



**LAWRENCE SIGN CODE BOARD OF APPEALS AGENDA
JANUARY 7, 2016 – 6:30 P.M., CITY COMMISSION MEETING ROOM, FIRST FLOOR OF
CITY HALL, SIXTH AND MASSACHUSETTS STREET, LAWRENCE, KANSAS**

CALL THE MEETING TO ORDER

TAKE ROLL CALL TO DETERMINE IF THERE IS A QUORUM OF MEMBERS PRESENT

ITEM NO. 1: MINUTES

Consider approval of the minutes from the December 3, 2015 meeting.

ITEM NO. 2: COMMUNICATIONS

Acknowledge any communications to come before the Board.

Board member disclosure of any ex parte contacts and/or abstentions from the discussion and vote on any agenda item under consideration.

Announce any agenda items that will be deferred.

**ITEM NO. 3: MONUMENT AND WALL SIGN VARIANCES FOR A NEW OFFICE
BUILDING; 4205 W. 6TH STREET**

SV-15-00582: Consider a request for variances from the Sign Code found in Chapter 5, Article 18, in the Code of the City of Lawrence, Kansas, 2015 edition. The requests are from the specific provisions of Section 5-1840.3 B which regulate monument signs and wall signs in Single-Dwelling Residential-Office (RSO), Multi-Dwelling Residential-Office (RMO), Commercial Office (CO), and Planned Office District (POD) districts. The code allows either one (1) wall sign up to ten (10) square feet of surface area per building or one (1) monument sign, limited to sixteen (16) square feet and four (4) feet in height, may be installed on a tract of property having a size of one (1) acre or larger. If a monument sign is used, any wall sign is limited to no greater than two (2) square feet of surface area per building. The applicants request is to allow one illuminated monument sign eight (8) feet overall height and not exceeding 36 square feet in area; and, up to three (3) illuminated wall signs twelve (12) square feet in area on the north facing building elevation. The requests are submitted for a new office building located at 4205 W. 6th Street. Submitted by Tammy Moody with Luminous Neon, Inc., for Rochelle Tramp with Summer Tree Office, LLC, the property owner of record. *Deferred from the December 3, 2015 meeting.*

ITEM NO. 4: MISCELLANEOUS

a) Consider any other business to come before the Board.

ADJOURN

SIGN CODE BOARD OF APPEALS

Meeting Minutes of December 3, 2015 –6:35 p.m.

Members present: Fertig, Holley, Gascon, Wilbur, Mahoney
Staff present: Cargill, Guntert, Crick

ITEM NO. 1: MINUTES

Consider approval of the minutes from the October 2, 2014 and May 7, 2015 meetings.

ACTION TAKEN

Motioned by Wilbur, seconded by Gascon, to approve the minutes from the October 2, 2014 meeting of the Board.

Motion carried 3-0-2 with Fertig and Mahoney abstaining.

Motioned by Holley, seconded by Wilbur, to approve the minutes from the May 7, 2015 meeting of the Board.

Motion carried 4-0-1 with Mahoney abstaining.

ITEM NO. 2: COMMUNICATIONS

There were no communications to come before the Board.

There were no abstentions from any agenda item under consideration.

The only agenda item has been deferred.

ITEM NO. 3: MONUMENT AND WALL SIGN VARIANCES FOR A NEW OFFICE BUILDING; 4205 W. 6TH STREET

SV-15-00582: Consider a request for variances from the Sign Code found in Chapter 5, Article 18, in the Code of the City of Lawrence, Kansas, 2015 edition. The requests are from the specific provisions of Section 5-1840.3 B which regulate monument signs and wall signs in Single-Dwelling Residential-Office (RSO), Multi-Dwelling Residential-Office (RMO), Commercial Office (CO), and Planned Office District (POD) districts. The code allows either one (1) wall sign up to ten (10) square feet of surface area per building or one (1) monument sign, limited to sixteen (16) square feet and four (4) feet in height, may be installed on a tract of property having a size of one (1) acre or larger. If a monument sign is used, any wall sign is limited to no greater than two (2) square feet of surface area per building. The applicants request is to allow one illuminated monument sign eight (8) feet overall height and not exceeding 36 square feet in area; and, up to three (3) illuminated wall signs twelve (12) square feet in area on the north facing building elevation. The requests are submitted for a new office building located at 4205 W. 6th Street. Submitted by Tammy Moody with Luminous Neon, Inc., for Rochelle Tramp with Summer Tree Office, LLC, the property owner of record.

