



## APPLICATION FOR SIGN VARIANCE

City of Seward  
 Planning and Zoning  
 P.O. Box 167, Seward, Alaska, 99664  
 907-224-4048

Completed applications should be submitted to the Community Development Department. Planning and Zoning meetings are scheduled the first Tuesday of each month. Completed applications must be turned in at least four (4) weeks in advance of a Planning and Zoning meeting in order to be heard at that meeting.

Property Owner/Agent	Owner's Contractor (If Any)
Name:	Name:
Mailing Address:	City of Seward Business License #:
Contact Phone:	Alaska Business License #:
E-mail:	Contractor's License #:
Property Information	Mailing Address:
Size of Property:	Contact Phone:
Property Tax #:	E-mail:
Street Address:	
Legal Description: Lot (s) _____ Block _____ Subdivision _____ <b>OR</b> Parcel/Tract _____ Section _____ Township _____ Range _____	
[Attach additional page if necessary]	
<b>Zoning:</b> <input type="checkbox"/> City Limits <input type="checkbox"/> Rural Residential (RR) <input type="checkbox"/> Single Family Residential (R1) ) <input type="checkbox"/> Two Family Residential (R2) <input type="checkbox"/> Multiple Family Residential (R3) <input type="checkbox"/> Urban Residential (UR) <input type="checkbox"/> Office Residential (OR) <input type="checkbox"/> Harbor Commercial (HC) <input type="checkbox"/> Auto Commercial (AC) <input type="checkbox"/> Central Business District (CB) <input type="checkbox"/> Industrial (I) <input type="checkbox"/> Institutional (INS) <input type="checkbox"/> Park (P) <input type="checkbox"/> Resource Management (R)	

The application must be accompanied by:

- Fee \$350.00
- As-Built Survey by a surveyor registered in the State of Alaska ((if already developed)  
or
- Scaled site plan of undeveloped land which shows:
  - Property dimensions       location and dimensions of existing and planned buildings
  - Drawing of proposed sign    location and dimensions of existing signs

Applicant seeks a variance from the following general requirement(s):

A. Variance Request for Code Section(s)#: Code must be referenced

B. The existing situation is:

C. Granting this variance would permit:

D. What structures are located on the property?

E. What is the existing use of the property?

F. What is the proposed use of the property?

G. What is your development time schedule?

The Planning & Zoning Commission is authorized to grant special variances from the provisions of Chapter 15.20 to encourage the use of signs which are harmonious with Seward's scenic beauty and historic character. The Commission is required to evaluate applications for variances in accordance with the restrictions outlined below. Please provide responses below to items applicable to the sign variance you are requesting. Please use additional paper if there is not enough room here for your response. Failure to document your case reduces the likelihood of your variance being granted.

***1. To encourage the use of signs which are harmonious with Seward's scenic beauty and historic character, the commission may issue a variance for specific signs up to 1.5 times larger than provided in this chapter. Each applicant for such variance shall submit a scale drawing and a color rendering of the proposed sign(s) in relation to its surroundings. (discuss below & attach separate sheet with rendering)***

***2. A variance may be granted in harmony with the general purpose and intent of this Code by varying the application of rules, regulations or provisions so long as the spirit and benefits of this Code will be preserved.***

***3. The commission may vary the rules and regulations or provisions of this Code provided the commission, upon due and diligent investigation, makes specific findings that all of the following conditions have been considered:***

***A. The variance will not constitute a grant of a special privilege inconsistent with the limitation upon signage and uses of other properties in the vicinity and zone in which the property, on behalf of which the application as filed, is located***

***B. That such variance is necessary because of special circumstances such as, but not limited to, health and safety or the size, shape, topography, location or surroundings of the subject property, to provide it with signage use rights and privileges permitted to other properties in the vicinity and in the zone in which the subject property is located;***

***C. That the granting of such variance will not be materially detrimental to the public welfare or injurious to the subject property or improvements in the vicinity and in the zone in which the subject property is situated.***

***In granting a variance, the commission may attach thereto such conditions regarding the location, character and other features of the proposed sign as it may deem necessary to carry out the spirit and purpose of this code of moderating the size, number and obtrusive placement of signs and reduction of clutter in the public interest.***

I hereby certify that all statements and other information submitted are true and accurate to the best of my knowledge, and that I, as applicant, have the following legal interest in the property: \_\_\_ Owner of record; \_\_\_ Lessee; \_\_\_ Contractor; \_\_\_ duly authorized to act for a person who has the following legal interest \_\_\_\_\_; and that the owner of record is knowledgeable of this application if I am not the owner. ***I understand that the variance fee is non-refundable to cover the cost associated with processing this application and that it does not assure approval of the variance.***

\_\_\_\_\_

Owner or Agent

\_\_\_\_\_

Date

PROVISIONS: The applicant is advised that issuance of this permit will not relieve responsibility of the owner or owner's agents to comply with the provisions of all laws and ordinances, including federal, state and local jurisdictions, which regulate construction and performance of construction, or with any private deed restrictions.

Office Use Only Below This Line

Fee \$350.00       Site Plan       Location Map

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

## Chapter 15.20 Signs

15.20.055 - Variance procedure provided.

A. The commission is hereby authorized to grant special variances from the provisions of this chapter in accordance with the following restrictions:

1. To encourage the use of signs which are harmonious with Seward's scenic beauty and historic character, the commission may issue a variance for specific signs up to 1.5 times larger than provided in this chapter. Each applicant for such variance shall submit a scale drawing and a color rendering of the proposed sign(s) in relation to its surroundings.
2. A variance may be granted in harmony with the general purpose and intent of this Code by varying the application of rules, regulations or provisions so long as the spirit and benefits of this Code will be preserved.
3. The commission may vary the rules and regulations or provisions of this Code provided the commission, upon due and diligent investigation, makes specific findings that all of the following conditions have been considered:
  - a. The variance will not constitute a grant of a special privilege inconsistent with the limitation upon signage and uses of other properties in the vicinity and zone in which the property, on behalf of which the application as filed, is located;
  - b. That such variance is necessary because of special circumstances such as, but not limited to, health and safety or the size, shape, topography, location or surroundings of the subject property, to provide it with signage use rights and privileges permitted to other properties in the vicinity and in the zone in which the subject property is located;
  - c. That the granting of such variance will not be materially detrimental to the public welfare or injurious to the subject property or improvements in the vicinity and in the zone in which the subject property is situated.
4. In granting a variance, the commission may attach thereto such conditions regarding the location, character and other features of the proposed sign as it may deem necessary to carry out the spirit and purpose of this code of moderating the size, number and obtrusive placement of signs and reduction of clutter in the public interest.

B. Fees for sign variances shall be set by resolution of the City Council.

(Ord. 98-02)