

Bradshaw & Associates

A Land Use Consulting Company

October 6, 2008

Dear Sir or Madam,

On behalf of my client, Rustam Roohani, I am applying for a Variance to Title 19.14.060(F)(5)(d) and Title 19.14.070(A)(1) and (2) for a Freestanding Sign to be located on property at 625 North Lamb. The Assessors Parcel Number is 140-30-803-009.

The Royal Plaza is proposing a 40-foot tall multi-tenant sign to be placed within the landscaping planter along the northern property line of this existing commercial development. The property is zoned C-1.

The vacant parcel to the north is zoned R-E, however the General Plan designation is Service Commercial. The land is owned by Teamsters Union Local #631 and is reserved for its future expansion. Therefore, residential development of the land is not likely. We have met with its representatives and shown them our plans. I am enclosing a letter from Teamsters Union Local #631 stating that they are not opposed to our proposed location or design.

We are requesting a Variance from Title 19.14.060(F)(5)(d) to allow the sign to be 2 feet from the northern property line, where 5 feet is required.

Additionally, Variances from Title 19.14.070(A)(1) to allow the sign to be 40 feet tall, where 8 inches would be allowed and from Title 19.14.070(A)(2) to allow the sign to be 2 feet from a residentially zoned property, where 40 feet is required are also being requested.

Because the trees and shrubs planted along the Lamb frontage would obscure a multi-tenant sign placed along the side of the building, the location within the northern landscape planter is the only logical site for our sign. Here, it can be placed between the trees and maintain maximum visibility for our tenants customers approaching along Lamb.

Yours truly,



Leni Skaar

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