ITEM NO. 4: **MISCELLANEOUS**

- a) There was no other business to come before the Board.

ADJOURN 6:35 pm

Memorandum

City of Lawrence

Planning & Development Services

TO: Sign Code Board of Appeals

FROM: Barry Walthall, Building Codes Manager

C: Kurt Schroeder, Asst. Director of Planning & Development,
Development Services

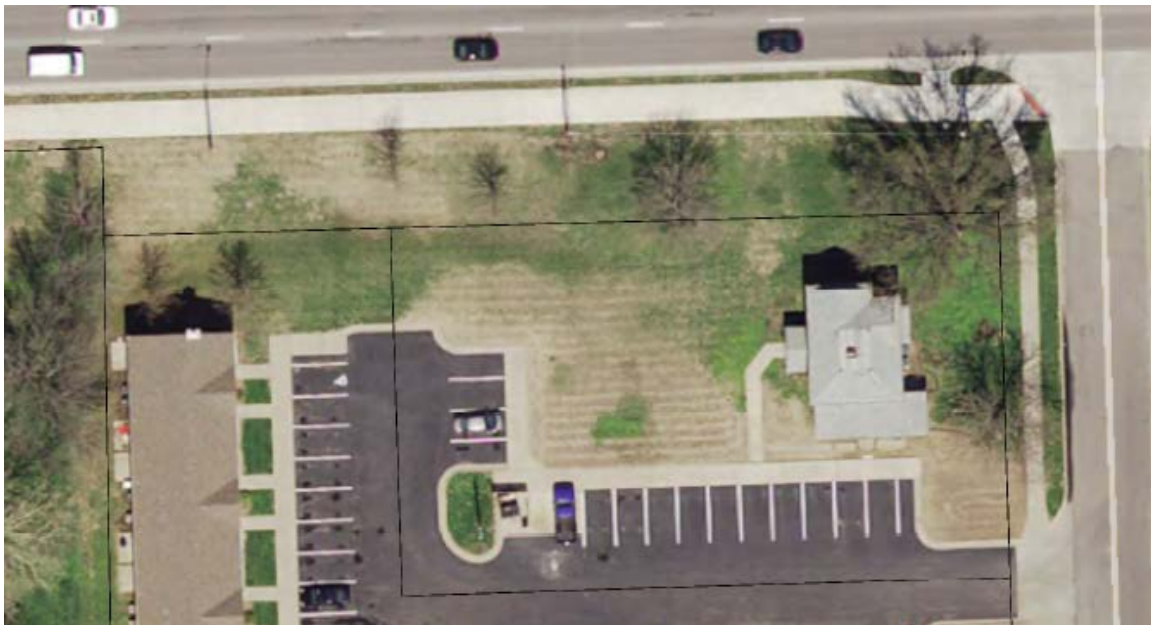
Date: November 25, 2015

RE: 4205 W 6th Street Sign Variance Requests

PROJECT SUMMARY

The requested variances are:

1. To allow one illuminated monument sign 8' overall height and not to exceed 36 square feet in area to be placed along 6th Street.
2. To allow one illuminated wall sign not to exceed 12 square feet in area for each of the three (3) tenants.



GENERAL INFORMATION

Zoning Designation: CO (Commercial Office)

Sign Code References:

5-1840.3 **Business Signs Unilluminated**, in residential districts, shall be permitted subject to the following conditions:

- (B) In Single-Dwelling Residential-Office (RSO), Multi-Dwelling Residential-Office (RMO), Commercial Office (CO), and Planned Office District (POD) districts, one (1) wall sign up to ten (10) square feet of surface area per building shall be permitted. In Single-Dwelling Residential-Office (RSO), Multi-Dwelling Residential-Office (RMO), Commercial Office (CO), and Planned Office District (POD) districts, one (1) monument sign may be installed for a tract of property which has a size of one (1) acre or larger. The monument sign shall not exceed sixteen (16) square feet in sign surface area and four (4) feet in height. The base of the monument sign, the dimensions of which shall be excluded from the limitations on the sign surface area, may have a height not exceeding four (4) feet. If a monument sign exists for a tract of property in a Single-Dwelling Residential-Office (RSO), Multi-Dwelling Residential-Office (RMO), Commercial Office (CO), or Planned Office District (POD) zoned district, any wall sign shall be no greater than two (2) square feet of surface area per building.

