



Legislation Details (With Text)

File #: BOA Resolution 03-2020
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File created: 6/10/2020
In control: Board of Adjustment
On agenda: 7/16/2020
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Title: BOA Resolution 03-2020: Approving a sign variance for Shift Workspaces at 2679 W. Main St. - VAR20-0001

Sponsors:

Indexes:

Code sections:

Attachments: 1. 1. BOA Resolution No. 03-2020, 2. 2. Staff Report, 3. 3. Application Package, 4. 4. Presentation_BOA Resolution No 03-2020

Date	Ver.	Action By	Action	Result
7/16/2020	1	Board of Adjustment	denied	Pass

Agenda Date: 07/16/2020

Subject:

BOA Resolution 03-2020: Approving a sign variance for Shift Workspaces at 2679 W. Main St. - VAR20-0001

Presented By: Elizabeth Kay Marchetti, Senior Planner

PURPOSE:

Request to approve a sign variance requesting that the wall sign located near the top of the western wall of the building be internally illuminated at night.

PRESENTATIONS:

Staff Presenter(s): Elizabeth Kay Marchetti, Senior Planner
Additional Presenter(s): Matt Robertson, Applicant Representative/President of Clutch Design Studio and Grant Barnhill, Founder of Shift Workspaces

SUMMARY:

Shift Workspaces, the future tenant of the second and third floors of the building at 2679 W. Main Street, Littleton, CO 80120 requests a variance from the Downtown Littleton Design Standard number 4.5.7. The building is located within the Main Street Historic District and is non-contributing structure.

Shift Workspaces contends that the 200-foot distance of the western wall of the building to the closest northbound auto travel lanes of Santa Fe Drive is a hardship. They propose that their wall sign be allowed to be internally illuminated after dusk and until dawn so that passing motorists, cyclists, and pedestrians can see the sign while not injuring the neighborhood or creating sign clutter.

PRIOR ACTIONS OR DISCUSSIONS:

4/27/2020 Pre-application Meeting
4/28/2020 Sign Variance Application Submitted

ANALYSIS:

Staff Analysis

The applicant provided visual depictions of the distance of the building from Santa Fe Drive compared to all other neighboring commercial structures and their relative distances to Santa Fe Drive. The western wall of the building is significantly further away from Santa Fe Drive than any neighboring commercial business and the applicant has shown a physical hardship.

The proposed illumination of the sign on the western wall of the building is the minimum necessary to accomplish effective, appropriate commercial signage that does not detract from the character of the Main Street Historic District or create sign clutter.

Council Goal, Objective, and/or Guiding Principle

N/A

Fiscal Impacts

N/A

Alternatives

Comply with the Downtown Littleton Design Standard number 4.5.7 and erect a wall sign above the ground floor that will not be internally illuminated.

STAFF RECOMMENDATION:

Based on staff's analysis, it appears the proposed Sign Variance complies with the approval criteria in Littleton City Code section 10-17-7-11, as detailed in the staff report. Therefore, staff recommends approval of BOA Resolution 03-2020.

PROPOSED MOTION:

I move to approve BOA Resolution 03-2020, approving the Sign Variance for 2679 W. Main Street concerning a request for a variance to allow the wall sign on the western wall of the building to be internally illuminated at night.

Approval of this application is based on the finding that the variance meets the criteria in Section 10-17-7-11 of the Littleton City Code.

REFERENCES:

https://codelibrary.amlegal.com/codes/littletonco/latest/littleton_co/0-0-0-10736