



APPEAL NO. _____

CITY OF RACINE ZONING BOARD OF APPEALS

APPELLANT(S): Speedway LLC PHONE: 937-863-6954ADDRESS: 500 Speedway Drive, Enon, OH 45323OWNER: Speedway LLC PHONE: 937-863-6954ADDRESS: 500 Speedway Drive, Enon, OH 45323AGENT: Todd Farris, Esq., Davis & Kuelthau, s.c. PHONE: 414-225-1487ADDRESS: 111 East Kilbourn Avenue, Suite 1400, Milwaukee, WI 53202PROPERTY ADDRESS: 4620 Washington Avenue, Racine, WITAX NO. 10803011 LEGAL DESCRIPTION: BLK 2 SAMPE SUB LOTS 10, 11 + 12

THE ABOVE APPELLANT SEEKS A VARIANCE FROM THE PROVISIONS OF THE RACINE ZONING ORDINANCE, SECTION 114-1078(1)c., SPECIFICALLY: Section 114.1078(1)c. sets forth a maximum height of 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 require Appellant to take down the sign for 2-3 months. Appellant seeks a variance to allow the 22-foot high sign to be restored after the Temporary Easement is no longer needed.

OWNER/APPELLANT IS REQUESTING THIS VARIANCE FOR THE FOLLOWING REASONS(S): Appellant will have to take down its 22-foot high marquee sign for the City's STH 20 Washington 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: Todd Farris DATE: April 10, 2019

Todd Farris (SBN:1006554)
Agent for Appellant, Speedway LLC

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.



https://www.google.com/maps/@42.7187057,-87.8359769,3a,48.8y,81.73h,90.03t/data=!3m6!1e1!3m4!1sC2rXzTarMhoY9TUcGXUvKg!2e0!7i13312i8i6656



**ACTION ON APPLICATION
BY THE ZONING BOARD OF APPEALS**

APPROVAL / DISAPPROVAL BY THE ZONING BOARD OF APPEALS _____

DATE _____ **SECRETARY** _____

WHEREAS, a literal enforcement of the provisions of the Zoning Ordinance of the City of Racine will result in practical difficulty or unnecessary 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 ordinance and authorizes said appellant(s) to construct _____

SIGNED BY THE ZONING BOARD OF APPEALS MEMBERS:

ITEM NO _____ **APPEAL NO** _____ **DATE OF MEETING** _____