaining to maximum Sign Height.

FINDINGS:

- The property is located at 325 W. Main Street and consists of 4 townlots.
- Improvements will include a new historically representative limestone rock wall along Main Street starting at the East end of the existing picket fence and continuing west to a relocated entrance. Wall to measure 42" tall except for area recessed 15' from the sidewalk, wall height to be 54" with columns and a prominent 12' tall metal gate with sign for the museum.
- Main entrance will be relocated 20' to the east. Materials to match existing paving, fencing, and planting.

Signs: Criteria – The Board may grant a Variance to a regulation prescribed by the Sign Ordinance with respect to the placement of signs, the height of signs or the area of signs if it affirmatively finds each of the following:

- a. That a sign is being replaced. For the purpose of this Section, replacement shall include the erection of a new or different sign due to the removal of another sign for any reason, including the change in name of a business, whether from change of ownership, business being conducted, or otherwise, the change of a sign for a continuing business containing the same or different information as the sign being replaced, and the replacement of signs due to damage or vandalism. **The sign is new and will be similar to the historic archway signs at the Middle school, catholic and city cemeteries.**
- b. That all structures on the property for which the sign is proposed that would impede the replacement of a sign were constructed prior to February 17, 1986. **The proposed sign is intended to take the place of a permitted ground sign that would not be visible due the wall improvements.**
- c. That it is impractical to abide by existing placement, height or area regulations due to the placement, size of construction of existing structures in relationship to

the physical characteristics of the site. For the purposes of illustration, physical characteristics may include topography of the site or the surrounding sites, structures on surrounding sites, traffic conditions, street layouts and existing natural vegetation. **The sign regulations limit the maximum sign height to 5'. With the proposed wall, the sign would not be visible. The applicant is proposing a sign that was used historically to identify various public facilities in the community.**

- d. That the other types of signs which are permitted by the Ordinance cannot practically be used. In making this determination of practicality, the Board may consider:
 - 1. The undesirability of altering a historic site to accommodate a sign which would be permitted with no variance under this ordinance, or
 - 2. That alternatives permitted by this ordinance would involve extensive reconstruction of structures; or
 - 3. That alternatives permitted by this ordinance are prohibitively expensive; or
 - 4. That alternatives permitted by this ordinance will not effectively identify the subject of the sign. **This section would apply to the subject request.**
- e. That the proposed sign has been reviewed by the Historic Review Board if applicable. **The Historic Review Board approved the proposed wall and sign on January 9, 2018. They also recommended that the Board of Adjustment approve the proposed arch sign.**
- f. That the proposed variance is as close to the requirements of the sign ordinance as is feasible. **The proposed sign is a reasonable alternative and in keeping with the purpose of the museum.**

OPPOSITION/SUPPORT OF REQUEST: None to date.

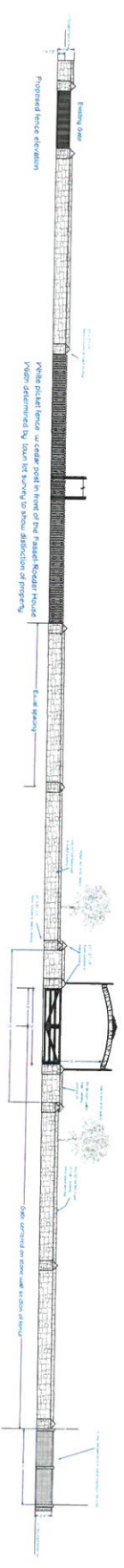
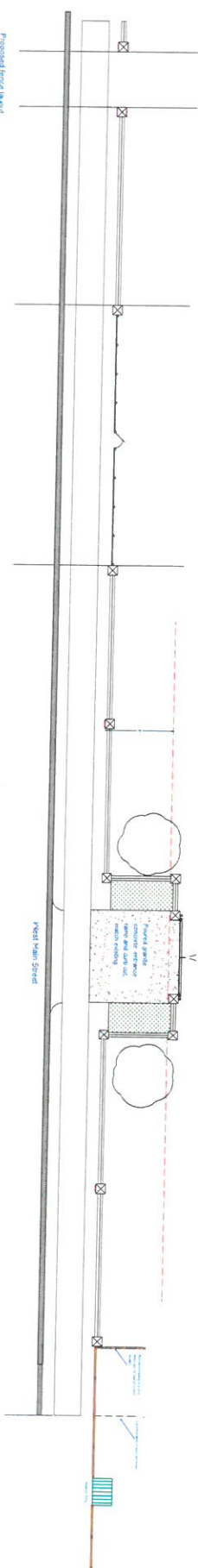
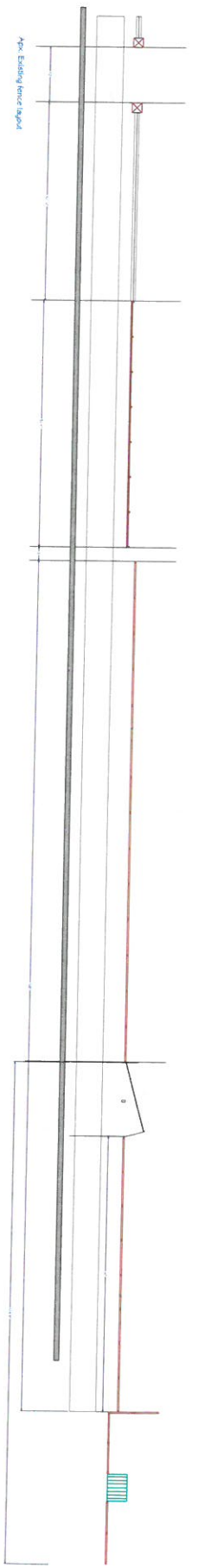
STAFF RECOMMENDATION: Approval of the variance request.

