



STAFF REVIEW AND RECOMMENDATION

Variance Case #: V2016-05 **Legistar #:** 20160072
Board of Zoning Appeals Hearing: Monday, February 29th, 2016 – 6:00 p.m.
Property Owner: Voyles Family Partnership LLLP & C/O FSSR
Valery Voyles
2103 Cobb Parkway S
Marietta, GA 30067
Applicant: Same as above
Address: 2103 Cobb Parkway South
Land Lot: 781 **District:** 17 **Parcel:** 0050
Council Ward: 7A **Existing Zoning:** CRC (Community Retail Commercial)

Special Exception / Special Use / Variance(s) Requested:

1. Variance to allow the existing nonconforming sign (height and structure area) remain after redevelopment. [*§714.06 (C.6)*]
2. Variance to reduce the side yard setback for an existing building to 4 feet. [*§708.16 (H)*]
3. Variance to increase the allowable impervious surface from 80% to 88%. [*§708.16 (H)*]
4. Variance to allow the use of ACM (Aluminum Composite Metal) panels on the side of a building facing a roadway. [*§708.16 (G.3)*]
5. Variance to reduce the required landscaped area from 15% to 7.2%. [*§708.16 (H)*]
6. Variance to allow a second sign, over 15’ in height and 90 square feet in structure area, on the same road frontage. [*§714.06 (F)*]

Statement of Fact

As per section 720.03 of the Comprehensive Development Code of Marietta, the Board of Zoning Appeals may alter or modify the application of any such provision in the Development Code because of unnecessary hardship if doing so shall be in accordance with the general purpose and intent of these regulations, or amendments thereto, and only in the event the board determines that by such alteration or modification unnecessary hardship may be avoided and the public health, safety, morals and general welfare is properly secured and protected. In granting any variance the board of zoning appeals shall designate such conditions in connection therewith as will, in its opinion, secure substantially the objectives of these regulations and may designate conditions to be performed or met by the user or property owner, out of regard for the public health, safety, comfort, convenience, and general welfare of the community, including safeguards for, with respect to light, air, areas of occupancy, density of population and conformity to any master plan guiding the future development of the city. The development costs of the applicant as they pertain to the strict compliance with a regulation may not be the primary reason for granting a variance.

Criteria:

1. Exceptional or extraordinary circumstances or conditions *are/are not* applicable to the development of the site that do not apply generally to sites in the same zoning district.
2. Granting the application *is/is not* necessary for the preservation and enjoyment of a substantial property right of the applicant, and to prevent unreasonable property loss or unnecessary hardship.
3. Granting the application *will/will not* be detrimental or injurious to property or improvements in the vicinity of the development site, or to the public health, safety, or general welfare.

PICTURES



2103 Cobb Parkway South



Existing monument sign



Building along northern property line



Existing pole sign (to be converted to monument)

Recommended Action:

Voyles Family Partnership LLLP, applicant and owner of 2103 Cobb Parkway South, is requesting multiple variances for the Ed Voyles Honda car sales and service facility. These variances include a request to retain a nonconforming monument sign, increase the impervious surface, decrease the landscaped area, reduce the side yard setback, and allow ACM paneling on the building. The subject property and adjacent properties to the east and south are all zoned CRC (Community Retail Commercial). The properties to the north and northwest are zoned GC (General Commercial) in Cobb County. The subject property is over seven (7) acres in size.



Ed Voyles is planning a major renovation that will change the overall footprint of the main sales/showroom and service building. The proposed site work will include the addition of landscape islands, landscape strips and a new driveway/parking configuration that will help with internal connectivity. Based on discussions with the petitioner, the proposed project is expected to exceed the threshold given under Section 706, Nonconforming Uses. As a result, each aspect of the site is expected to come into compliance with all codes, including areas unaffected by the project.

The following variances are being requested by the applicant:

Variance #1: Nonconforming Signs

The property contains two nonconforming signs along Cobb Parkway South – one for the main dealership building and one for the used car building. All signs located on a site undergoing redevelopment are to be updated to comply with the code. However, the applicant would like to keep both signs after the project is complete. The sign ordinance restricts monument signs along arterial roadways to 15 feet. The supporting structure and sign area are each limited to 90 square feet.

