



Legislation Text

File #: ID 2017-095, **Version:** 1

TO: Board of Adjustment

FROM: Benjamin J. Ziskal, AICP, CEcD, Director of Economic Development

DATE: April 4, 2017

BA-08-17 VARIANCE REQUEST TO DEVIATE FROM THE REQUIREMENT THAT THE SIGN FACE OF THE MENU BOARD AT THE DANDEE DONUT DRIVE-THROUGH NOT BE VISIBLE FROM THE RIGHT-OF-WAYS OF STATE ROAD 7 AND NORTHWEST 31ST STREET.

BACKGROUND: The petitioner proposes to renovate 2,500 square feet of an existing 8,258 square foot commercial building for the new Dandee Donuts Factory and drive-through window that will be located on the east side of the existing building façade. The menu board sign will be located on the south side of the building and will face outwards towards the travel ways so that it can be read by customers as they enter the queue. Section 39.8(B)(3)(c) of the Zoning Code requires that the sign face not be visible from any portion of the right-of-way which abuts the establishment. The petitioner proposes landscaping along the perimeter of the site which would substantially, but not entirely, shield the menu board from the public traveling along State Road 7 and Northwest 31st Street.

On May 24, 2016, the Development Review Committee (DRC) approved with conditions a previous request for the addition of 3,100 square foot to the existing building for the new Dandee Donut Factory and drive-through window. A copy of the minutes from the May 24, 2016 DRC meeting is attached.

An amended Site Plan which shows the relocation of the Dandee Donuts facility and drive-through to the east side of the building, in addition to other proposed changes, was heard at the DRC meeting on February 28, 2017. The item was approved with conditions. Three applications for Special Exceptions were also heard at that DRC meeting. All three items were approved contingent upon meeting the conditions stipulated during the Site Plan item review. A draft copy of the minutes from the DRC meeting on February 28, 2017 is attached.

RECOMMENDATION: See attached Staff Recommendation.

FISCAL IMPACT: n/a

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