\$150.00 application fee

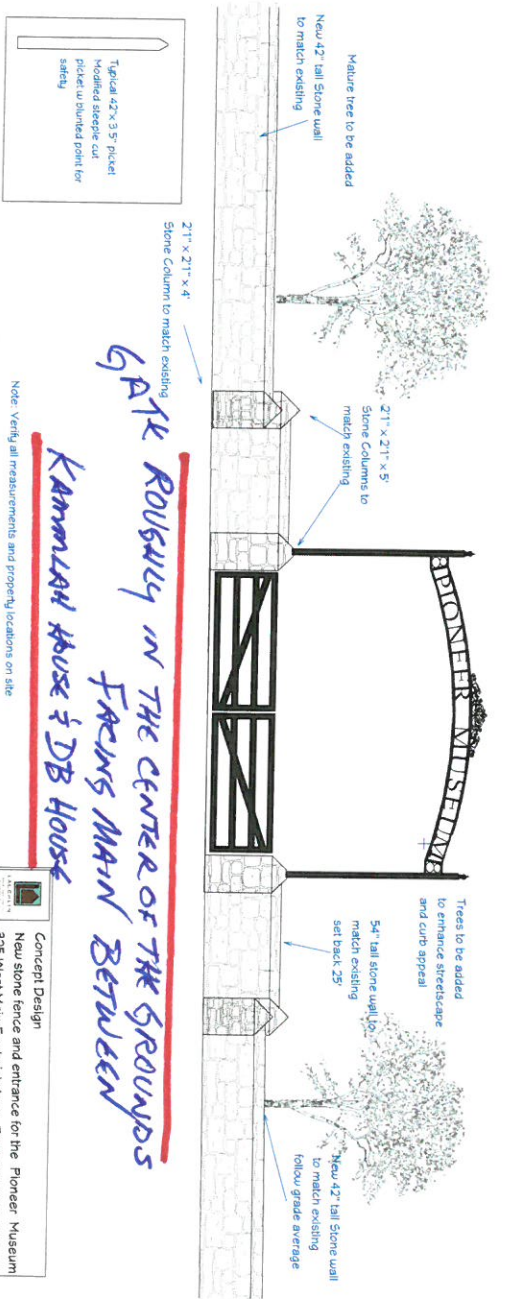
APPEAL NO. 2018.1
DATE 01/29/18

VARIANCE REQUEST APPLICATION
TO
BOARD OF ADJUSTMENT

1. APPLICANT: GILLESPIE COUNTY HISTORICAL SOCIETY
2. ADDRESS: 325 W MAIN
PHONE: 990-8441 EMAIL: jhoover@pioneer museum.NET
FAX: _____
3. DESCRIPTION OF PROPERTY INVOLVED IN THIS REQUEST:
ADDRESS: 325 W MAIN (WHICH ENCOMPASSES 4 ADJACENT TOWN LOTS)
LEGAL DESCRIPTION: _____
LOT SIZE: APPROX 185 FEET ZONING DISTRICT: CBD
4. REQUEST IS MADE HEREWITH TO THE BOARD OF ADJUSTMENT THAT A VARIANCE BE GRANTED TO THE FOLLOWING PROVISIONS OF THE ZONING ORDINANCE:
SECTION: 29-7 PAGE: _____
SUBSECTION: (2) d.2.
ITEM: GROUND SIGNS
RELATING TO: HEIGHT
REQUIRING: MAX 5'
5. INFORMATION TO BE SUBMITTED BY THE APPLICANT:
 - A. Site plans, preliminary building elevations, preliminary improvement plans, or other maps or drawings, sufficiently dimensioned as required to illustrate the following, to the extent related to the Variance application:
 - a. Existing and proposed location and arrangement of uses on the site, and on abutting sides within 50-feet.
 - b. Existing and proposed site improvements, buildings, and other structures on the site, and any off-site improvements related to or necessitated by the proposed use. Building elevations shall be sufficient to indicate the general height, bulk, scale, and architectural character.
 - c. Existing and proposed topography, grading, landscaping, and screening, irrigation facilities, and erosion control measures.
 - d. Existing and proposed parking, loading, and traffic and pedestrian circulation features, both on the site and any off-site facilities or improvements related to or necessitated by the proposed use.



