

**Notice of Public Hearing
City of Chesterfield
Board of Adjustment**

NOTICE IS HEREBY GIVEN that the Board of Adjustment of the City of Chesterfield will hold a Public Hearing on Thursday, November 6, 2008 at 7:00 p.m. in the City Council Chambers at the City of Chesterfield City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

The Board will consider the following:

B.A. 10-2008 16860 Chesterfield Airport Road (Ethan Allen Retail, Inc): A request for a variance from City of Chesterfield Zoning Ordinance Section 1003.168C.3(2)(a) to permit a free-standing building in a "PC" Planned Commercial District-zoned development to have two (2) attached business signs on one (1) exterior wall. (17T240265)



All interested parties are invited to appear and be heard at the hearing.

Copies of the request are available for review at the City Government Center Monday through Friday, from 8:30 a.m. to 4:30 p.m. If you should need additional information about this project, please contact Annissa McCaskill-Clay, Lead Senior Planner via telephone at 636-537-4737 or by email at amccaskill@chesterfield.mo.us

City of Chesterfield

Annissa McCaskill-Clay, AICP
Lead Senior Planner



IV. A.

690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

October 28, 2008

Board of Adjustment
690 Chesterfield Parkway West
Chesterfield, MO 63017

Re: **B.A. 10-2008 16860 Chesterfield Airport Road (Ethan Allen Retail, Inc):** A request for a variance from City of Chesterfield Zoning Ordinance Section 1003.168C.3(2)(a) to permit a free-standing building in a “PC” Planned Commercial District-zoned development to have two (2) attached business signs on one (1) exterior wall. (17T240265)

Dear Board Members:

Ethan Allen Retail Inc. has submitted for review a request to the Board of Adjustment for the above-mentioned variance. In review of the petitioner’s request, the Department of Planning submits the following report:

Background

- The subject parcel is located within Chesterfield Commons East at 16860 Chesterfield Airport Road and has frontages along Chesterfield Airport Road, THF Boulevard and Chesterfield Commons East Drive.
- This parcel was zoned “NU” Non-Urban District prior to incorporation of the City of Chesterfield.
- On August 7th 2000, the City of Chesterfield adopted ordinance 1653 which changed the boundaries of a NU Non-Urban District to a PC planned Commercial District for a 52.4 acre tract of land located on the East side of Boone’s Crossing, South side of Chesterfield Airport Road and North of the St. Louis, Kansas City and Colorado Railroads.
- On October 4th 2004, The City of Chesterfield approved ordinance 2128 which amended previous ordinances creating a PC Planned Commercial District for a 61.984 acre tract of land located south of Chesterfield Airport Road, East of Chesterfield Commons Drive, West of Chesterfield Commons East Drive and North of Edison Ave. Per Ordinance 2128, signage for the site is per the City of Chesterfield Zoning Ordinance.

- On September 3, 2008, an application for a second sign on the front elevation was rejected by the City of Chesterfield.
- Section 1003.168E.2(3)(a) of the Zoning Ordinance states:
“For a business being the sole occupant of a building located on a corner lot or a lot with double frontage, said business may have **one (1)** attached business sign on any three (3) walls of a building that are exterior walls.”

Petitioner’s Request

See the petitioner’s attached Application to the Board of Adjustment for Variance.

Approval Criteria

1. In order to grant a variance, there must be proof that the applicant did not bring the burden upon himself through some action, but instead had the burden imposed on him.
2. An individual cannot create a situation and then claim he needs a variance. *Wolfner v. Board of Adjustment of City of Warson Woods*, 114 S.W.3d 298 (Mo.App.E.D.,2003).
3. The burden of proving the elements is on the applicant.
4. Missouri Revised Statute Chapter 89.090 requires that a Board of Adjustment may only grant variances when the applicant has established the necessary “practical difficulties or unnecessary hardship” and when “the spirit of the ordinance shall be observed, public safety and welfare secured and substantial justice done.”
5. Section 2-216 of the City of Chesterfield Municipal Code states that the Board of Adjustment shall have the following powers:

“To permit a variation in the yard requirements of any zoning district or the building or setback lines from major highways as provided by law where there are practical difficulties or unnecessary hardships in the carrying out of these provisions due to an irregular shape of the lot, topographical or other conditions, provided that such variance will not seriously affect any adjoining property or the general welfare of the public;”

6. Section 2-216 (5) of the City of Chesterfield Municipal Code states that,

“In making its decision, the Board must be satisfied that the granting of such a variance will not merely serve as a convenience to the applicant but will alleviate some demonstrable and unusual hardship or difficulty

which is unique to the petitioner in his use, so great as to warrant a variation from the sign regulations as established by the City of Chesterfield Zoning Code or Zoning Ordinance enacted by the City of Chesterfield and at the same time place conditions upon said variance, if necessary, so that the surrounding property will be properly protected.”

