

CASE #

016-2012-0003

CITY OF AUSTIN  
APPLICATION TO SIGN REVIEW BOARD  
SIGN VARIANCE

TP-0174230111

ROW-10704733

**WARNING:** Filing of this appeal stops all affected construction activity.

**PLEASE: TYPE AND COMPLETE ALL REQUESTED INFORMATION.**

STREET ADDRESS: 11521 N FM 620 Austin TX 78726

LEGAL DESCRIPTION: Subdivision - VOLENTE

Lot(s) 1 Block A Outlot Division

I/We Daniel Hornung on behalf of myself/ourselves as authorized agent for K26 Plaza Volente, LP

affirm that on December 15, 2011, hereby apply for a hearing

before

the Sign Review Board for consideration:

ERECT

a 2<sup>nd</sup> freestanding sign

in a GR CO zoning district, located within the Scenic Roadway Sign

District.

The Austin Electric Utility Department (Austin Energy) enforces electric easements and the setback requirements set forth in the Austin Utility Code, Electric Criteria Manual and National Electric Safety Code. The Board of Adjustment considers variance to the Land Development Code, and a variance granted by the Board of Adjustment does not waive the requirements enforced by Austin Energy. Please contact Lena Lund with Austin Energy at 322-6587 before filing your application with the Board of Adjustment if your request is for a reduction in setbacks or height limits.

NOTE: The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. In order to grant your request for a variance, the Board must first make one or more of the findings described under 1, 2, and 3 below; the Board must then make the finding described in item 4 below. If the Board cannot make the required findings, it cannot approve a sign variance.

Therefore, you must complete each of the applicable Findings Statements as part of your



application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings:

1. The variance is necessary because strict enforcement of the Article prohibits any reasonable opportunity to provide adequate signs on the site, considering the unique features of a site such as its dimensions, landscaping, or topography, because:

The only existing monument sign is completely surrounded by trees, and invisible to passing traffic. The ideal location for a sign would be on the corner where there are no trees restricting the view. Numerous trees were maintained when developing the property. This contributes to the overall appearance from the street but has rendered the businesses wall sign's ineffective as a means to draw attention to their location.

OR,

2. The granting of this variance will not have a substantially adverse impact upon neighboring properties, because:

OR,

3. The granting of this variance will not substantially conflict with the stated purposes of this sign ordinance, because:

AND,

4. Granting a variance would not provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated, because: This property is situated on the edge of a scenic roadway district, the businesses directly across the street are not confined to the restrictive Scenic Byways sign code. The addition of the sign will also contribute to the neighborhood by allowing drivers the opportunity to know what business are located in the development.

APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed Greg Keshishian Mail Address 407 Radam Ln Ste A100  
City, State & Zip Austin TX 78745

Printed \_\_\_\_\_ Phone 512.326.9333 Date 12.15.11

Greg Keshishian

OWNERS CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed J.C. Mulloy Mail Address 30 S. Meridian St., Suite 1100  
City, State & Zip Indianapolis, IN 46204

Printed J.C. Mulloy Phone (317) 577-5600 Date 12/15/11

ADDITIONAL INFORMATION TO BE SUBMITTED WITH COMPLETED APPLICATION:

(FAILURE TO SUBMIT ALL THE REQUIRED MATERIALS WILL RESULT IN NON-ACCEPTANCE OF THE APPLICATION. LATE BACKUP MATERIAL WILL BE ACCEPTED UNTIL 9:00 A.M. THE TUESDAY PRIOR TO THE MEETING, THERE WILL BE NO EXCEPTIONS.)

SITE PLAN: Must be drawn to scale, showing present and proposed construction and locations of existing structures on adjacent lots.

All Sign Review Board cases must submit location and elevation drawings, drawn to scale, in addition to the site plan required.

TAX PLATS: Must show the subject property (clearly marked) and property within a 300 foot radius. These are available from the Tax Dept. at 8314 Cross Park Drive, 834-9138

APPLICATION FEES: Residential	\$360.00
All Other	\$660.00

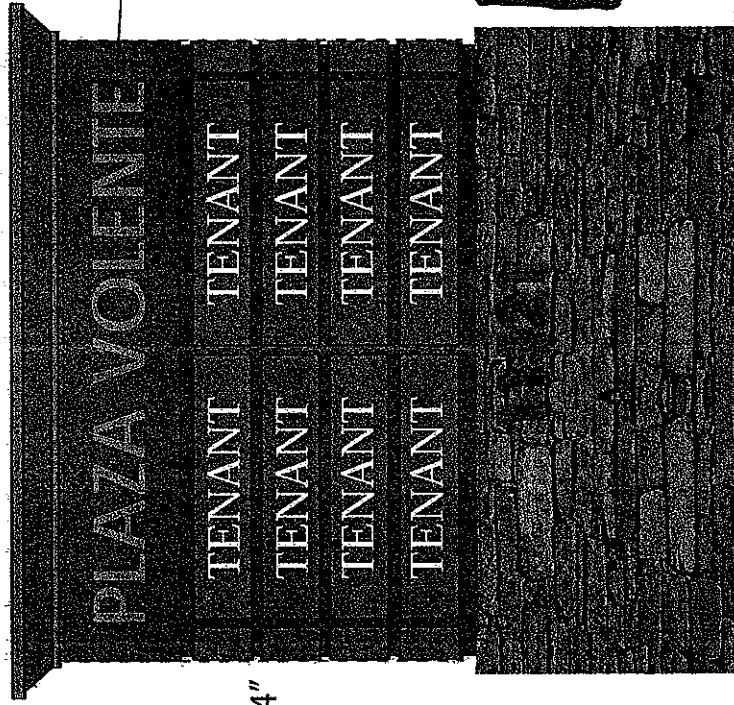
Please be advised that the Board can only hear so many cases a month, therefore, first come, first served.

Please be advised that a request for reconsideration must be filed within 7 days from the Board meeting.

A variance from the Building Code Board of Appeals may be required for variances from the

10'0"

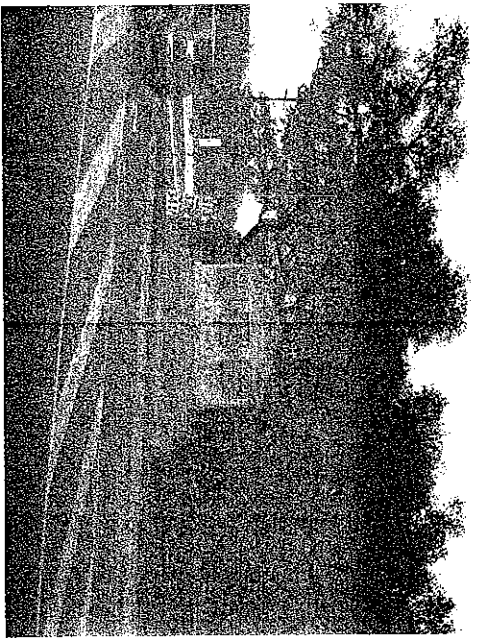
REVERSE CHANNEL LETTERS



6'4"

SCALE: 1/2" = 1'





# PLAZA VOLENTE EXISTING MONUMENT

C10-2012-0003  
11521 FM 20 N