APPEAL NO.



CITY OF RACINE ZONING BOARD OF APPEALS

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APPELLANT(S):Speedway LLC	PHONE:937-863-6954
ADDRESS: 500 Speedway Drive, Enon, OH 45323	
OWNER:Speedway LLC	PHONE: 937-863-6954
ADDRESS:500 Speedway Drive, Enon, OH 45323	
AGENT:Todd Farris, Esq., Davis & Kuelthau, s.c.	_ PHONE:
ADDRESS:111 East Kilbourn Avenue, Suite 1400, Milwaukee, V	VI 53202
PROPERTY ADDRESS: 4620 Washington Avenue, Racine, WI	
TAX NO. 10803011 LEGAL DESCRIPTION: BLK 2 S	AMPE SUB LOTS 10, 11 + 12
THE ABOVE APPELLANT SEEKS A VARIANCE FROM THE PROVISIO	
SECTION <u>114-1078(1)c.</u> , SPECIFICALLY: Section 114.	
15 feet for marquee signs. Appellant's current sign is 22 feet in height (photographs attached). The City has acquired
a temporary easement for the STH 20 Washington Project which will re-	equire Appellant to take down the sign for 2-3
months. Appellant seeks a variance to allow the 22-foot high sign to be	e restored after the Temporary Easement is no
longer needed.	
OWNER/APPELLANT IS REQUESTING THIS VARIANCE FOR THE FO	LLOWING REASONS(S): Appellant will have
to take down its 22-foot high marquee sign for the City's STH 20 Wash	ington Avenue Project, Project ID for the sign
location is 2440-09-20. The City has acquired a Temporary Easement	for the Project which includes the area where
the sign is located. The City has indicated that the area where the sign	[CONTINUED ON ATTACHED SHEET]
DAVIS & KUELTHAU, s.c.	

APPELLANT(S) SIGNATURE: By:	Jodd mis
Too	dd Farris (SBN:1006554)
Age	ent for Appellant, Speedway LLC

DATE: April 10, 2019

CONTINUATION OF STATEMENT OF REASONS FOR VARIANCE:

is located will be used for the Project for 9-12 weeks depending on the weather and recommended that Appellant apply for a variance to restore the sign when the City no longer needs the area where the sign is located.

The requested variance satisfies the requirements in §114.48 because:

1. The hardship to the Appellant is based upon the City's need for a Temporary Easement for the STH 20 Washington Avenue Project and not because of any action by Appellant;

2. The hardship is unique to the property;

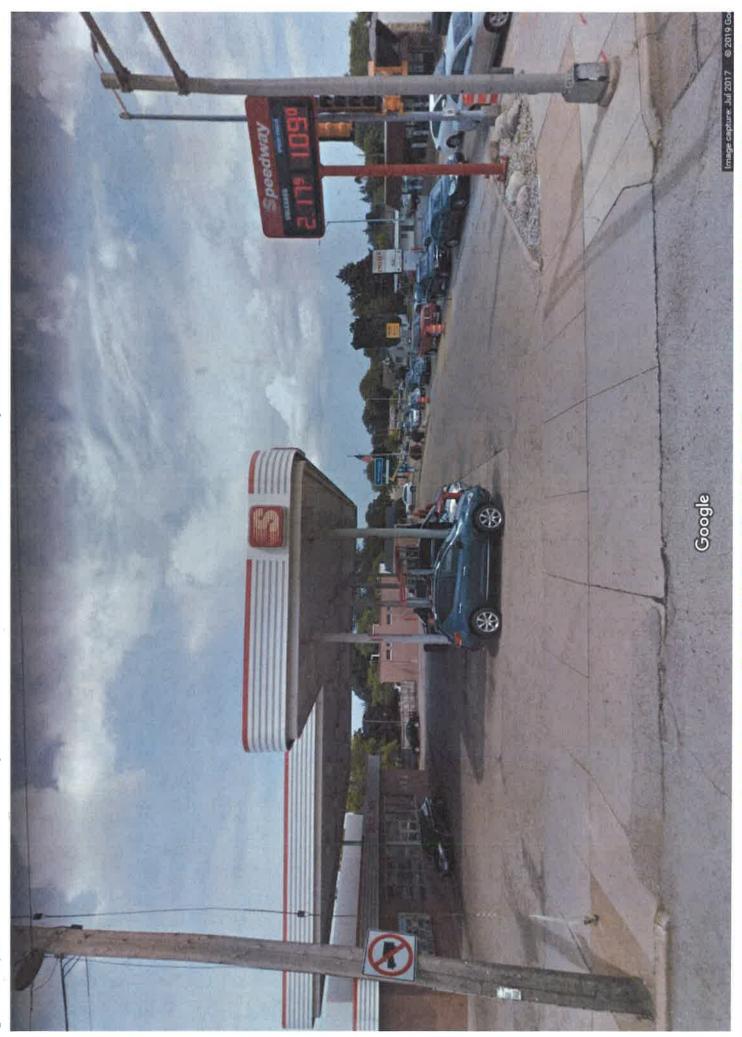
3. The purpose of the variance is to minimize the financial impact of the City's roadway project and not for financial gain;

