

MEMORANDUM

TO: Zoning Board of Appeals

FROM: Chris Cheng, City Planner

DATE: June 26, 2013

SUBJECT: ZBA13-015, 3985 S. State St.

City Council recently passed amendments to Chapter 61, Signs and Outdoor Advertising, at their June 17, 2013 City Council Meeting. One of these amendments reduces the required setback for a ground sign from 15 feet to 5 feet.

Due to this recently reduced sign setback requirement, only one of the two proposed ground signs located at 3985 S. State St. requires a setback variance. The proposed ground sign facing S. State St. has a 9 foot setback and now meets the minimum setback requirement; a setback variance is no longer required. The proposed ground sign facing W. Ellsworth continues to require a setback variance of 4 feet for the proposed 1 foot setback from the public right-of-way.

REVISED variance request : Washtenaw County Road Commission is requesting one setback variance from Chapter 61, Signs and Outdoor Advertising, Section 5:502 (2) (b) of 4 feet from the required setback of 5 feet to permit construction of one - 5 foot tall monument sign setback 1 foot from the West Ellsworth right-of-way line.

CC/MK