



AREA VARIANCE APPLICATION

Part 1. Application Notes

An application for an Area Variance is a request for relief from the dimensional or development standards of the USDO for a specific property. An application may be submitted after denial of a proposed project or development by the Chief Planning Official or the Chief Building Official.

- 1. The Board of Zoning Appeals (BZA) reviews the application at a public workshop and public hearing and makes its decision based on the standards in Section 375-5(E)(21)(c)(i).
2. An Area Variance application asks the BZA to change the standard code requirements because of a unique situation. The burden of proof lies with the Applicant and requested variances will only be granted if an application and supporting materials meet the necessary criteria.
3. The BZA is required to grant only the minimum variance that it deems necessary and adequate to address the hardship while preserving and protecting the character of the neighborhood and health, safety and welfare of the community.
4. The decision of the BZA is final and another application for the same or essentially the same approval cannot be submitted within one year from the date of the decision.

Note: A pre-application meeting is available upon request prior to submitting this application.

Part 2. General Information

Project Address: 65 Krank St Tax ID Number(s): 76-18-1-1
Zoning District: R-1M Current Principal Use: Elementary School

Part 3. Project Description

(Describe the variance and identify the standard(s) or requirement(s) of the USDO proposed to be varied):

Select the type of standard(s) or requirement(s) being varied:
[ ] Lot area [ ] Lot width [ ] Impervious lot coverage [ ] Height [ ] Minimum setback [ ] Fence/wall standard
[ ] Off-street parking/loading/circulation standard [ ] Landscaping/buffer standard [ ] Exterior lighting standard
[X] Signage [ ] Other (Specify; must reference a specific standard in the USDO):

Section number of USDO from which the variance(s) is being requested: 375-409 (5)(a)(i) and (3)(b)
Current USDO requirement(s) or standard(s): Max Monument size to be 5'0AH, 6" #1, no flashing
Proposed requirement(s) or standard(s): To allow 90" tall x 43" #1 monument w/ digital board

Part 4. Character of the Neighborhood

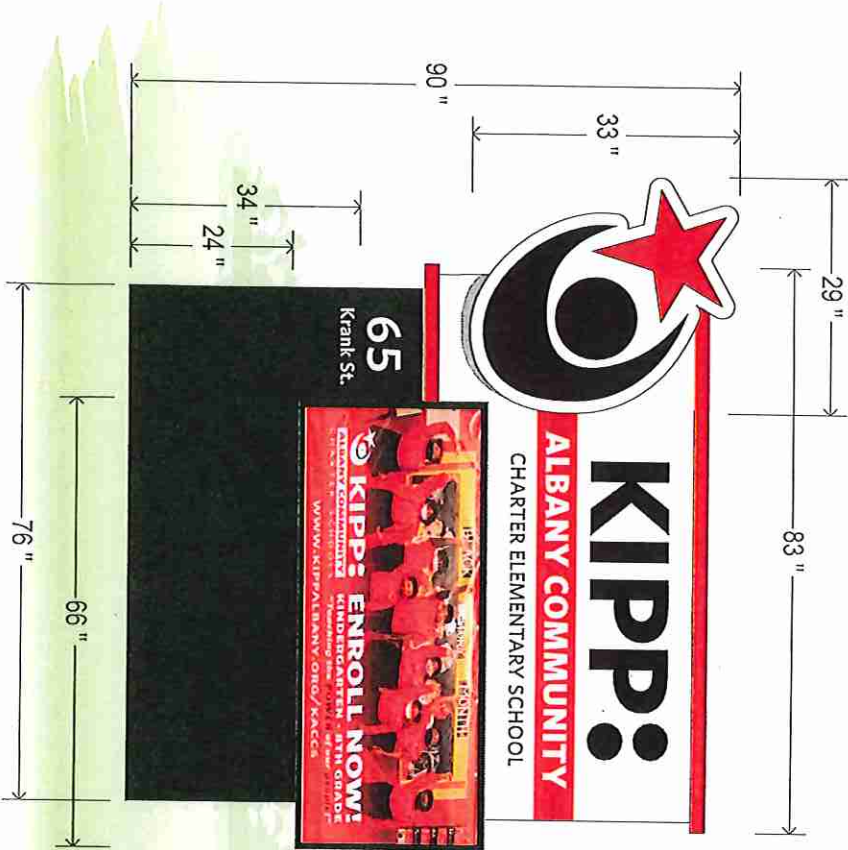
Explain why the dimensional alteration being proposed will not result in a structure or a configuration that will be out of place in the neighborhood or zone district (e.g., the structure's overall size and footprint size and placement are similar to the structures on adjacent properties):

Part 5. Alternatives Considered

Describe the benefit to be achieved by the granting of the variance and why such benefit cannot otherwise be reasonably achieved (detail any alternatives that were considered and rejected, and include evidence where necessary to support your conclusions):

