

## AREA VARIANCE STANDARDS

Applications for area variances must be based on some extraordinary topographic condition or other physical condition inherent in the parcel (for example: exceptional narrowness, shallowness, shape or area). This condition must prohibit or unreasonably restrict the use of the land and/or building.

- ~ When considering a request for an area variance, the Board shall take into consideration the benefit to the applicant if the variance is granted, as weighted against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determination the Board shall also consider:

[1] Whether an **undesirable change** will be produced in the character of the neighborhood or a **detriment to nearby properties** will be created by the granting of the area variance.

[2] Whether the **benefit sought** by the applicant can be **achieved** by some method feasible for the applicant to pursue, **other** than an area variance.

[3] Whether the requested area variance is **substantial**.

[4] Whether the proposed variance will have an **adverse effect** or **impact** on the physical or environmental **conditions** in the neighborhood or district.

[5] Whether the alleged difficulty was **self-created**, which consideration shall be relevant to the decision of the Board, but shall not necessarily preclude the granting of the area variance.

### [1] DESCRIPTION OF CONDITIONS

(Describe topographic condition or other physical condition of the property and the manner by which this condition restricts use):

we are requesting an awning and a pan  
sign to replace the existing awning and  
pan sign currently on the building with  
new logo and color scheme

**[2] BENEFIT TO APPLICANT**

(Please describe why the proposed project cannot be achieved without an area variance):

we are requesting 21 sq ft of relief from zoning ordinance 375-4(1)(5)(vi) for to many signs on the property. Verizon needs the awning facing Lancaster St to indicate their location to passersby and the 2<sup>nd</sup> pan sign on Park St. for customers to be able to see that entrance.

**[3] SUBSTANTIAL**

(Please describe why you feel the proposed project is not substantial in nature):

we are requesting 21 sq ft - 2 additional signs on a building that faces 3 busy streets in Albany. Verizon is a large building with multiple entrances/exits.

**[4] CHARACTER OF NEIGHBORHOOD**

(Please describe how the proposed use would be compatible with the existing neighborhood and would not negatively impact traffic patterns, general safety, architectural character, property values, and the atmosphere of the area):

These signs currently exist on the building. We will be replacing the existing signs with signs of the same size and location.

**[5] SELF-CREATED**

Were you aware of the requirements of the City of Albany Zoning Ordinance at the time of purchase of the property? Yes  No

If you answered no to this question, did you use the services of an attorney? Yes  No