

**City of White House**  
**Municipal Board of Zoning Appeals**  
**Tuesday, July 20, 2021**  
**7:00 p.m.**

Call to Order:

Roll Call:

Approval of prior minutes: **October 20, 2020**

**AGENDA**

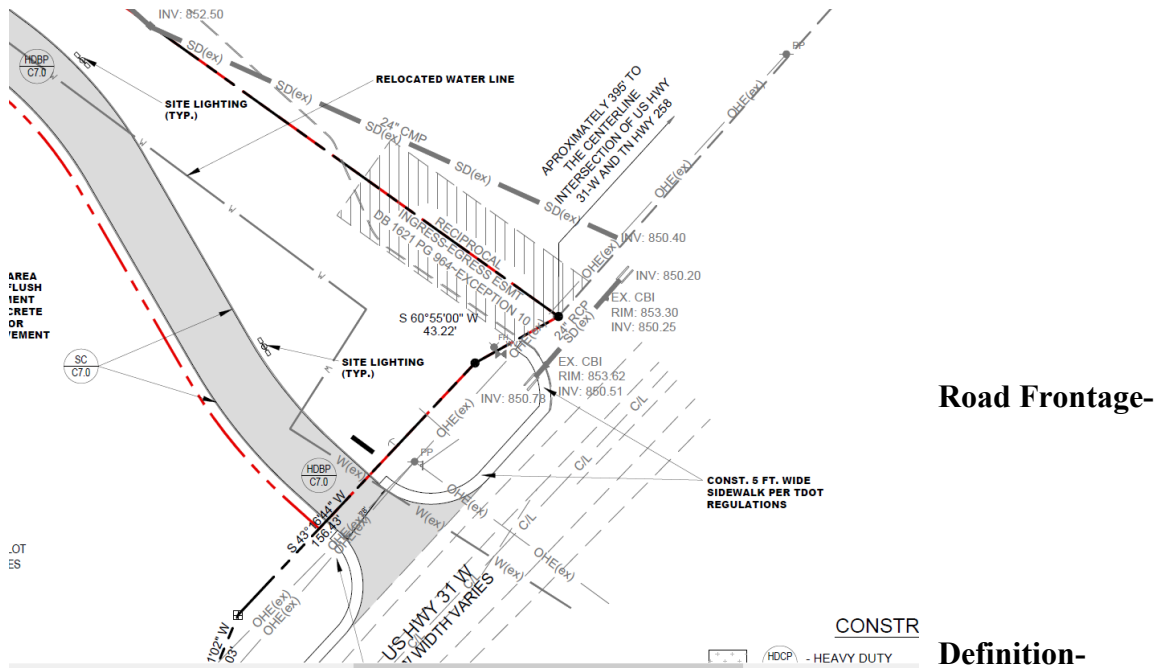
**{Public Hearing}**

**Item #1**     **BT White House Assoc., LLC**: Requests a sign height variance from the Zoning Ordinance Section 4.070, Signage Area and Height. Property is referenced as Robertson County Tax Map 107I, Group B, Parcel 080.00 and is located at 2901 Highway 31W.

**STAFF NOTES:** The applicant is requesting a 30' OAH pole signage for their client Tractor supply. They are citing a visibility hardship, caused by the tree line leading up to the retailer's site along Hwy 31W. The attached application and sign rendering will offer illustration of the request. Prior to 2019, pole signs were not allowed at all in the city. The following language was approved by BOMA in March 2019, and allows a 16' pole sign to be erected.

**Site Location- Hwy 31W**





**Road Frontage-**

**Definition-**

**Pole Sign.** A freestanding sign with a base affixed to the ground by one or more columns or poles which measures at least one-third (1/3) the horizontal length of the sign.

**4.070 J Table 1 Signage Area and Height**

**Pole Sign**

Pole signs are only permitted for properties/lots containing two hundred (200+) feet or more roadway frontage. One square foot of sign area for each five (5') feet of street frontage with a minimum of forty (40') sq. ft. and a maximum of eighty (80) sq. ft. One (1ft.) of sign height for each 25 feet of street frontage with a minimum height of then (10') feet and maximum height of sixteen (16) ft. Except for support columns and/or poles, no portion of the sign is permitted at less than seven (7) feet above grade.

**G. Variances**

1. **Generally**

The Board of Zoning Appeals may grant variances for the following reasons:

- a. To allow a setback for a sign that is less than the required setback.
- b. To allow the area or height of a sign to be increased by up to twenty-five (25) percent of the maximum height or area allowed.

2. Standard of Review

The Board of Zoning Appeals shall consider applications for variances only in situations where the applicant has been denied a sign permit by the building inspector. The Board of Zoning Appeals may grant a variance authorized by this section if it finds that the following special physical conditions exist:

- a. The zoning lot on which an activity is located is unusually shaped or exhibits unusual topography; and
- b. Such physical characteristics prevent legal signing from identifying the activity as compared to legal signing identifying other activities in the immediate area.
- c. The Codes Administrator may grant a twenty-five (25) percent variance as allowed in (b) if the petitioner is reducing a larger pre-existing nonconforming sign.

3. Procedures

All requests for variances must be filed with the Board of Zoning Appeals within thirty (30) days of the decision by the building inspector.

**Staff Recommendation:** Because the trees do slightly obstruct the visibility of the allowed maximum height of 16', there is a case to be made that "physical characteristics prevent legal signing from identifying the activity as compared to legal signing identifying other activities in the immediate area because of the trees, however the ordinance only allows for a 25 percent increase from the allowed maximum height or area. My recommendation would be to allow for the 25 percent increase in signage height to 20'. There is no provision or basis for allowing a 30' sign as requested by the applicant.