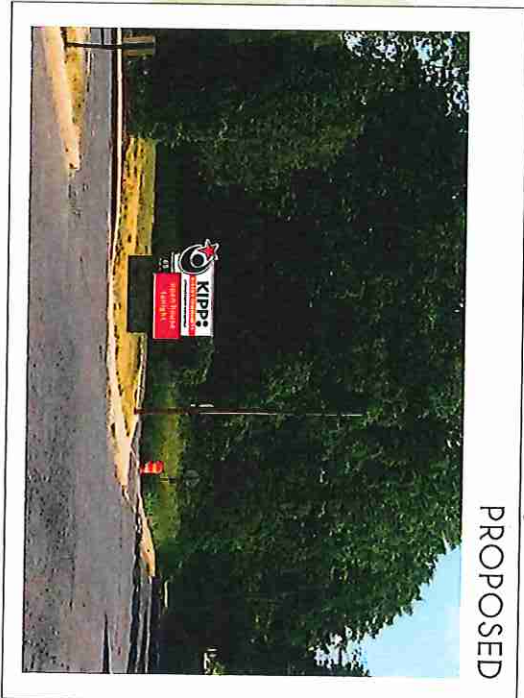
MONUMENT SIGN

ONE NEW DOUBLE SIDED INTERNALLY ILLUMINATED MONUMENT SIGN,  
WITH DIGITAL MESSAGE CENTER. OPAQUE ROUTED ALUMINUM FACES.  
OPTION OF ILLUMINATED PUSH-THRU OR BACKED UP ACRYLIC.



Overall size 90" x 83" = 52 ft  
 Sign face 42" x 83" = 24.2 ft  
 digital message center 10 ft

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NOTE: All signage must be constructed and installed by an Ayzo Ridge Consulting LLC approved signage vendor. All vendors will be required to meet current licensing and insurance standards.



**Project:** KIPP Albany Community Charter Elementary School

**VARIANCE REQUEST #5**

**Address:** 65 Krank Street

**Proposed Project:** Replacement of and/or renovations to existing signage to better identify the elementary school under the new KIPP branding guidelines.

**Variations Requested:**

5. § 375-409(5)(a)(i) – To allow a 43 Square foot Monument sign when 6 square feet is the maximum allowed. Per C. Monument Sign Drawing.

**Sign Types Proposed:**

Monument Sign: Height: 8 ft (or 90"): Not Permitted, Variance Requested. New monument sign is to replace existing sign currently hidden with-in the landscaping. New sign will meet regulation setbacks.

**Allowances:**

Frontages: 2

Wall Signs: 2

Monument Signs: 2

Electronic Controlled Copy: No

**Property Variations:**

Yes; Attached; none speak to or apply to signage requests.

**Part 4. Character of the Neighborhood**

Even though the signage that has been proposed is not a common feature of the neighborhood, it plays an integral role in this block's identity and in public communication. The proposed sign package will not negatively impact the character of the neighborhood but enhance it. Please review attached images of the school and surrounding community-based properties. Since the main properties that will have clear vision of the signage are all public spaces, we are able to demonstrate how the requested deviation from the ordinance will not adversely affect residential homes as no glare or lighting will be projected towards these homes.

**Part 5. Alternatives Considered**

Alternatives for the proposed monument sign included manual changeable copy and remodeling the existing sign.

The manual changeable copy signs have been found to be less effective in public communication than the digital versions. The digital message boards are favored in the ability to swiftly and effectively communicate school and public bulletins quickly so that the surrounding public can be the most efficiently informed. The digital board at the requested size also reduces the visual signage clutter around the property.



The proposed height best allows for in-car traffic viewing of the pertinent information that will be displayed on the sign and allow the sign to clearly communicate this schools' designation as an elementary school.

It was decided that a new sign location would provide the least amount of change and impact to the mature trees and surrounding landscaping.

#### **Part 6: Substantiality**

The proposal is a substantial deviation from the prevailing regulation. However, it is minimal in upgrades to the existing signage found at this property and as such, could not be considered a substantial.

#### **Part 7: Impact on Environment**

The proposed sign may have minimal noise and dust impact from the installation process, but the impact will be limited to the immediate surrounding area and would not rise to the level of disturbance to any neighboring property. The proposed sign will not cause any long-term impact on air quality, noise, odor, dust, or pollution because there are no use of chemicals or materials with emissions.

The monument sign has been prosed with internal lighting and with digital message boards which will be pre-programmed for self-dimming based on ambient lighting. All lighting can be prograded off during the nighttime as well.

The monument sign at this property will be located in a new area with the old sign removed to just below grade to provide the least amount of change and impact to the soil and mature trees.

#### **Part 8: Self-Created Hardship**

KIPP Charter Schools has recently undergone a rebranding initiative and conveniently at a time where the ACCS schools' signage has reached a point of degradation that for best representation of the school bodies a refresh is needed likewise, and as such, could be considered a self-created hardship.