

# HEARINGS BOARD

## ZONING AND DEVELOPMENT VARIANCE

### FINDINGS & CONCLUSIONS

**Petitioner**                      TLC Properties, LLC.  
**Agent**                             Amy Coile, Lamar Advertising of Athens  
**Location**                        1525 Lexington Road  
**Project Number**                VAR-2024-07-1421  
**Request**                         A. Variance to allow a billboard closer than 1000' from another billboard on the same side of the street (Sec. 7-4-20.a.3).

Meets YES	Meets NO	STANDARDS
✓		1. There exist extraordinary and exceptional conditions pertaining to the property in question resulting from its size, shape, or topography which are not applicable to other lands or structures in the area; and
✓		2. A literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other similar properties; and
✓		3. Granting the variance requested will not confer upon the property of the applicant any significant privileges which are denied to other similar properties; and
✓		4. The requested variance will be in harmony with the purpose and intent of this chapter and will not be injurious to the neighborhood or to the general welfare and safety; and
	NO	5. The special circumstances are not the result of actions of the applicant; and
✓		6. The variance, if granted, will represent the minimum variance that will afford relief from the identified hardship and will represent the least deviation possible from the zoning regulation and from the comprehensive plan; and
✓		7. The variance is not a request to increase the allowable square footage of sign area, to increase the total number of signs allowed, or to increase the maximum allowable total sign square footage allowed per site.

THE BOARD FINDS THAT THE REQUEST: 1. MEETS ALL SEVEN STANDARDS 2. DOES NOT MEET ALL SEVEN STANDARDS

MOTION MADE TO: APPROVE APPROVE W/ CONDITION(s)

TABLE

DENY

Based on criteria 5. The timeline shows the lapse of permit was a result of Applicant.

Motion made by: Johnelle Simpson

Seconded by: Richard Markin

The following condition(s) were placed on this variance request: \_\_\_\_\_

Final vote was: UNANIMOUS or VOTE: \_\_\_\_ to \_\_\_\_ (Opposed \_\_\_\_\_)

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Additional Remarks:

Chair

Date

8/30/24