Respectfully Submitted,

Annissa McCaskill-Clay

Annissa G. McCaskill-Clay, AICP
Lead Senior Planner

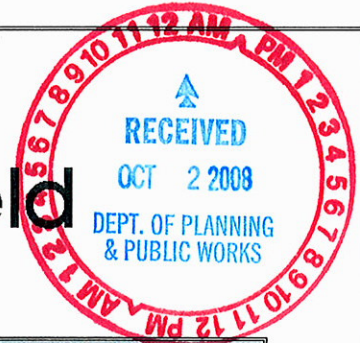
Exhibits:

1. City of Chesterfield Zoning Ordinance (not in packet)
2. Notice of Publication
3. Affidavit of Publication (not in packet)
4. Staff Report
5. Petitioner's Application
 - i. Application to Board of Adjustment
 - ii. Rejected Application
6. City of Chesterfield Zoning Ordinance Section 1003.168C with pertinent section highlighted.



City of Chesterfield

DEPARTMENT OF PLANNING



APPLICATION TO THE BOARD OF ADJUSTMENT FOR A VARIANCE

The Board of Adjustment is a local body consisting of volunteers appointed by the Mayor. Its responsibility is to hear appeals from decisions of the City of Chesterfield Department of Planning and to consider requests for variances and exceptions. A variance is an approved departure from the provisions of the zoning requirements for a specific parcel, without changing the zoning ordinance underlying zoning of the parcel. A variance usually is granted only upon demonstration of hardship based on the peculiarity of the property in relation to other properties in the same zone district. For questions about this application, please contact the "Planner of the Day" at 636-537-4733. For information about this and other projects under review by the Department of Planning, please visit "Planning Projects" at www.Chesterfield.mo.us.

Check (✓) the type of variance for which you are applying:

Area (bulk) variance: A request to allow deviation from the dimensional (i.e. height, bulk yard) requirements of a zoning district.

Appeal of an Administrative determination

Note: A \$70 fee applies

10-02-08P12:13 RCVD

Please note areas in gray will be completed by the Department of Planning.

STATE OF MISSOURI) BOA NUMBER _____
) HEARING DATE _____

CITY OF CHESTERFIELD)
Petition for Appeal from Zoning Regulations

I. APPLICANT INFORMATION

Owner(s) of record of the hereinafter described property according to St. Louis County Assessor's

Record: ETHAN ALLEN RETAIL INC
Address: ETHAN ALLEN DR
City: DANBURY State: CT Zip: 06811
Tel.: 203 743 8000 Fax: 203 743 8298

Petitioner, if other than owner(s): AMERICAN SIGNS & ELECTRIC
Address: 10767 NORTH HANLEY RD
City: BERKLEY State: MO Zip: 63134
Tel.: 314 344 1960 Fax: 314 344 3132

Legal Interest: _____

(Provide date of contract and date of expiration of contract)

*Attach additional sheets as necessary for other Parties of Interest (Architect, Engineer, etc.)

II. PROPERTY INFORMATION

Project Address: 1168100 CHESTERFIELD AIRPORT RD 63005

Locator Number(s): 17T240265

(List additional locator numbers on separate sheet and attach to petition)

Acreage: 2 (To the nearest tenth of an acre)

Subdivision Name (If applicable): CHESTERFIELD COMMONS EAST

Current Zoning District: _____

Legal Description of Property: CHESTERFIELD COMMONS EAST

SUB LOT 3 Pp 352 Pg 472

(Attach additional sheets as necessary)

III. NATURE OF REQUEST FOR VARIANCE

Unique physical characteristics of the lot (e.g., size, slope, etc.): _____

(Attach additional sheets as necessary)

Description of the necessity of the proposed improvement: _____

(Attach additional sheets as necessary)

Ordinance Number and section to which a variance is sought: _____

GENERAL SIGN REGULATIONS 10-03-1680

(Attach additional sheets as necessary)

Basis for appeal of the above action: PORTAL IDENTIFICATION

(Attach additional sheets as necessary)

Do deed restrictions or subdivision trust indentures for the property prohibit the use or construction which is requested by this petition? Check (✓) one [] Yes [] No

Specify the action to which the appeal is sought: DENIAL OF A SECOND
WALL SIGN AT ENTRY

(Attach additional sheets as necessary)

Description of the effect or impact on neighboring properties: NONE

(Attach additional sheets as necessary)

Statement of any other hardship or information for this appeal:

(Attach additional sheets as necessary)

Please complete the sections below as applicable:

A. Setbacks/Height:

The Petitioner(s) request the following setback(s):

Front yard: _____
Side yard: _____
Rear yard: _____
Height: _____

The City of Chesterfield Zoning Ordinance Regulations require the following setback(s) for this site:

Front yard: _____
Side yard: _____
Rear yard: _____
Height: _____

The following information correctly presents the true conditions and also describes the practical difficulties and unnecessary hardships warranting action by the Board.