CODE ANALYSIS

Code analysis for sign area increases		
5-1840.3(B)	This code section sets forth the allowable sign characteristics for signs in the CO zoned district, as well as other office zoned districts:	
	Monument Sign	
	Allowable Area: 16 sq ft	Requested Area: State Farm – 12 sq ft Tenant panel 1 – 12 sq ft <u>Tenant panel 2 – 12 sq ft</u> Total Requested Sign Area – 36 sq ft Total Requested Sign Area – 36 sq ft <u>Monument base – 12 sq ft</u> Total Requested Area – 48 sq ft
	Allowable Sign Height: 4 ft Allowable Base Height: 4 ft	Requested Height: Sign height – 6 ft <u>Base height – 2 ft</u> Total Requested Height – 8 ft
	Allowable Illumination: Not Permitted	Requested Illumination: Internal fluorescent lamps

	Wall Sign	
5-1840.3(B)	Number of signs allowed: 1	Number of signs requested: 3
	Allowable Area: 2 sq ft	Requested Area:
		State Farm – 12 sq ft Tenant 1 – 12 sq ft Tenant 2 – 12 sq ft Total Requested Area – 36 sq ft
	Allowable Illumination:	Requested Illumination:
	Not Permitted	Internal LED

CRITERIA FOR APPROVAL OF VARIANCE

Per Section 5-1847(B), the Board may grant variances from the construction and district regulations upon the determination that all of the following findings have been fully met:

1. At the time a variance is granted by the Board, the Board shall find that the variance request arises from conditions which are unique to the location in question and which are not ordinarily found in the same district zone; and the unique conditions are not created by an action or actions of the property owner or applicant; and
2. At the time a variance is granted by the Board, the Board shall find that the granting of the variance will not be materially detrimental to the public welfare, including the visual appearance of the area, or injurious to property or improvements in such zoning districts or neighborhood in which the property is located; and
3. At the time a variance is granted by the Board, the Board shall find that the strict application of the requirements of Article 18, Chapter 5, of the City Code would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of this Article. Such practical difficulties or unnecessary hardships may include compliance with amended provisions of this Article that were not in effect at the time a predecessor sign was installed.

STAFF ANALYSIS

Staff opinion is that the request does meet the criteria for the granting of a variance:

1. In the opinion of staff, conditions do exist which are unique to the location and which are not ordinarily found in the same district zone. The property is along a busy arterial street where speed and volume of traffic warrant larger signs; the property is also in close proximity to other residential office and commercial office zoned properties that have received approvals for similar sign code variances.

2. In the opinion of staff, the granting of a conditional variance would not be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood. Illumination of signs on the north side of the property would have little or no impact on adjacent residential uses. Sign illumination may have a negative impact if installed on the east, south, or west walls as adjacent residential occupants will have direct line of sight to these walls. These impacts may be eliminated by conditioning approval of a variance to allow illuminated signs only on the north wall and monument sign, or to require “backlighting” as the illumination method to reduce glare; and to require the illumination be turned off when the commercial occupants are not open for business.

There are also three dwelling units on the second story of the building at 4205 W. 6th Street. The criteria for approval of the variance request do not require that the Board consider impacts on the residential occupants of this property, but requiring illumination to be turned off during non-business hours would also limit impact on the residential occupants of this property as well.

3. The strict application of the requirements of the sign code may result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the code. The requested signs are similar in type, area, and illumination to signs that have been approved by variance for other businesses in the immediate vicinity; a ground sign providing way-finding information for users of the building along with wall signs that identify tenant spaces are appropriate.

