

To Whom It May Concern,

Please find this narrative in reference to Land Use Application LU-25-172.

I am requesting a variance for set back of a free-standing sign.

If granted this variance will not be contrary to public interest. The location of the existing sign pole where we intend to put out proposed sign has been in the same location for many years as a free-standing sign for the business that previously occupied this lot. It was never an issue to public interest then, nor should it be now.

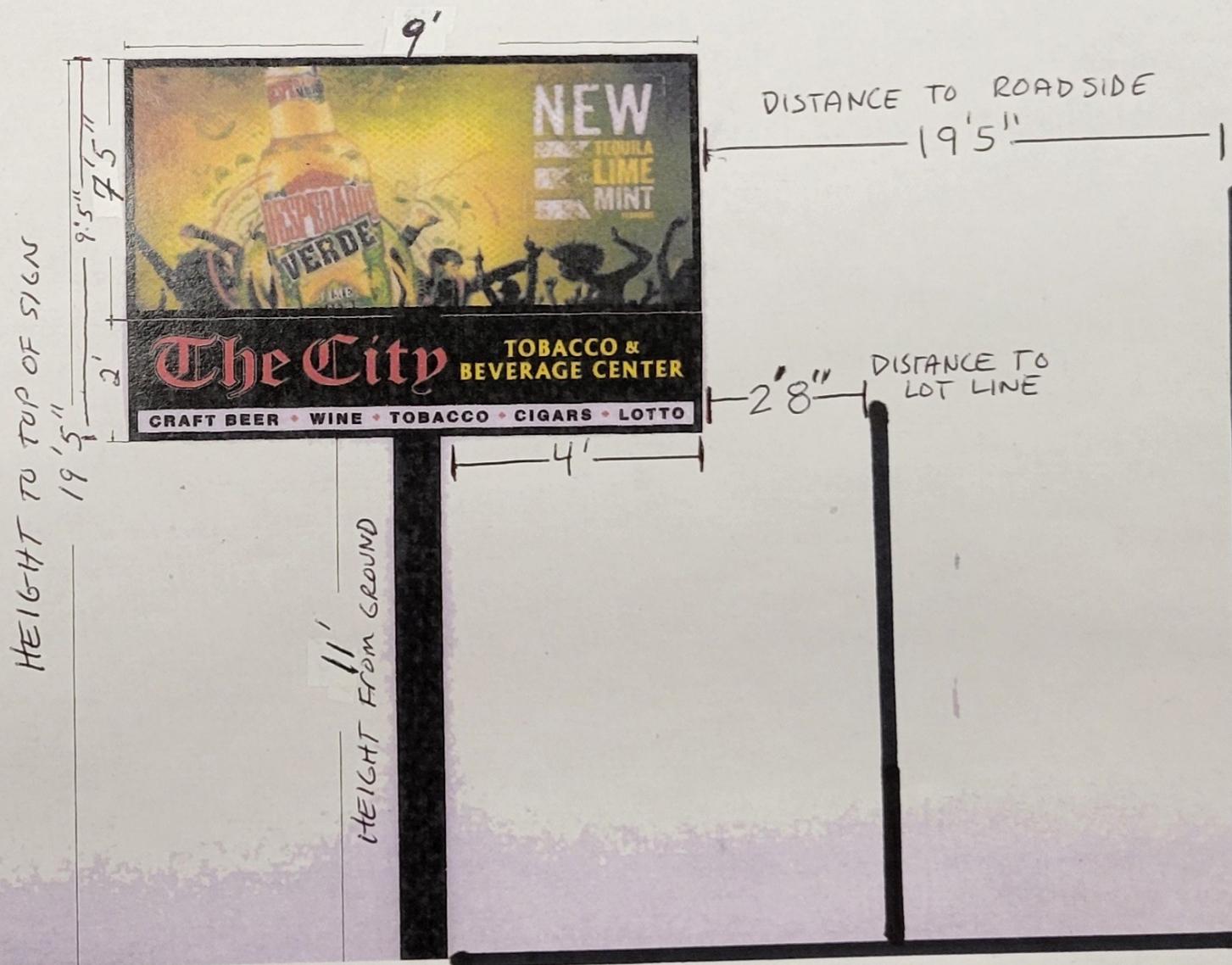
The spirit of the Ordinance will be observed. In this instance the spirit of the Ordinance is to be observed in the manner that we are not erecting a new sign that is not in accordance with the Ordinance. We are proposing the installation of a sign on a pole that is already in place.