Include two (2) completed copies of this application with original signatures and two (2) copies of the following:

1. A site development plan showing:
 - The dimensions and location (including distance from property lines) of all existing and proposed buildings and structures.
 - Letters from abutting property owners stating their position.
2. A \$70.00 fee. (Checks/money orders to be made payable to the City of Chesterfield.)
3. A copy of the City of Chesterfield rejection or denial.

B. Signage:

Number and size of allowable attached business signs by ordinance: _____

ONE PER ELEVATION

Number and size of allowable freestanding business signs by ordinance: _____

The petitioner further represents that the increased sign size or height would not be injurious to the neighborhood, or otherwise be detrimental to the public welfare for the following reasons: _____

Include two (2) completed copies of this application with original signatures and two (2) copies of the following:

1. A site plan showing:
 - The subject property with adjoining streets, existing buildings, major parking lot, and distance to property lines.
 - The location of proposed signs.
 - If attached wall signs, the cross section of wall on which sign is to be placed with dimensions and total square feet (or portion of total wall that will contain petitioner's business)

2. A detail sign plan indicating:
 - Dimension of signs with detail sign lettering layout.
 - Total square feet of signs. If attached, what percent of wall.
 - Light detail, if any.

3. Letters from abutting property owners stating their position.

4. A \$70.00 fee. (Checks/money orders to be made payable to the City of Chesterfield.)

5. A copy of the City of Chesterfield rejection or denial.

III. COMPLIANCE

Is property in compliance with all previous conditions of approval of all applicable Ordinance requirements?

Yes No. If no, please explain: _____

Is property in compliance with all Zoning, Subdivision, and Code requirements?

Yes No. If no, please explain: _____

[THIS SPACE INTENTIONALLY LEFT BLANK]

IX. LIENS AND FINES CERTIFICATION

Project Name: _____ **Ward:** _____

STATE OF MISSOURI, CITY OF CHESTERFIELD

[I] [we], _____ (a duly licensed attorney or title insurance company
(print, type or stamp name of attorney or title company)

in the State of Missouri), do hereby certify to the Council of the City of Chesterfield that [I] [we] have examined the title to the herein described property; that [I] [we] find the title to the property is vested to _____ ; that there are no fines and/or liens of record on the property
(name of owner(s))

by or owed to the City of Chesterfield [or] that the following fines and/or liens are owed to the City of Chesterfield:

1. _____
2. _____
3. _____
4. _____

(Attorney-at-law licensed in Missouri)

Date

Missouri Bar # _____

-Or-

(Officer of title insurance company)

Date

Print, type or stamp name and title

[THIS SPACE INTENTIONALLY LEFT BLANK]

XI. STATEMENT OF CONSENT

Consent is required from the property owner(s) and contract purchaser, if applicable, to their agent if the property owner(s) or contract purchaser do not intend to attend all meetings and public hearings and submit in person all material pertaining to the application. A separate form is required from each owner/contract purchaser. Consent to a firm shall be deemed consent for the entire firm, unless otherwise specified. Consent is valid for one year from date of notary, unless otherwise specified. Attach copy of last recorded warranty deed for subject property.

STATEMENT OF CONSENT

I hereby give CONSENT to _____ (type, stamp or print clearly full name of agent) to act on my behalf, to submit or have submitted this application and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining to the application(s) indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application.

I hereby certify I have full knowledge of the property I have an ownership interest in is the subject of this application. I further certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the City of Chesterfield, Missouri, and will not be returned. I understand that any false, inaccurate or incomplete information provided by me or my agent will result in the denial, revocation or administrative withdrawal of this application, request, approval or permits. I acknowledge that additional information may be required to process this application. I further consent to the City of Chesterfield to publish, copy or reproduce any copyrighted document submitted as a part of this application for any third party. I further agree to all terms and conditions which may be imposed as part of the approval of this application.

OWNER/CONTRACT PURCHASER INFORMATION:

I am the [] owner [] contract purchaser. (check (✓) one)

MARK WHITFIELD
(Name- type, stamp or print clearly)

AMERICAN SIGNS & ELECTRIC
(Name of Firm)

[Signature]
(Signature)

6767 ABRAHAM HAWLEY 63134
(Address, City, State, Zip)

Note: Attach additional sheets as necessary.