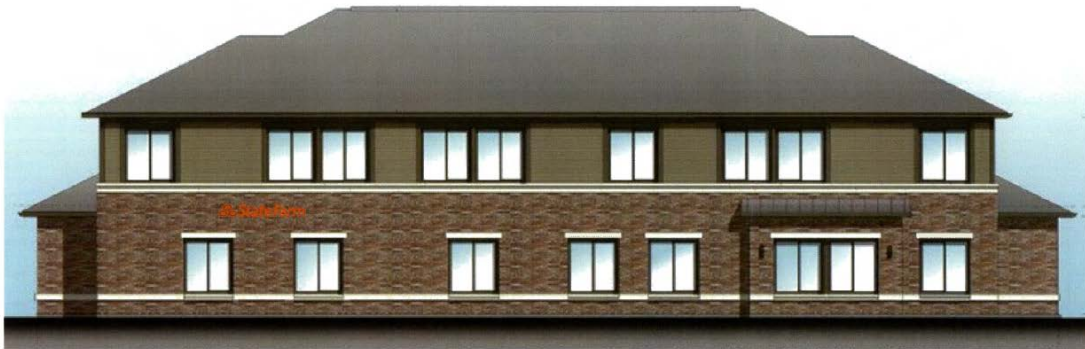
STAFF RECOMMENDATION

Staff recommends approval of the variances requested to allow one ground sign 8 feet in height, 48 square feet sign structure with 36 square feet tenant graphics, with internal illumination; and 1 wall sign up to 12 square feet for each of up to three tenants with the following condition:

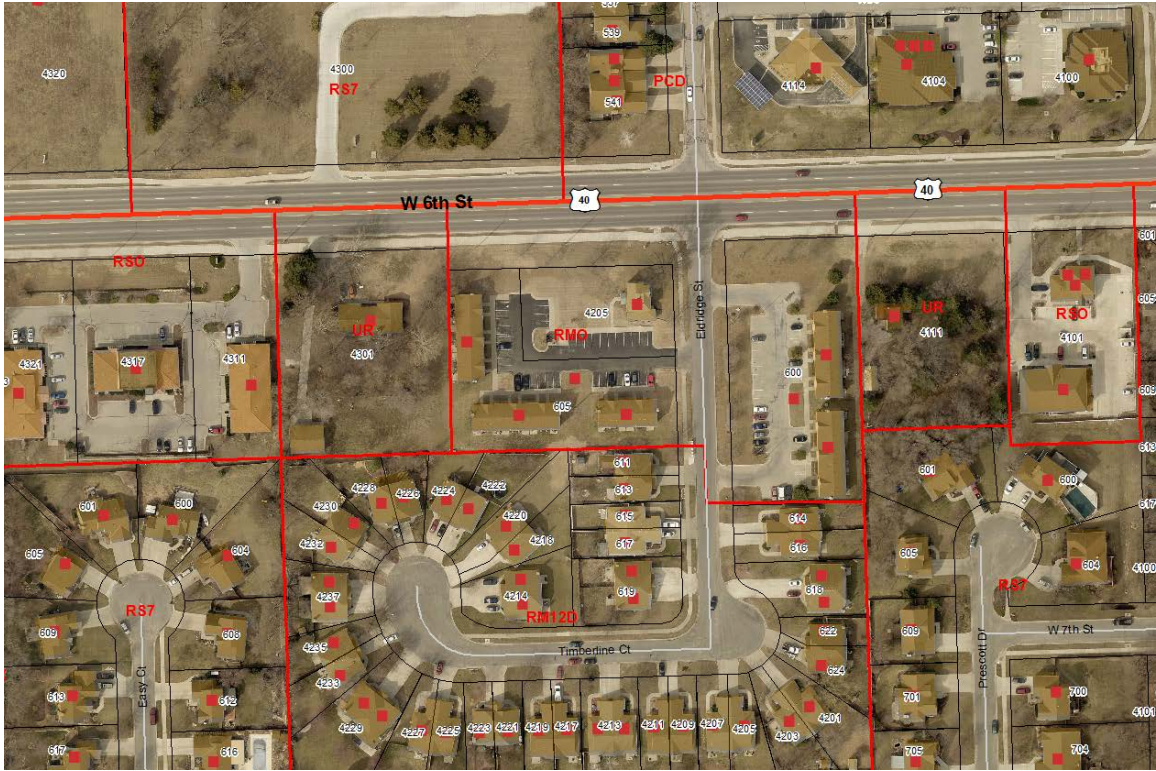
- Illuminated wall signs to be installed only on the north wall facing 6th Street. Any signs installed on the east, west or south walls must be backlit for illumination to eliminate glare or be non-illuminated; and
- Illumination for all signs to be turned off during non-business hours.