The existing monument sign on the southern side of the property advertises the Honda brand, is 25 feet tall, contains approximately 64 (8'x8') square feet of sign area, and approximately 136 (17'x8') square feet of structure. The used car sign is currently a nonconforming pylon sign located at the northwest corner of the parcel, near Cobb Parkway South. The applicant wishes to convert this sign to monument style but keep the existing height of approximately 20 feet. This will result in a sign structure area over the allowed 90 square feet, upwards of 180 total square feet for structure only.

Other dealerships have complied with the sign regulations during such renovations, and have built new compliant signs. Because this applicant has provided no hardship to justify why their sign cannot be updated to comply with the same codes applicable to other businesses, **staff recommends denial of this variance.**

Variance #2: Side Yard Setback to 4 feet

The property contains a narrow, but long building along the northern side of the property. The applicant is not proposing any changes to the building and is requesting a variance to allow it to remain 4' from the side property line instead of the required 15.' The Marietta Fire Department has no objections with the building remaining in its existing location with the stipulation that, if any modifications to the structure are conducted, the structure must comply with 'new' for the occupancy classification which it is assigned. Being that there are no safety concerns with the placement if the existing building along the northern property line, **staff recommends approval of this variance request.**

Variance #3: Impervious surface of 88%

According to the submitted plan, the impervious surface coverage for the existing site is 98%. The modifications included in the project, namely the inclusion of numerous tree islands and border areas, will result in a lower impervious surface coverage (88%) of the site, but not as low as required by CRC, which is 80%. Car dealerships are often heavily paved in order to store the cars. However, the zoning ordinance does not exempt car dealerships or hold them to a lower standard due to the nature of the business. They are expected to adhere to the same regulations as other businesses operating in the same zoning district. **As a result, staff recommends denial of this variance request.**

Variance #4: ACM (Aluminum Composite Metal) panels

The proposed project involves the exterior renovation of the building, which includes the use of ACM (aluminum composite material) panels on the front and side walls. Section 708.16.G.3 of the Zoning Ordinance states that “*Building design and materials may be of the developer’s choosing; however, structures which utilize metal siding shall be constructed with brick, stone, rock or wood covering any facade of the building facing a roadway.*” Both the Marietta Board of Zoning Appeals and City Council have heard and approved requests for similar exterior materials. Below is a list of recent cases.

Case #	Address	Organization
Z2007-15	727 Cobb Parkway South	Marietta Toyota
V2010-22	1250 Atlanta Ind Dr	Atlanta Beverage Company
V2010-25	925 Cobb Parkway South	Team Nissan
V2011-17	2155 Cobb Parkway S	Steve Rayman Chevrolet
V2013-10	2150 Cobb Pkwy S	Buick GMC
V2014-02	1865 Cobb Pkwy S	Pugmire Lincoln Mercury
V2014-53	708 Cobb Pkwy S	Marietta Toyota

Although this property fronts a highly visible and highly traveled arterial corridor within the City of Marietta, the ACM panels provide a modern, attractive design feature, and are not a metal façade typical of industrial buildings. This proposal is substantially similar to the previously noted cases, and as a result, **staff recommends approval of this variance request.**

Variance #5: Landscaped area to 7.2%

The plans that have been submitted show that the applicant will provide substantially more landscape areas than currently exist. However, this variance is linked with the impervious surface coverage request in that very few pervious areas allow very few opportunities to plant trees, which not only improve the aesthetics but also aid with stormwater runoff. The project will also include some areas of pervious pavers. The applicant has stated that, aside from the reduction in the landscaped area, the intention is to comply with the rest of the Tree Protection and Landscaping ordinance, including tree density. Any tree density not able to be provided on site will be paid into the Tree Replacement Fund. However, the zoning ordinance does not exempt car dealerships or hold them to a lower standard due to the nature of the business. They are expected to adhere to the same regulations as other businesses operating in the same zoning district. **As a result, staff recommends denial of this variance request.**

