

RESOLUTION NO. P.C. 132-90

A RESOLUTION APPROVING VARIANCE NO. 62-90
TO THE MAXIMUM AREA AND PROJECTION
FOR A SIGN IN THE CENTRAL BUSINESS DISTRICT

I. **RECITALS:**

- A. The Planning Commission of the City of The Dalles has heretofore, on August 16, 1990, conducted a public hearing to consider Variance No. 62-90 relating to the following described property:
- 306 E 2nd St, described as Township 1 North, Range 13 East, Section 3 BD, Tax Lot 6100.
- B. Said property is located in the Central Business District. Applicant requests a variance to the sign dimension requirements of Ordinance 915, Section 13(3).
- C. Section 33 (Variances) of The Dalles Zoning Ordinance establishes the criteria for approving or denying variance applications pertaining to the sign Ordinance.
- D. All other development requirements of the district are met.

II. **RESOLUTION:** Now, therefore, be it FOUND, DETERMINED, and RESOLVED by the Planning Commission of the City of The Dalles as follows:

- A. In all respects as set forth in Recitals, Part "I" of this Resolution.
- B. The application requesting approval of Variance No. 62-90 for a variance to the sign requirements in the CB Central Business District is hereby approved based upon the following Findings of Fact and Conclusion of Law:
1. Zoning Ordinance: Section 33 of The Dalles Zoning Ordinance allows for variances subject to meeting the criteria listed below:
 - a. That the variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and district in which the subject property is situated.

- b. That because of special circumstances applicable to subject property, including size, shape, topography, location or surroundings, the strict application of the Ordinance No. 915 is found to deprive subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification.
- c. Alternative materials or methods of construction are suitable to achieve the purposes stated in Section 1, Ordinance No. 915, as amended.

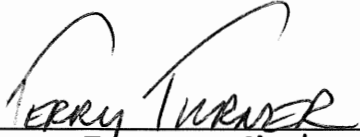
2. Findings:

- a. The variance request is to relocate a pre-existing nonconforming sign approximately two blocks east within the Central Business District.
- b. The sign has been associated with the business for at least 25 years.
- c. As requested, the variance will allow an additional 5 feet of projection and 19.5 sq. feet of area beyond that allowed by Ordinance No. 915.
- d. The sign would not project above the building cornice as it did at its prior location.
- e. Granting the variance would not constitute a "special privilege" because the sign already exists and its relocation is supported by neighboring businesses as shown by petition, Exhibit B of the Staff Report.
- f. No alternative materials or methods of construction are proposed and the sign can not be modified to meet the sign code standards.

3. Conclusion: The variance application meets the criteria for granting a variance as listed in Section 33 of The Dalles Zoning Ordinance.

- C. The Secretary of the Commission shall (a) certify to the adoption of the Resolution and (b) forthwith transmit a copy of the said Resolution to the City council of the City of The Dalles.

APPROVED AND ADOPTED THIS 6th day of September 1990.



Terry Turner, Chairman
Planning Commission

I, Dan Durow, Secretary to the Planning Commission of the City of The Dalles, hereby certify that the foregoing Resolution was adopted at the Regular Meeting of the Planning commission of the City of The Dalles, held on the 6th day of September, 1990.

AYES: Terry Turner, Rod Runyon, Steven Day, Ken Farner

NOES: Carol Cutler

ABSENT: Walter Hoffman, Carrie Ramsey

ABSTAIN:

ATTEST: 

Secretary, Planning Commission