

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 20, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

Consent Discussion

**SUBJECT:
VARIANCE**

VAR-23575 PUBLIC HEARING APPLICANT/OWNER: EBENEZER CHURCH OF GOD IN CHRIST Appeal filed from the denial by the Planning Commission of a request for a Variance TO ALLOW A FREESTANDING INSTITUTIONAL SIGN TO BE 10.75 FEET HIGH WHERE EIGHT FEET IS THE MAXIMUM HEIGHT PERMITTED; TO ALLOW THE SIGN AREA TO BE 129 SQUARE FEET WHERE 50 SQUARE FEET IS THE MAXIMUM AREA PERMITTED; AND TO INCLUDE AN ELECTRONIC MESSAGE UNIT WHERE NO SUCH ILLUMINATION TYPE IS PERMITTED FOR AN EXISTING CHURCH HOUSE OF WORSHIP on 1.11 acres at 1072 West Bartlett Avenue (APN 139-21-501-003), R-1 (Medium-Low Density Residential) Zone, Ward 5 (Barlow). NOTE: THIS APPLICATION HAS BEEN AMENDED FOR A REDUCED HEIGHT OF 6.5 FEET AND A REDUCED SIGN AREA OF 34.5 SQUARE FEET. The Planning Commission (4-2 vote) and staff recommend DENIAL.

PROTESTS RECEIVED BEFORE: APPROVALS RECEIVED BEFORE:

Planning Commission Meeting	Planning Commission Meeting	13
City Council Meeting	City Council Meeting	8

RECOMMENDATION:

The Planning Commission (4-2 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Appeal letter filed by Ebenezer Church of God in Christ
7. Support postcard
8. Submitted after final agenda Protest/support postcards
9. Submitted after meeting Support postcard and recordation notice of Council action and conditions of approval
10. Backup referenced from the 09-13-07 Planning Commission Meeting Item 44

Motion made by RICKI Y. BARLOW to Approve subject to conditions and amending Conditions 3 and 4 as read for the record:

CITY COUNCIL MEETING OF: FEBRUARY 20, 2008

3. A revised site plan shall be submitted during the application for a sign permit showing the proposed sign located at the southeast corner of Blankenship Avenue and Concord Street on the provided site plan date stamped January 7, 2008 either removed or setback five-feet from the property line.

4. The sign shown at the southeast corner of Blankenship Avenue and Concord Street on the site plan dated January 7, 2008 shall not be placed within public right-of-way.

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
RICKI Y. BARLOW, LOIS TARKANIAN, LARRY BROWN, OSCAR B. GOODMAN,
GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None);
(Did Not Vote-None); (Excused-None)

Minutes:
MAYOR GOODMAN declared the Public Hearing open.

LEONARD FOLMAR, church administrator, commented that the sign was previously tabled at COUNCILMAN BARLOW'S request. Since then, they have met with the Councilman. The sign has been reconfigured and its location and its facing is residential.

COUNCILMAN BARLOW stated this development has been long awaited, as he has worked with them when he was a resident. He was pleased to see development taking place and thanked MR. FOLMAR, PASTOR McDEWITT and the contractor for their due diligence in working with staff on the signage and ongoing on site and off site improvements.

MARGO WHEELER, Director of Planning and Development, stated the amendments to Conditions 3 and 4 to reflect the new plans dated stamped 1/7/2008 to which MR. FOLMAR concurred.

MAYOR GOODMAN declared the Public Hearing closed.