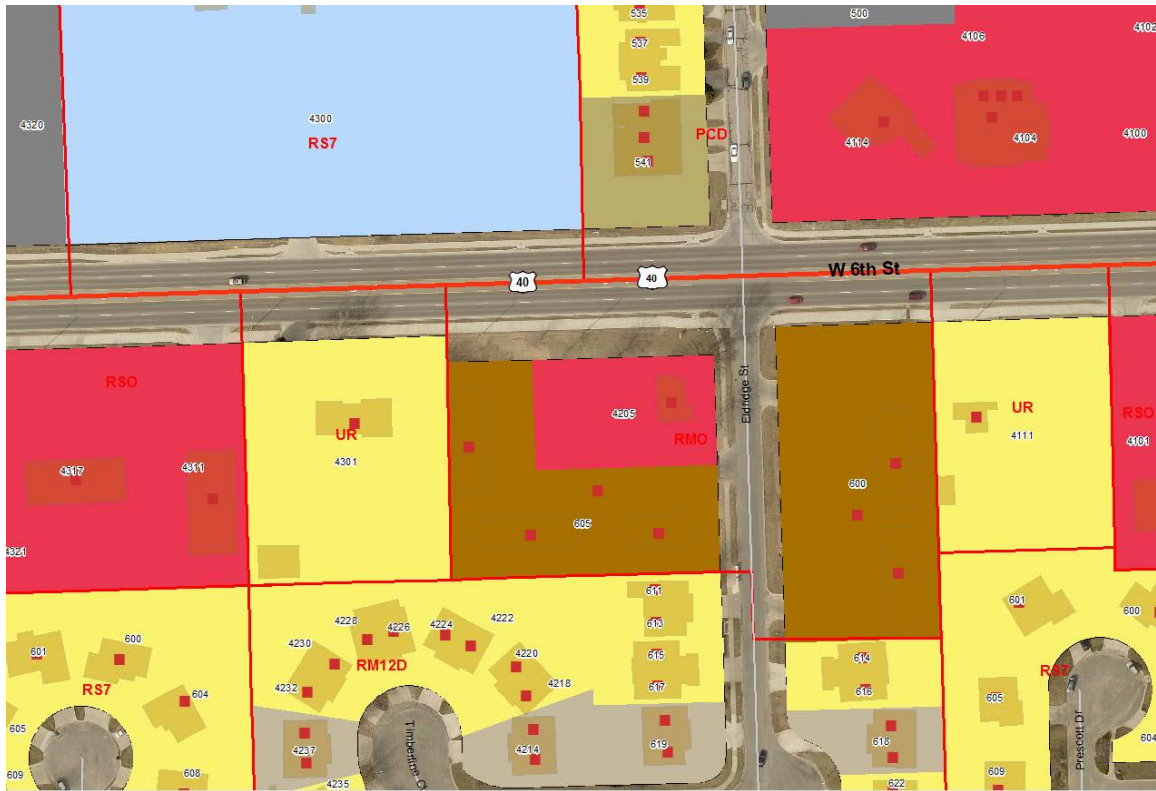
Proposed Monument Sign



Proposed State Farm Wall Sign



Aerial Photograph



Land Use Map¹

¹ Properties shown in red contain commercial land uses, yellow designates single-family uses, brown designates multi-family uses, blue designates institutional uses, and gray designates vacant properties.

Date: 11-6-15 Zoning Classification: _____
Name of Business: Summer Tree Office, LLC
Address: 4205 W 6th St Disposition: _____
\$250.00 Non-Refundable Fee Required with application – Date Paid: _____

APPLICATION FOR A SIGN VARIANCE
(Chapter V, Section 1847, of the Code of the City of Lawrence, Kansas)

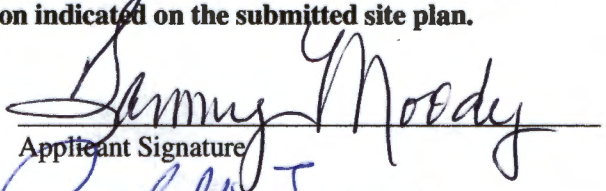
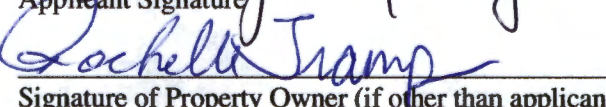
Variance Request:

City Code (Municipal Law) States:

Note: The Lawrence Sign Code Board of Appeals may hear and authorize in specific cases a variance from the sign regulations of the City of Lawrence (Chapter V, Article 18). Any such variance shall be authorized ONLY upon an affirmative vote of majority of board members present. Any applicant for a variance must respond to the following circumstances, EACH of which must be found by the Sign Code Board of Appeals to apply prior to granting any variance:

- A. The variance request arises from conditions which are unique to the location in question and which are not ordinarily found in the same district zone, and are not created by an action of the property owner or applicant.
- B. The granting of the variance will not be materially detrimental to the public welfare or injurious to property or improvements in such zoning districts or neighborhood in which property is located.
- C. The strict application of the requirements of this article would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of this article.