Variations #6: Second Monument Sign

Section 714 (F) limits properties to no more than one sign per road frontage. Section 714.05 (A.) provides for special conditions for shopping centers and “shared commercial space,” and allows a second, conforming monument sign for shopping centers over 100,000 square feet of floor area with multiple entrances. To comply with this provision, signs must both be located at entryways and must be at least 300 feet apart. Although this property is not a shopping center, it is a very large development containing both a used and new car facility, as well as automobile repair, and could be considered shared commercial space. **As a result, staff recommends approval of this variance request for a second monument sign that complies with all other sign regulations.**

In summary, staff recommends approval of the following variances:

- *Variance #2: Variance to reduce the side yard setback from 15’ to 4’ for the existing building.*
- *Variance #4: Variance to allow the use of ACM panels on the side of a building facing a roadway.*
- *Variance #6: Variance to allow a second sign along the same road frontage (compliant with all other sign regulations).*

Staff recommends denial of the following variances:

- *Variance #1: Variance to increase the allowable sign height and structure area for the two existing signs along Cobb Parkway South.*
- *Variance #3: Variance to increase the allowable impervious area from 80% to 88%.*
- *Variance #5: Variance to reduce the required landscape area from 15% to 7.2%.*

Note: Staff understands that redeveloping an existing site with an existing business does have tend to have greater challenges in meeting parts of the code than developing an undeveloped site. In regards to the recommended denials for variances #3 and 4, staff would be amenable recommending those variances, if the applicant could bring those requested standards closer to the code requirements. Staff would suggest a variance to allow up to 85% allowable impervious area for variance #3 and up to a minimum 10% required landscape area for variance #5.



Department of Development Services
205 Lawrence Street
Marietta, GA 30060
Brian Binzer, AICP, Director

APPLICATION FOR VARIANCE OR APPEAL
(Owner/Applicant/or Representative must be present at all public hearings)

For Office Use Only:

Application #: V2016-05 Legistar #: BZA Hearing Dt: 2-29-16
City Council Hearing Dt (if applicable) #: PZ #: 16-29

This is a variance/appeal application for:

Board of Zoning Appeals checkbox

Board of Zoning Appeals

City Council checkbox

City Council

Owner's Name Voyles Family Partnership LLLP & C/O FSSR Valery Voyles

Address 2103 Cobb Parkway S.E., Marietta, GA Zip Code: 30067

Telephone Number: (770) 951-2211 Email Address: vvoyles@edvoyles.com

COMPLETE ONLY IF APPLICANT IS NOT OWNER:

Applicant

Address Zip Code:

Telephone Number Email Address:

Address of property for which a variance or appeal is requested:

2103 Cobb Parkway, S.E. Date of Acquisition:

Land Lot (s) 07810 District 17 Parcel 0050 Acreage 7.84 Zoned CRC Ward 7A FLU CAC

List the variance(s) or appeal requested (please attach any additional information):

#1) Site Sign Height, #2) Building Setback, #3) Maximum Impervious Area

#4) Aluminum Composite Material (ACM) Building Panels, #5) Minimum Landscape Area

Required Information

- 1. Application fee (\$250)
2. Completed notarized application. The original application must be submitted with ALL original signature(s) - Copies of the application or signature(s) will NOT be accepted.
3. Copy of the deed that reflects the current owner(s) of the property.
4. Letter describing the reason for the variance request, stating why strict adherence to the code would result in a particular hardship (as distinguished from a mere inconvenience or desire to make more money).
5. Site plan - drawn to scale. Site plans must illustrate property lines and all relevant existing information and conditions in addition to proposed additions or modifications within the referenced property lines of the tract(s). Copies Required: One (1) - (8 1/2" x 11") -or- (11" x 17") drawn to scale. Optional Additional Plat size: (24"x 36"). If providing (24"x 36") then 25 copies REQUIRED.
6. Copy of current tax bill showing payment or documentation certified by the City of Marietta Tax Office.
7. Documentation authorizing applicant to submit application by property owners if applicant is not owner.

