

CITY OF LAKE ELMO
WASHINGTON COUNTY, MINNESOTA

RESOLUTION NO. PZ2000-018
A RESOLUTION DENYING SIGN CODE VARIANCES FOR LESLIE'S FLOOR DÉCOR

WHEREAS, Richard Kosman, Leslie's Floor Décor, 11227 Stillwater Blvd, Lake Elmo, has applied for variances to Section 535 of the Code (Signs) to construct a sign at 11227 Stillwater Blvd.,

WHEREAS, the variances requested by the applicant are for sign area of 72 square feet, where the Code standard is 30 square feet maximum; sign height of 14 feet, where the Code standard is 6 feet maximum; and, sign setback of 9 feet, where the code minimum is 15 feet,

WHEREAS, at its April 24, 2000 meeting, the Planning Commission has held the Public Hearing required by Code,

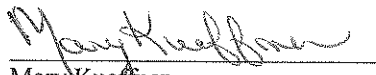
NOW, THEREFORE, BE IT RESOLVED that the Planning Commission denies all elements of the variance application based on the following Findings:

1. There are no demonstrated extraordinary physical circumstances regarding this property that would support the variances requested.
2. The literal provisions of the Code themselves do not deprive the applicant of rights enjoyed by others in this zoning district.
3. The applicant's decision as to sign design and location are the results of the applicant. A sign could be designed on this site to fit the Code requirements.
4. Approval of the variances would confer rights on this property owner not enjoyed by other property owners in the district, except those previously granted sign variances of a similar degree under similar circumstances.
5. No real hardship has been demonstrated, as differentiated from a desire on the part of the applicant for updated signage.
6. The variances requested would further extend the record of variances for business signage from 1997 Code provisions, essentially amending the Code by variance. As such, the variances requested would be detrimental to the purposes of the sign code.
7. The design of the sign proposed would appear to respond affirmatively to the subjective design standards of the Code

ADOPTED, by the Lake Elmo Planning Commission on the 24th day of April, 2000.


Tom Armstrong, Chairman

ATTEST:


Mary Kueffner,
City Administrator