Note: Applicant must provide a picture or drawing (to scale) of the proposed sign. Location of ground signs (pole-surface mounted) will need location indicated on the submitted site plan.


Applicant Signature

Signature of Property Owner (if other than applicant)
785-842-4930
Phone number (day)



LUMINOUSNeonInc
ART & SIGN SYSTEMS

801 E. 23rd Street
Lawrence, KS 66046

(785) 842-4930
fax (785) 842-6097

www.luminousneon.com

November 6, 2015

4205 West 6th Street
Lawrence, Kansas 666049

Zoning:CO

Variance Request:

1. To allow one illuminated monument sign 8' overall height and not to exceed 36 square feet in area to be placed along the south side of 6th street. 2. To allow each tenant a single illuminated wall sign not to exceed 12 square feet in area with a total of three on the north facing elevation.

City Code (Municipal Law) States:

5-1480.3 B. In Commercial Office (CO) districts, one (1) wall sign up to ten (10) square feet of surface area per building shall be permitted. In Commercial Office (CO) districts, one (1) monument sign may be installed for a tract of property which has a size of one (1) acre or larger. The monument sign shall not exceed sixteen (16) square feet in sign surface area and four (4) feet in height. The base of the monument sign, the dimensions of which shall be excluded from the limitations on the sign surface area, may have a height not exceeding four (4) feet. If a monument sign exists for a tract of property in a Commercial Office (CO) zoned district, any wall sign shall be no greater than two (2) square feet of surface area per building.

A. The variance request arises from conditions which are unique to the location in question and which are not ordinarily found in the same district zone, and are not created by an action of the property owner of applicant.

This area of 6th Street has become a busy commercial area. The corner of this lot to the Northeast has an illuminated sign as well as the opposite corner of the lot to the Northwest has a large sign. This location is a multi-tenant location and would like to have all three tenants listed on the monument sign as well as building identification.

B. The granting of the variance will not be materially detrimental to the public welfare or injurious to property or improvements in such zoning districts or neighborhood in which property is located.

The proposed monument sign and building signs will be located along the south side of 6th Street. It will not face or affect any residential development. Most of the property surrounding this location has been developed. Because there are signs on two of the other corners of this lot, this sign will not be out of place in the environment.

Hutchinson

Olathe

Lawrence

Topeka

Salina

Dodge City



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C. The strict application of the requirements of this article would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of this article.

Because a great deal of West 6th Street has been zoned for commercial development, businesses need a visible sign to be identified, especially in an area with a higher speed limit. This location is a multi-tenant building and would like to be able to list all tenants on the monument sign as well as the building for easy identification. There are signs all along both sides of 6th Street in the area.

