





Digital Sign Manufacturer
Indoor and Outdoor Led Displays

Narrative

Since 2012

Justification and Compatibility Statement

Date: 5-08-19:

Dear Board of Adjustments:

We request the Board of Adjustment to allow a variance for:

1)Brown Road Baptist Church to move the sign from it’s current location at 68’-6’ from center of Brown Road to a location to 55’ from center of Brown Road. At this new location, the sign will be outside of the 55’ R.O.W.

We have confirmed with City of Mesa (Eric Balman) that Brown Rd. is designated as a fully developed road, which was clarified to us by Eric, that Brown Road will not be expanded. Of course no one can be certain of the future, which is why the current 65ft F.R.O.W (FUTURE RIGHT OF WAY) exists. In the meantime, and most likely forever, the church would like to be able to use their property in the highest and greatest use. In the event the future changes, and the city needs this trac of land, Brown Road Baptist Church has signed an agreement to be responsible for moving the sign out of the future right of way. (F.R.O.W)

The condition that pre-exists is a typography that creates the water retention area along Brown Rd. The topography is an off-set of 4’11” from the side walk to the bottom of the retention area. While surrounding properties also have retention areas they are not at their front property line. No other neighbor to the east or to the west have this retention area to contend with at their front property. Moving the sign to the east side of the Church’s driveway causes great hardship to t trench for new electric across the asphalt. In addition, with the great numbers of trees on the east side of the lot, the sign would continue to be un-noticeable, which has no value to the church.

Moving the sign forward, would also allow the sign to be installed up from the bottom of the water retention area, to a height equal to the elevation of Brown Rd sidewalk and be consistent with other comparable signs in comparable zones. Our neighbors to the east and the west currently have their detached monument signs in the future right of way widths. (see exhibit 1 and 2)

2) The church to be allowed this monument sign to be illuminated. In the efforts to gain clarity of the code interpretation we sought out advise, this time from Charlotte Bridges. Her interpretation and ours Indicates we are allowed to have “1 sign that is detached with an electronic message display”, and Charlotte gave two specific codes that allow our sign for “4801 E. Brown” Brown Road Baptist Church” to be an Electronic message display. (see exhibit #3) The sections that were quoted allows for our Electronic Message Board to show day and night if no residences are with in 150’. We included a plat map which show a large park across the street and no residence within 150’. In fact, the closes home is 245’ to the back of the residence. We learned working with Veronica Gonzela thereafter that this would need to be requested in our variance request.



Justification and Compatibility Statement

Dear Board of Adjustments:

Brown Road Baptist Church: CSP: section 11-46-3

Note: Allowed sign area and height per MZO 11-43-3-A (footnote #1) 32 sq.ft. and 8ft in height.

We ask that the Board of Adjustment to allow the church to increase the permitted sign area to 48 sq. ft. The 16sqft increase is for the lower Identity sign. It is consistent with other churches in the area. (see Church of the Master and Broadway Christian Church) This particular church property has 437 linear feet of frontage on Brown Road. We have worked with the city of Mesa and we have redesigned the elevation to be Architecturally integrated with the strong features in the Churches Design. This relatively large property, placing the sign at 245ft east of the closest west residence and 332ft west of the closest east residence, and 400ft south of the most north residence.(please see attached map) This unique physical characteristic of this property, would allow for a 16ft increase of signage area with no negative impact.

The orientation of the sign will be a "V" pattern @ 31 degrees. The colors and texture of the sign will be consistent with those of the church building.

The size of this property according to the Maricopa County Assessor office is 269,040 sq.ft. There are no other building signs on the property facing the street. (2) signs 1' x 5' identifying "OFFICE" and Fellowship hall face to the interior hall space. We feel that relative to the size of this property, these requests are reasonable and in conformance with the intent of the city code and would only enhance and conform to the surrounding properties. The community would benefit from all the services the Church has to offer.

We ask that these two variances be approved by the City of Mesa and Zoning Board of Adjustments. In addition, we ask the area increase to be allowed as part of the CSP.

Thank You,

Frank M. Quinn
President
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FMQ Development
Members:

ASA, ISA, WSSC.

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