

Department of Community Planning and Economic Development
Variance
BZZ 5951

Date: March 21, 2013

Applicant: Sign Source

Address of Property: The Quarry – 1500-1710 New Brighton Blvd

Contact Person and Phone: Jim Abrahamson, (952) 908-9106

CPED Staff and Phone: Shanna Sether, (612) 673-2307

Date Application Deemed Complete: February 13, 2013

End of 60-Day Decision Period: April 14, 2013

Ward: 1 Neighborhood Organization: Northeast Park Neighborhood Association, adjacent to Windom Park Citizens in Action

Existing Zoning: C3S Community Shopping Center District

Existing Overlay District: Not applicable

Zoning Plate Number: 21

Proposed Use: New wall sign for Michael's Arts and Crafts store

Variance: to increase the maximum area of a wall sign from approximately 160 square feet to 242 square feet for the Michael's Arts and Crafts Store located in an existing shopping center

Zoning code section authorizing the requested variance: Chapter 525, Article IX Variances, specifically Section 525.520(21) "to vary the number, type, height, area or location of allowed signs..."

Background: The subject property is the Quarry Shopping Center located off of New Brighton Boulevard. The existing shopping center was developed in the 1990's. The Quarry includes 20 retail stores. Most recently Old Navy, located at 1620 New Brighton Boulevard relocated to Roseville and the vacant tenant space is now occupied by Michael's Arts and Crafts Store. The Old Navy sign was removed and staff has not located records of the size of the previous wall sign. The maximum sign area in the C3S Community Shopping Center District is calculated as 2 square feet of signage for every one linear foot of primary building wall of the tenant space. The tenant space at 1620 New Brighton Boulevard is approximately 81 feet 4 inches, which would allow a wall sign of 162.6 square feet of sign area. The applicant had proposed a sign that would be 242 square feet in area, which exceeds the maximum allowed in the C3S District.

The applicant has decided to redesign the proposed wall sign to conform to the maximum area allowed

Department of Community Planning and Economic Development Report
BZZ 5951

and has requested to withdraw the application for the variance. A copy of the letter is attached to the staff report requesting the withdrawal.

Recommendation of the Department of Community Planning and Economic Development:

The Department of Community Planning and Economic Development recommends that the Board of Adjustment accept the **withdrawal** of the variance to increase the maximum area of a wall sign from approximately 80 square feet to 242 square feet for the Michael's Arts and Crafts Store located in an existing shopping center located at the Quarry Shopping Center at 1500-1710 New Brighton Boulevard.

Attachments:

1. Zoning map
2. Letter requesting the withdrawal