NOTARY PUBLIC INFORMATION: STATE OF MISSOURI, CITY OF CHESTERFIELD

The foregoing instrument was subscribed and sworn to before me this 1 day of Oct, 2008.

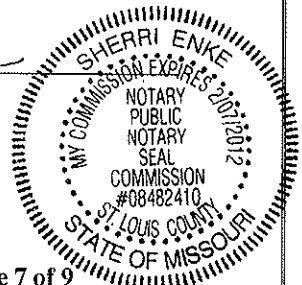
Signed Sherrri Enke
Notary Public

Print Name: Sherrri Enke

My Commission Expires: 2/7/2012

Seal/Stamp:

690 Chesterfield Parkway West, Chesterfield, MO 63017-0760
Ph. (636)537-4746 Fax (636)537-4798 www.chesterfield.mo.us



XII. AFFIDAVIT OF COMPLETENESS AND ACCURACY

INSTRUCTIONS: To be completed by individual submitting application (property owner, petitioner with consent, or authorized agent).

Project Name: ESTUAN ALLEN **Submittal Date:** _____

STATEMENT OF COMPLETENESS AND ACCURACY

I hereby certify all property owners have full knowledge the property they own is the subject of this application. I hereby certify that all owners and petitioners have been provided a complete copy of all material, attachments and documents submitted to the City of Chesterfield relating to this application. I further certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related application material and all attachments become official records of the City of Chesterfield, Missouri and will not be returned. I understand that any knowingly false, inaccurate or incomplete information provided by me will result in the denial, revocation or administrative withdrawal of this application, request, approval or permit. I further acknowledge that additional information may be required by the City of Chesterfield to process this application. I further represent and warrant that I have not made any arrangement to pay any commission, gratuity, or consideration, directly or indirectly, to any official, employee, or appointee of the City of Chesterfield with respect to this application. I further consent to the City of Chesterfield to publish, copy or reproduce any copyrighted documents submitted as a part of this application for any third party. I further agree to all terms and conditions which may be imposed as part of the approval of this application.

Check (✓) one: [] I am the property owner. [] I am the contract purchaser.
[] I am the duly appointed agent of the petitioner.

MARK WHITFIELD
(Name- type, stamp or print clearly)

[Signature]
(Signature)

AMERICAN SIGNS & ELECTRIC
(Name of Firm)

6767 NORTH HAWLEY 63134
(Address, City, State, Zip)

Note: Attach additional sheets as necessary.

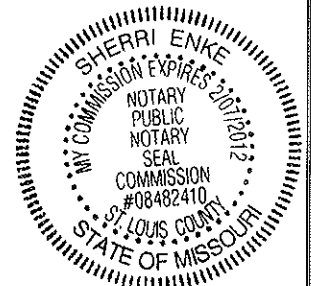
NOTARY PUBLIC INFORMATION: STATE OF MISSOURI, CITY OF CHESTERFIELD

The foregoing instrument was subscribed and sworn to before me this 1 day of oct, 20 08.

Signed Sherrri Enke Print Name: Sherrri Enke
Notary Public

Seal/Stamp:

My Commission Expires: 2/7/2012



690 Chesterfield Parkway West, Chesterfield, MO 63017-0760
Ph. (636)537-4746 Fax (636)537-4798 www.chesterfield.mo.us

STAFF / BOA USE ONLY

Intake Date: _____

This petition is granted / denied (circle one) on the _____ day of _____ 20 _____

Signed: _____

Chairman

[THIS SPACE INTENTIONALLY LEFT BLANK]

17T 24 0265



City of Chesterfield

DEPARTMENT OF PLANNING



APPLICATION FOR A SIGN PERMIT

Signs are permitted in accord with the regulations of the City of Chesterfield Zoning Ordinance. Some sites have regulations for signs that are more restrictive as part of the conditions of the ordinance governing a particular Planned Commercial District, Planned Industrial District, Mixed Use Development District, Conditional Use Permit, Commercial-Industrial Designed Development Procedure, Planned Environmental Development Procedure, or Landmark Preservation Area.

For questions about this application, please contact the "Planner of the Day" at 636-537-4733.