Note: The Department of Development Services reserves the right to obtain additional information that reasonably may be required in order that an informed decision may be made.

OVER



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February 3, 2016

Mr. Brian Binzer
City of Marietta
205 Lawrence Street
Marietta, GA 30060

Re: Ed Voyles Honda – Variance Request
2103 Cobb Parkway S.E.
Atwell Project No. - 15001548

Dear Mr. Binzer:

Please accept this letter as a formal request for consideration for variances of the City of Marietta Zoning regulations. The site is currently zoned CRC (Community Retail Commercial) and is currently utilized as a dealership. The variances currently being requested are for the site sign height, building setback requirement, percent impervious area, and ACM building panels.

Variance #1: Per Division 714, Section 714.04-General Regulations of the Zoning Ordinance, the maximum sign height requirement for the freestanding sign is 15 feet. The sign height for the existing monument sign (advertising the “New Car Dealership”) is currently 25 feet. The owner is requesting a variance to increase the allowable height of the existing sign from 15 feet to 25 feet since the sign will remain and will not be modified from its current condition. The existing sign area is 64 SF, which is in current compliance of the maximum required area of 90 SF. As well, we are requesting that the second existing free standing sign (advertising the “Pre-Owned Car Dealership”), which is currently 20 feet, be allowed to remain in its current condition as it relates to sign height. The owner is requesting an additional variance to increase the allowable height of the existing sign from 15 feet to 20 feet since the sign will remain and will be physically modified from a pylon style to a monument style. This will be done, by wrapping the existing “poles” in an overall shroud of solid material (brick, stone, or other hard material). The existing sign area is approximately 54 SF, which is in current compliance of the maximum required area of 90 SF.

Variance #2: Per Division 708, Section 708.16(H) of the Zoning Ordinance, the side setback requirement for the existing building to the north of the property is 15 feet. The existing building currently has a setback of 4.29 feet. The owner is requesting a variance to reduce the side setback from 15 feet to 4.00 feet. There will be no improvements to the existing building for this project.

Variance #3: Per Division 708, Section 708.16(H) of the Zoning Ordinance, the maximum impervious surface requirement for the site is 80 percent. The existing site prior to re-development consists of approximately 98 percent impervious area. The current design of the site with the required landscaping consists of approximately 88



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percent impervious, which is a reduction of 10 percent. The owner is requesting a variance to increase the maximum impervious surface from 80 percent to 88 percent. The new design does improve the imperviousness from the existing condition, but cannot be achieved due to the nature of the business and use of the site.

Variance #4: Per Division 708, Section 708.16(G) of the Zoning Ordinance states that “building design and materials may be of the developer's choosing; however, structures which utilize metal siding shall be constructed with brick, stone, rock or wood covering any facade of the building facing a roadway”. The owner is requesting a variance to use Aluminum Composite Material (ACM) for the siding material. The ACM panels will maintain the image of similar dealerships throughout the Cobb Parkway corridor.

Variance #5: Per Division 708, Section 708.16(H) of the Zoning Ordinance, the minimum landscape area requirement is 15%. The existing site prior to re-development consists of approximately 2 percent green area along the north and east side of the site. The current design provides approximately 7.2 percent of landscape area, which is an increase of approximately 5 percent. The owner is requesting a variance to decrease the minimum landscape area from 15 percent to 7.2 percent. The new design does improve the landscape area from the existing condition, but cannot be achieved due to the nature of the business and use of the site.

Variance #6: Per Division 714, Section 714.04-General Regulations of the Zoning Ordinance, the maximum number of signs allowed for this property is one (1) sign, and pylon or pole signs are prohibited. We are asking that the two (2) existing free standing signs be allowed to remain on-site as one advertises the “New Car Dealership” location, currently centrally located along the site frontage and the other advertises the “Pre-Owned Dealership” location, currently located near the northern-most property line of the road frontage. These signs are intentionally different as to advertise the different uses between the separate buildings. Additionally, as mentioned in Variance #1, the owner is proposing to physically modify the existing pylon style to a monument style sign. This will be done, by wrapping the existing “poles” in an overall shroud of solid material (brick, stone, or other hard material).