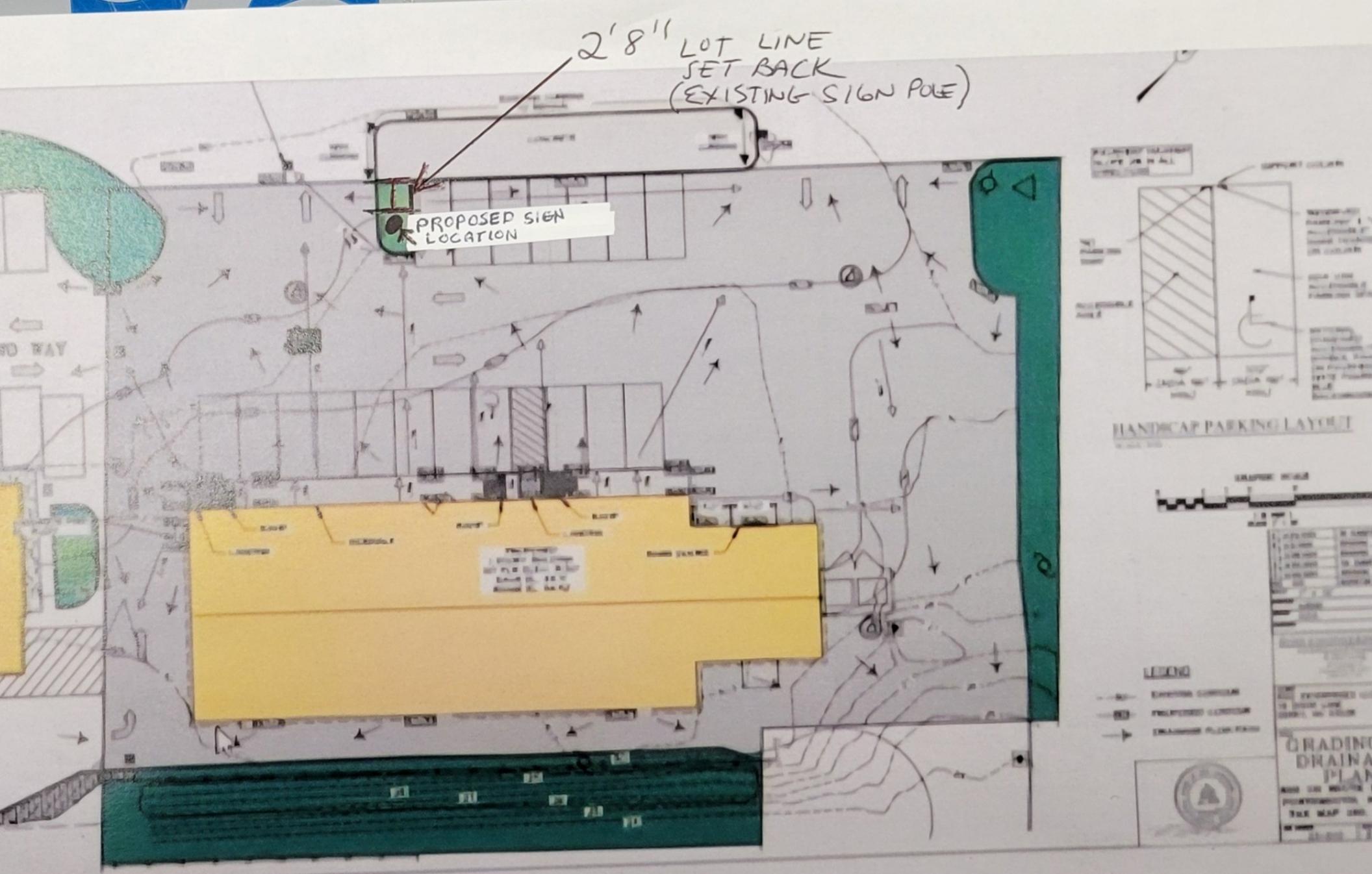
Substantial justice will be done. If this variance is approved, we will be able to move forward with our site plan as expected, and promote our business using this sign as a marketing tool. As do many other businesses on the Bypass. The majority of these free-standing signs are all in line, not meeting the 20-foot setback required in this Ordinance. Including the signs on both adjacent lots.

The values of the surrounding properties will not be diminished by the variance being approved. This sign in its proposed location will have zero effect on any property values.

Literal enforcement of the Ordinance would result in an unnecessary hardship. Should the variance not be approved, we would not be able to utilize a free-standing road side pylon sign as the previous business had done, as well as numerous other businesses do on the Bypass. The ordinance set back of 20 feet would put the pylon in the middle of our parking lot entrance.

822 US ROUTE 1 Bypass





822 US ROUTE BYPASS