Hutchinson

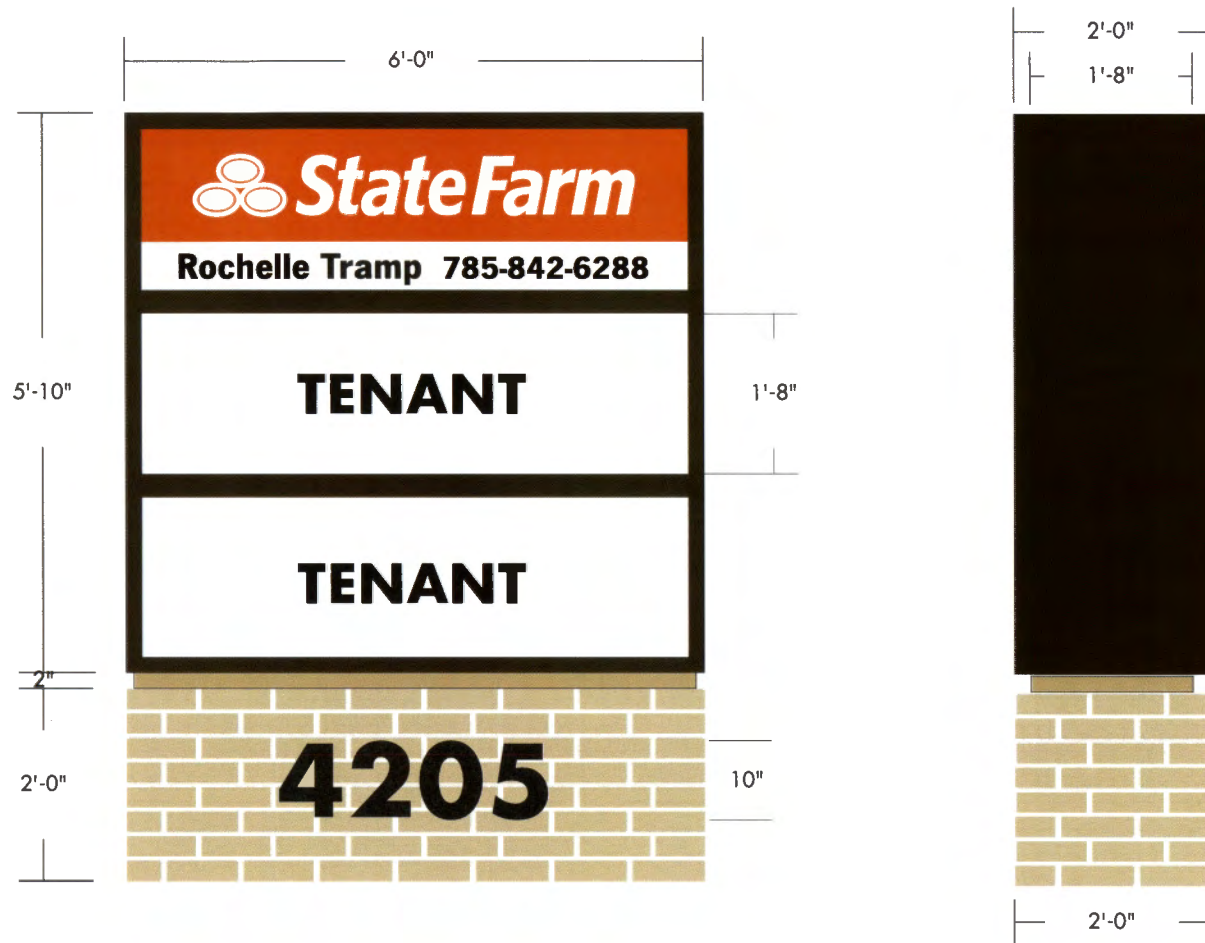
Olathe

Lawrence

Topeka

Salina

Dodge City



ALL NOTED DIMENSIONS ARE APPROXIMATE AND MAY BE MODIFIED SLIGHTLY DURING MANUFACTURING TO ALLOW PROPER COMPONENT USAGE.

SPECIFICATIONS

- DOUBLE-FACED, INTERNALLY-ILLUMINATED ALUMINUM MONUMENT SIGN.
- SIGN/REVEAL TO BE PAINTED TO MATCH BUILDING COLORS (TO BE DETERMINED).
- WHITE ACRYLIC TENANT FACES WITH APPLIED VINYL GRAPHICS.
- FLAT, CUT-OUT ALUMINUM ADDRESS NUMBERS PAINTED BLACK.
- BRICK BASE PROVIDED BY OTHERS.