If you have any additional questions, please feel free to give me a call at 770-423-0807.

Sincerely,

Brian Kay, PE – Team Leader
Land Development Department
Atwell, LLC

TO: Marietta Daily Journal
FROM: City of Marietta
RUN DATE: February 12, 2016

PUBLIC NOTICE OF VARIANCES

The City of Marietta hereby gives notice that a public hearing will be held to give consideration to the following variance requests. The Board of Zoning Appeals will consider the following requests on **Monday, February 29, 2016 at 6:00 P.M.**, City Hall. Anyone wishing to attend may do so and be heard relative thereto.

V2016-05 [VARIANCE] VOYLES FAMILY PARTNERSHIP LLLP is requesting variances for property located in Land Lots 781, District 17, Parcel 0050, 2nd Section, Marietta, Cobb County, Georgia and being known as 2103 Cobb Parkway South. Variance to allow the existing nonconforming signs (height and structure area) remain after redevelopment; variance to reduce the side yard setback for an existing building from 15 feet to 4 feet; variance to increase the allowable impervious surface from 80% to 88%; variance to allow the use of ACM (Aluminum Composite Metal) panels on the side of a building facing a roadway; variance to reduce the required landscaped area to 7.2%; variance to allow a second sign on the same road frontage. Ward 7A.

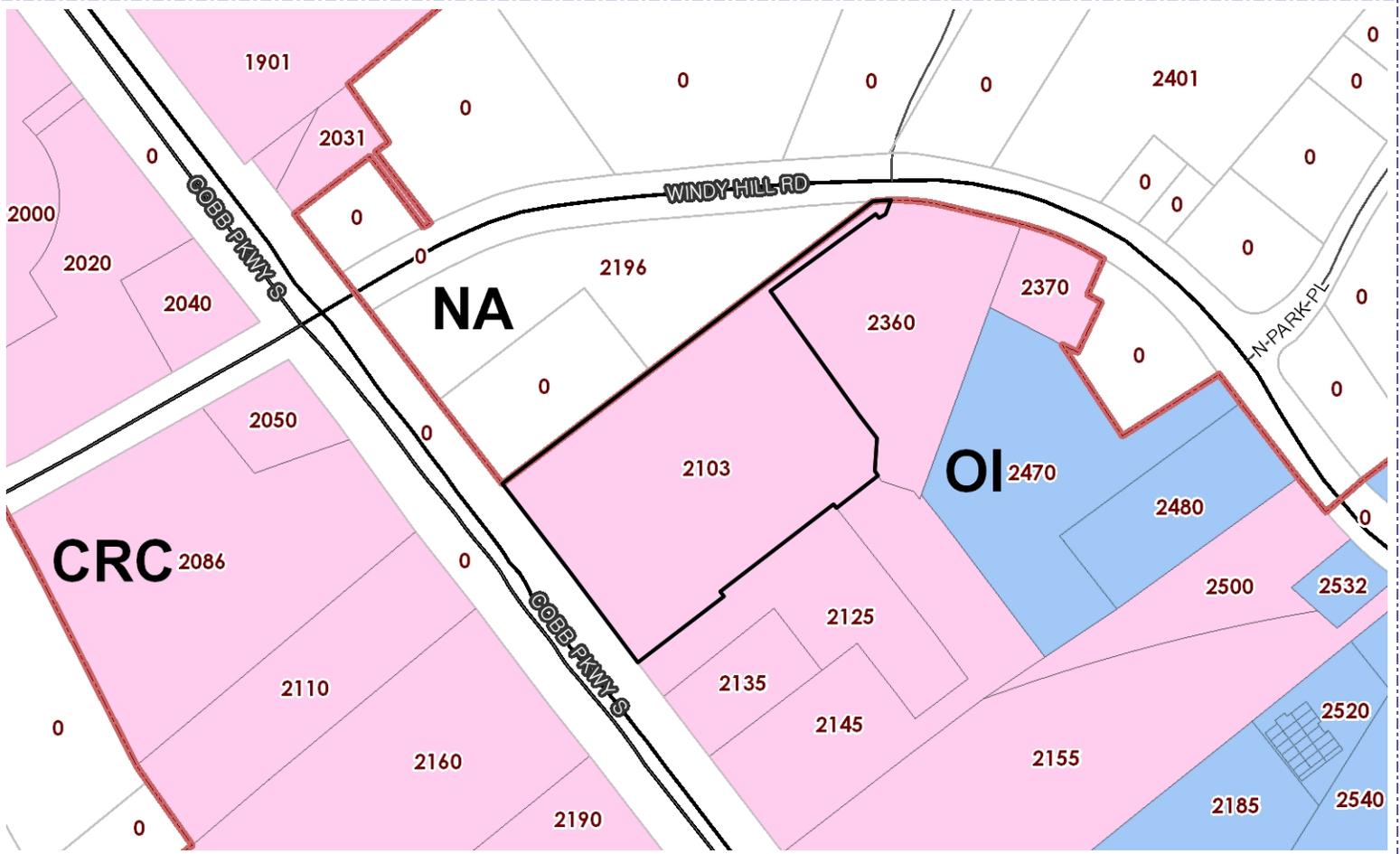
A description and plat of the property sought for the variances are on file in the Planning and Zoning Office, City Hall, and are available for inspection between 8:00 A.M. and 5:00 P.M., Monday through Friday. Anyone wishing to attend may do so and be heard relative thereto.