Examples of Historic Entrances in Fredericksburg



Note: Verify all measurements and property locations on site

Concept Design
New stone fence and entrance for the Pioneer Museum
325 West Main Fredericksburg, Texas N.T.S. 092817 RL

*GATE ROUGHLY IN THE CENTER OF THE GROUNDS
FACING MAIN BETWEEN
KAMMALAH HOUSE & DB HOUSE*

- B. The Building Official and/ or Director of Development Services may request additional information necessary to enable a complete analysis and evaluation of the variance request, and a determination as to whether the circumstances prescribed for the granting of a Variance exists.

6. REASONS FOR THE REQUEST: WE HAVE 4 TOWN-LOTS FRONTAGE ON MAIN & NO ADEQUATE STREET SIGNAGE. OUR LARGE GROUNDS WILL USED FOR PROGRAMS & EVENTS. WE ARE BUILDING HISTORICALLY REPRESENTATIVE ROCK WALL WITH A PROMINENT GATE FEATURE. THE ARCH SIGN WITH OUR NAME IS INTEGRAL. A NORMAL 5' SIGN WOULD NOT BE SEEN.

- A. The Board of Adjustment may grant a variance if it makes affirmative findings of FACT on EACH of the criteria. The applicant shall give a reason why the request complies with the following criteria:

1. The Zoning Regulations applicable to the property do not allow for a reasonable use.

2. The plight of the owner of the property is due to unique circumstances existing on the property, and the unique circumstances were not created by the owner of the property and are not merely financial, and are not due to or the result of general conditions in the zoning district in which the property is located.

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purposes or regulations to the Zoning District in which the property is located.

- B. PARKING: ADDITIONAL CRITERIA-The Board may grant a Variance to a regulation prescribed by this ordinance with respect to the number of off-street spaces required if it makes findings of fact that the following additional criteria are also satisfied:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonably require strict or literal interpretation and enforcement of the specified regulation.

2. The granting of the Variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets.

3. The granting of the Variance will not create a safety hazard or any other condition inconsistent with the objectives of this ordinance.

4. The Variance shall run with the use or uses to which it pertains, and shall not run with the site.

C. SIGNS: ADDITIONAL CRITERIA-The Board may grant a Variance to a regulation prescribed by the Sign Ordinance with respect to the placement of signs, the height of signs or the area of signs if it affirmatively finds each of the following.

1. That a sign is being replaced. For the purposes of this Section, replacement shall include the erection of a new or different sign due to the removal of another sign for any reason, including the change of name of a business, whether from change of ownership, business being conducted, or otherwise, the change of a sign for a continuing business containing the same or different information as the sign being replaced, and the replacement of signs due to damage or vandalism.

THIS SIGN IS NOT A REPLACEMENT

2. That all structures on the property for which the sign is proposed that would impede the replacement of a sign were constructed prior to February 17, 1986.

THERE IS NO IMPEDIMENT

3. That it is impractical to abide by existing placement, height or area regulations due to the placement, size of construction of existing structures in relationship to the physical characteristics of the site. For purposes of illustration, physical characteristics may include topography of the site or the surrounding sites, structures on surrounding sites, traffic conditions, street layouts and existing natural vegetation.

THERE IS NO STRUCTURE IN THIS AREA TO ATTACH A SIGN
THAT IS ~~ANY~~ WITHIN CURRENT CODE. WE NEED THE ELEVATION
FOR THE SIGN TO HAVE ANY EFFECT. IT IS DESIGNED TO
BE ATTRACTIVE.

4. That the other types of signs which are permitted by this Ordinance cannot practically be used. In making this determination of practicality, the Board may consider
- a. The undesirability of altering a historic site to accommodate a sign which would be permitted with no variance under this Ordinance; or
 - b. That alternatives permitted by this Ordinance would involve extensive reconstruction of structures; or
 - c. That alternatives permitted by this Ordinance are prohibitively expensive; or
 - d. That alternatives permitted by this Ordinance will not effectively identify the subject of the sign.

OPTION d. IS PERTINENT TO OUR REQUEST. PROPOSED
ARCH SIGN DESIGNATES AN ENTIRE 3 ACRE
GROUNDS RATHER THAN JUST ONE BUILDING.

5. That the proposed sign has been reviewed by the Historic Review Board if applicable.

HRB REVIEWED & APPROVED 1/09/2018

6. That the proposed variance is as close to the requirements of the sign ordinance as is feasible.

7. **NOTICE TO APPLICANT: YOU, OR YOUR REPRESENTATIVE ARE STRONGLY URGED TO ATTEND THE BOARD OF ADJUSTMENT MEETING AT WHICH YOUR VARIANCE REQUEST WILL BE CONSIDERED**- The Board will consider whatever evidence is presented at that time, and may approve, deny, or postpone consideration of your request. Failure to attend may result in the presentation of inadequate or inaccurate information which may result in denial or postponement.

Signature of Owner:

Date:

Fee Paid:

8. List of property owners within 200 ft. (Provided by City)

ZBA2018-01

<all other values>



desc



200' Buffer

AFFECTED PROPERTIES

SUBJECT PROPERTY

1 inch = 171 feet