CUSTOMER: SUMMER TREE WEST
NAME: TRAVIS/ROCHELLE
LOCATION: 4205 W. 6TH STREET
 LAWRENCE, KS 66049

DATE: 11/6/15
DESIGN NO: TM-17846-A1
ARTIST: AW

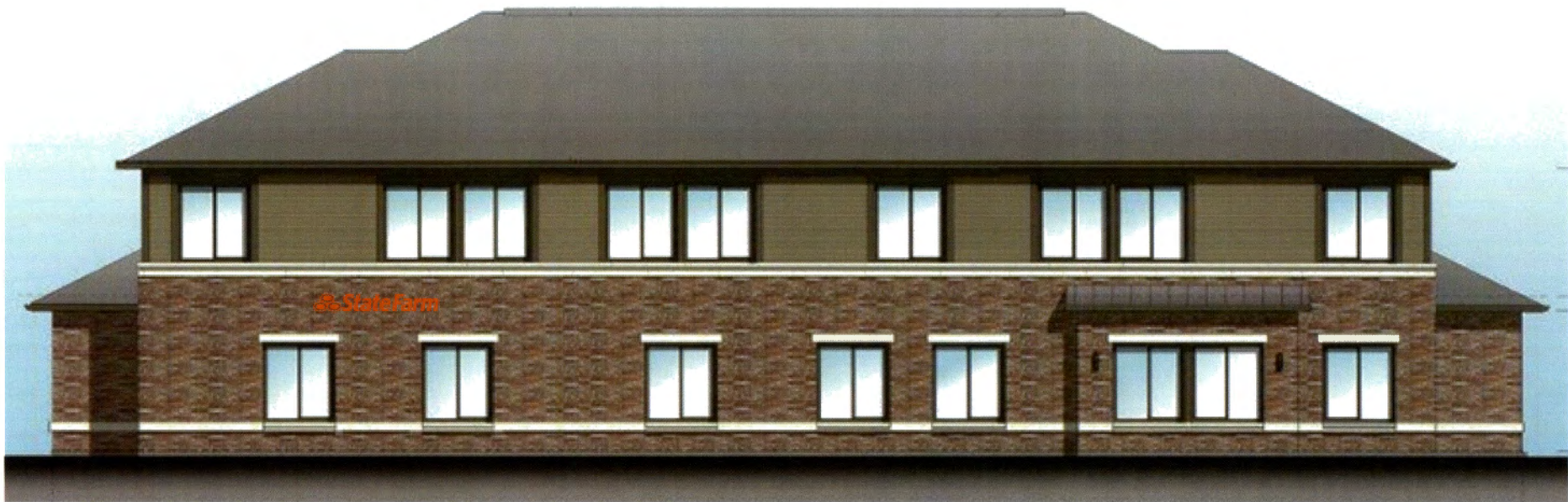
SCALE: 1/2" = 1'

APPROVED:

DATE:



LUMINOUSNeon Inc
 ART & SIGN SYSTEMS



ALL NOTED DIMENSIONS ARE APPROXIMATE AND MAY BE MODIFIED SLIGHTLY DURING MANUFACTURING TO ALLOW PROPER COMPONENT USAGE.

SPECIFICATIONS

- INTERNALLY-ILLUMINATED CHANNEL LETTERS AND LOGO.
- RETURNS PAINTED TO MATCH PMS 432U, TRIM CAPS TO MATCH 3630-33 RED.
- 1/8" THICK NON-GLARE ACRYLIC, APPLIED VINYL SECOND SURFACE IN 3630-33 RED AND ARLON 2100-52 DARK GRAY.
- 4" NOMINAL DEPTH, INTERIORS PAINTED WHITE, .050" MINIMUM ALUMINUM RETURNS, BACK IS .090" MINIMUM ALUMINUM.
- RED LED ILLUMINATION.
- 5" TALL RACEWAY.

CUSTOMER: STATE FARM
NAME: ROCHELLE TRAMP
LOCATION: 4205 W. 6TH STREET
 LAWRENCE, KS 66049

DATE: 6/11/15
DESIGN NO: TM-19115-1
ARTIST: AW

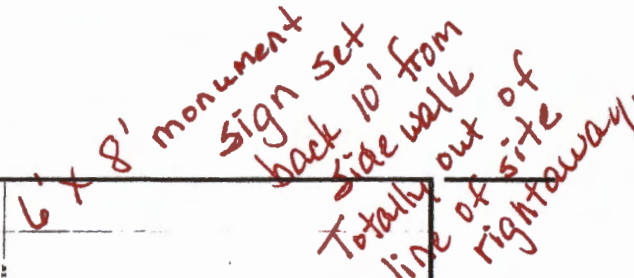
SCALE: 3/4" = 1'

APPROVED:

DATE:



LUMINOUSNeonInc
 ART & SIGN SYSTEMS



A-011

Subject Property 4205 W. 6th Street



Across the Street Northeast



Across the Street Northwest



From: Barry Walthall
To: Tammy Moody (tmoody@luminousneon.com)
Cc: David Guntert
Subject: 4205 W 6th sign variance request
Date: Monday, November 30, 2015 3:22:11 PM

Tammy,

Per our phone conversation earlier this afternoon and your verbal request, the sign variance application for 4205 W. 6th Street will be deferred from the December 3, 2015 meeting of the Sign

Code Board of Appeals and placed on January 7, 2016 agenda instead.

Let me know of any questions. Thanks.

Barry Walthall, *Building Official* - bwalthall@lawrenceks.org
Planning & Development Services | www.lawrenceks.org/pds
Development Services Division, 1 Riverfront Plaza, Suite 110
P.O. Box 708, Lawrence, KS 66044
office (785) 832-3101 | fax (785) 832-3110