For additional information please call the Planning and Zoning Office (770) 794-5669.

Accessibility to Meetings: If you believe you may need the City/BLW to provide special accommodations in order to attend/or participate in any of the above meetings, please call Mr. Patrick Henley, ADA Coordinator, at 770-794-5558 (voice) or 770-794-5560 (TDD) no later than 48 hours before the date of the above meeting.

City of Marietta
205 Lawrence Street
Marietta, Georgia 30060

Variance



Address	Parcel Number	Acreage	Ward	Zoning	FLU
2103 COBB PKWY S	17078100050	7.392	7A	CRC	CAC

Property Owner:	Voyles Family Partnership	Zoning Symbols - - - Railroads [Red Outline] City Limits [Dotted] Cobb County Pockets [White] NA [Light Yellow] R1 - Single Family Residential (1 unit/acre) [Yellow] R2 - Single Family Residential (2 units/acre) [Light Green] R3 - Single Family Residential (3 units/acre) [Green] R4 - Single Family Residential (4 units/acre) [Light Orange] RA4 - Single Family Residential - Attached [Orange] RA6 - Single Family Residential - Attached [Dark Orange] RA8 - Single Family Residential - Attached [Yellow-Orange] MHP - Mobile Home Park [Light Brown] PRD-SF - Planned Residential Dev. Single Family [Brown] RM8 - Multi Family Residential (8 units/acre) [Dark Brown] RM10 - Multi Family Residential (10 units/acre) [Black] RM12 - Multi Family Residential (12 units/acre) [Dark Grey] RHR - Residential High Rise [Grey] PRD-MF - Planned Residential Dev Multi Family [Light Pink] NRC - Neighborhood Retail Commercial [Pink] CRC - Community Retail Commercial [Light Purple] RRC - Regional Retail Commercial [Purple] PCD - Planned Commercial Development [Light Blue] LI - Light Industrial [Blue] HI - Heavy Industrial [Dark Blue] PID - Planned Industrial Development [Very Dark Blue] MXD - Mixed Use Development [Darkest Blue] CBD - Central Business District [White] OIT - Office Institutional Transitional [Lightest Blue] LRO - Low Rise Office [Light Blue] OI - Office Institutional [Medium Blue] OS - Office Services [Dark Blue] OHR - Office High Rise
Applicant:		
BZA Hearing Date:	02/29/2016	
Acquisition Date:		
Case Number:	V2016-05	
City of Marietta Planning & Zoning		

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES OR OF ANY OTHER PERSONS.

