

**BOARD OF ADJUSTMENT MINUTES**  
**March 18, 2008**

**SILVERSTEIN CALLED THE MEETING TO ORDER AT 6:32 P.M.**

**PRESENT: SILVERSTEIN, VANDE KROL, POPKEN, POOLE**

**ABSENT: HENTER**

**STAFF: HEILAND, RIVERA**

**MOTION WAS MADE BY POPKEN, SECONDED BY VANDE KROL to reappoint the same officers as were appointed in 2007 (Henter as Chairman, Silverstein as Vice-Chairman)**

**VOTE: YES – UNANIMOUS**

**MOTION WAS MADE BY VANDE KROL, SECONDED BY POPKEN to approve the October 16, 2007 minutes**

**VOTE: YES – UNANIMOUS**

**Application #08-1001: Deer Wood Office Park – 1820 NW 118<sup>th</sup> Street, request for a variance to allow ground mounted directional signage to exceed maximum square-footage allowable**

The applicant requested a variance to allow an 80 square-foot directional sign at the entrance to the Deer Wood Office Park.

Signage location and sign square-footage for the development were approved in 2002. The applicant was allowed to place two monument signs on the east side of the buildings, adjacent to the interstate. These monument signs are existing and located adjacent to buildings 2 and 3. On the west side of the buildings, adjacent to the parking lot, the site plan approved building directory signs for each building. These signs are existing as well.

An additional directory sign was approved for a landscape island to be located at the entrance to the development. This landscape island was later revised and not built, however, the directory sign was relocated to the area south of building 1, within a landscaped area adjacent to the drive aisle. It is this sign that the applicant wishes to replace with a larger sign in the same location.

The applicant proposed replacing an existing ground-mounted directional sign (8 sq. ft.) with a larger (80 sq. ft.) ground-mounted directional sign. The existing sign meets current sign code requirements.

Although on-site visibility for the buildings is somewhat obscured by site layout, it “directs” visitors to the front of the buildings, negating the need for 80 square-feet of directional signage at the entrance of the site. Also, while the sign would list the tenants under the address of the building, the typical first time visitor to the site wouldn’t know which address was assigned to which building until continuing on to the west side of the building.

Other available options for the applicant include:

- Reduce the amount of existing sign area for the site. The applicant could eliminate one of the monument signs along the interstate and replace that sign with a monument sign at the entrance. Building signage could also be reduced and redistributed to more visible on-site locations.
- Revise existing ground directional signage and relocate to a more visible location.

**MOTION WAS MADE BY VANDE KROL, SECONDED BY POOLE** to deny the request for a variance to allow ground-mounted directional signage to exceed maximum square-footage allowable for Application #08-1001: Deer Wood Office Park – 1820 NW 118<sup>th</sup> Street

**VOTE: YES – UNANIMOUS**

Being no further business before the Board, the meeting was adjourned at 7:14 pm.