4. The hardship was not created by the Appellant;

5. The granting of the variance will not be detrimental to the public welfare or injurious to other properties in the area and will merely allow Appellant to restore an existing sign; and

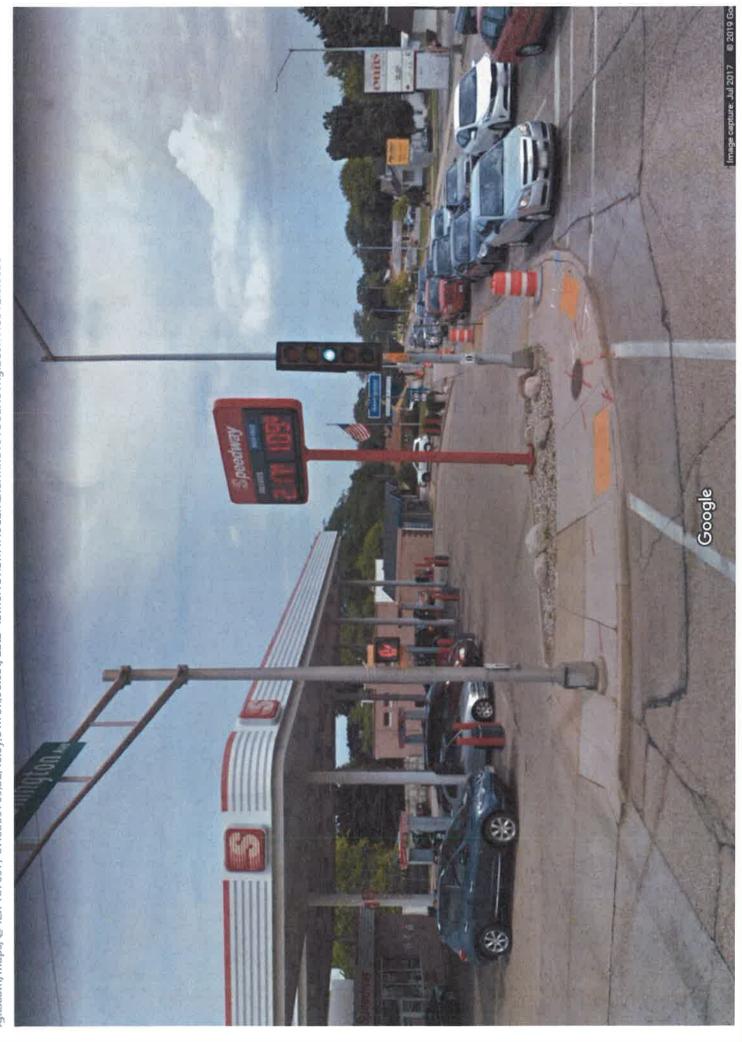
6. The proposed variance will not adversely affect the supply of light, increase congestion or otherwise adversely affect neighboring properties or the area.

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ogle.com/maps/@42.7187057,-87.8359769,3a,48.8y,81.73h,90.03t/data=!3m6!1e1!3m4!1sC2rXzTarMhoY9TUcGXUvKg!2e0!7i13312!8i6656



ACTION ON APPLICATION BY THE ZONING BOARD OF APPEALS

APPROVAL / DISAPPROVAL BY THE ZONING BOARD OF APPEALS		
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DATE	SECRETARY	
WHEREAS, a literal ent	forcement of the provisions of the Zoning Ordinance of the City of Racine will result in	
practical difficulty or u	nnecessary hardship; it being not contrary to public interest and owing to special	
conditions the Board of	Appeals hereby grants to the appellant(s)	
a variance from said or	rdinance and authorizes said appellant(s) to construct	
SIGNED BY THE ZONII	NG BOARD OF APPEALS MEMBERS:	
	x	
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	PEAL NO DATE OF MEETING	