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ATWELL
866.850.4200 www.atwell-group.com
1800 PARKWAY PLACE, SUITE 700
MARIETTA, GA 770.423.0807

2ND SECTION
2103 COBB PARKWAY SE
CITY OF MARIETTA
COBB COUNTY, GA

PRO BUILDING SYSTEMS, INC.
ED VOYLES HONDA
SITE DEVELOPMENT PLANS
SITE PLAN

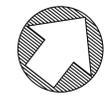
DATE 02/08/2016

REVISIONS

SCALE: 1"=40'

DRAWN BY: R.J.P.
CHECKED BY: B.E.K.
PROJECT MANAGER: B.E.K.
JOB #: 15001548
FILE CODE: ##
SHEET NO. C200

NOT ISSUED FOR CONSTRUCTION CAD FILE: 15001548-PROJ



SITE LEGEND

- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- WOODEN FENCE
- X X X BLACK ALUMINUM FENCE
- CONCRETE SIDEWALK (SEE DETAIL)
- CONCRETE CURB AND GUTTER (SEE DETAIL)
- CONCRETE HEADER CURB (SEE DETAIL)
- STOP BAR (PAVEMENT MARKING)
- TRAFFIC FLOW ARROW (PAVEMENT MARKING)
- "NO PARKING FIRE LANE" SIGN
- "STOP" SIGN (R1-1)
- HANDICAP STALL AND DESIGNATED VAN STALL
- CONCRETE WHEEL STOP
- A.D.A. STD HANDICAP RAMP (WITH WARNING STRIP)
- GROUP OF FOUR GUARD POSTS
- RETAINING WALL (LENGTH AT SYMBOL) BY OTHERS
- HEAVY DUTY PAVING
- SALES AND OFFICE PARKING SPACE COUNT 9'x20'
- INVENTORY PARKING SPACE COUNT 9'x20' AND 9'x18'
- STORM SEWER GRATE
- SITE LIGHTING FIXTURES

PROJECT DATA

COBB PARKWAY
MARIETTA, GEORGIA

SITE DATA		
CRC ZONING REGULATION	REQUIRED	PROVIDED
MINIMUM LOT SIZE:	20,000 SF	341,423 SF
MINIMUM LOT WIDTH:	100 FT	499.61 FT
MAXIMUM BUILDING HEIGHT:	75 FT	35 FT
MAXIMUM FLOOR AREA RATIO:	0.50	0.29
MAXIMUM IMPERVIOUS SURFACE:	80%	85% VARIANCE #5
MINIMUM LANDSCAPE AREA:	15%	10%
FRONT SETBACK (ARCHITECTURAL):	40' FT	30.98' FT
SIDE SETBACK (MINOR):	15 FT	4.29 FT
REAR SETBACK:	35 FT	135.96 FT

BUILDING DATA

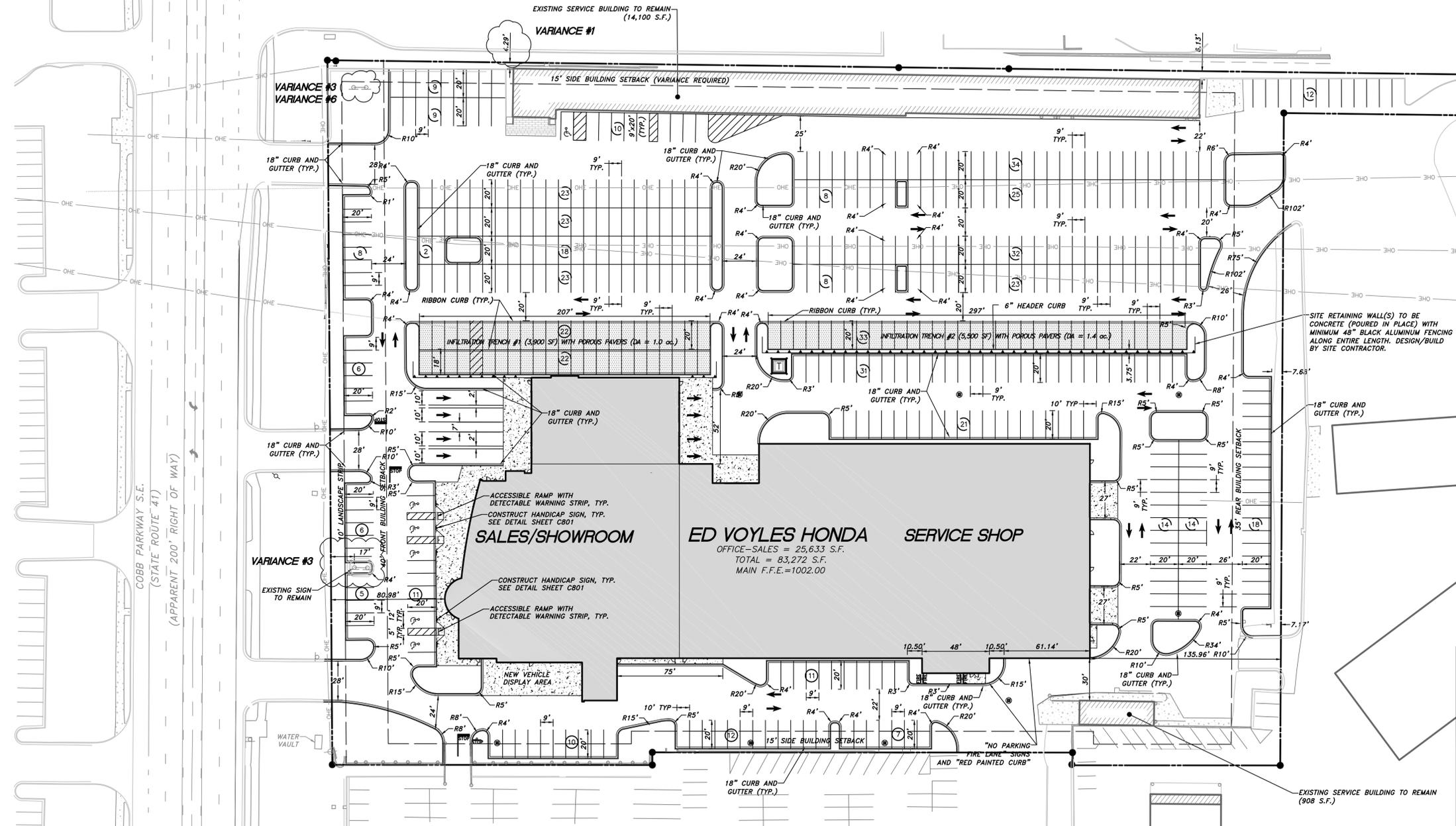
VARIANCE #2	
SHOW ROOM (1ST FLOOR)	26,257 S.F.
PARTS (1ST FLOOR)	5,354 S.F.
SERVICE DRIVE (1ST FLOOR)	7,771 S.F.
SERVICE SHOP (1ST FLOOR)	43,844 S.F.
TOTAL BUILDING	83,226 SF

PARKING DATA

SALES AND OFFICE AREA PARKING REQUIRED (1/250 S.F.)	105
SALES AND OFFICE AREA PARKING PROVIDED (1/250 S.F.)	105
INVENTORY PARKING PROVIDED	406
TOTAL	511
ADA PARKING SPACES (REQUIRED 5) PROVIDED	6

NOTES

- REDUCTION IN SIDE BUILDING SETBACK (15' TO 4.29')
- INCREASE IN THE MAXIMUM OF IMPERVIOUS AREA (80% TO 85%)
- INCREASE IN MAXIMUM HEIGHT OF SIGN
- USE OF ACM PANELS (ON BUILDING-ARCHITECTURAL PLANS)
- REDUCTION IN LANDSCAPE AREA (15% TO 10%)
- CONVERSION AND RETENTION OF EXISTING POLE SIGN (MAX 19'-6")



NOTE: ALL PARKING SPACE ADJACENT TO END CAP ISLANDS SHALL BE 10' MINIMUM WIDTH FROM FACE OF CURB TO PARKING STRIPE.