I. APPLICANT INFORMATION

Project Address: 16510 CHESTERFIELD AIRPORT RD
City: CHESTERFIELD State: MO Zip: 63005

Property Owner(s) of record of the hereinafter described property according to St. Louis County
Assessor's Record: ETIEN ALLEN RETAIL, INC
Address: ETIEN ALLEN DR
City: DANBURY State: CT Zip: 06811

Applicant Name: AMERICAN SIGNS & ELECTRIC
(If different than owner)
Address: 67107 NORTH HAWLEY RD
City: BERKELEY State: MO Zip: 63134
Tel.: 314 344 1960 Fax: 314 344 3132

II. SIGN PACKAGE

Is a Sign Package required for this project site? Check (✓) one [] Yes [] No
If yes, does the requested sign conform to the Sign Package? Check (✓) one [] Yes [] No

[THIS SPACE INTENTIONALLY LEFT BLANK]

III. TYPE OF SIGN

- Temporary Post Date: _____ Remove Date: _____
- Directional
- Informational
- Free-Standing
- Building NORTH ELEV
- Other: _____

IV. DESCRIPTION OF SIGN

Size (Dimensions): 3' x 30'6" , 8" x 6'8"
 Color(s): TEAL, PMS 281 C
 Estimated Cost: 4,800⁰⁰

V. TYPE OF STRUCTURE ON WHICH SIGN WILL BE LOCATED

- | | | | | | |
|----------------------|-------------------------------------|--------------------------|--------------------------|--------------------|--------------------------|
| Amusement/Recreation | <input type="checkbox"/> | Office/Bank/Professional | <input type="checkbox"/> | School/Educational | <input type="checkbox"/> |
| Church/Religious | <input type="checkbox"/> | Industrial | <input type="checkbox"/> | Service Station | <input type="checkbox"/> |
| Hospital/Institution | <input type="checkbox"/> | Parking Garage | <input type="checkbox"/> | Common Area | <input type="checkbox"/> |
| Store/Retail | <input checked="" type="checkbox"/> | Public Works/Utility | <input type="checkbox"/> | Free standing/Pole | <input type="checkbox"/> |

VI. SUBMITTAL REQUIREMENTS

The following documents are to be submitted to the City of Chesterfield:

- 1) Completed *Application for Sign Permit* for each sign proposed.
- 2) For free standing/directional/informational signs: A copy of the approved site development plan showing the location of the sign.
- 3) For building signs: Scaled drawing of the approved/existing building elevation showing location of the sign.
- 4) Scaled drawings showing size, color, and material of the sign.
- 5) If St. Louis County approval is required:
 - a) Completed Application for Municipal Zoning Approval
 - b) Five sets of application materials

VII. AUTHORIZATION TO APPLY

I, MARK WHITEFIELD (PRINT NAME) certify that I am the owner in fee or agent authorized to apply for this permit.

Owner/Agent: M L CHH (SIGN NAME)

Tel.: 314 344 1960

690 Chesterfield Parkway West, Chesterfield, MO 63017-0760
Ph. (636)537-4746 Fax (636)537-4798 www.chesterfield.mo.us

STAFF USE ONLY

Zoning District: PC

	Check (✓) one		Notes
	Yes	No	
Compliance with Ordinance(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Conforms to Sign Package	<input type="checkbox"/>	<input type="checkbox"/>	

Calculations: Sign = 30.5' x 3' = 91.5ft²
Wall = 105' x 23,833' = 4647,4935 ft² x 5%
= 232.37

Remarks: Not allowed 2 wall signs

Department of Planning Approval:

Approved by: _____ Date: _____

Title: _____

Planning Commission approval if necessary:

On _____, 20____ the application was referred to the Planning Commission for review and action. The application was approved / denied (CIRCLE ONE).

Remarks: _____



City of Chesterfield

DEPARTMENT OF PLANNING

APPLICATION FOR MUNICIPAL ZONING APPROVAL

TO:	Department of Public Works Division of Code Enforcement St. Louis County Government 41 South Central Clayton, Missouri 63105	FROM:	City of Chesterfield
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The City of Chesterfield contracts with the St. Louis County Department of Public Works to provide permitting and inspection services. Review of plans, collection of fees, and issuance of permits are handled by the County. However, before obtaining any permit, or beginning any construction project, a zoning approval must be obtained from the City of Chesterfield.

Zoning approval signifies that the property can be used as requested and that the location of a proposed structure is within the legal limits of the property lines as delineated by regulations contained within the City of Chesterfield Zoning Ordinance. Please be advised that some sites have regulations that are more restrictive as part of conditions of the ordinance governing a particular Planned Commercial District, Planned Industrial District, Estate District, Mixed Use Development District, Conditional Use Permit, Commercial-Industrial Designed Development Procedure, Planned Environmental Development Procedure, or Landmark Preservation Area.

Petitioners are strongly urged to visit the County web site at <http://www.stlouisco.com/pubworks/> or contact the St. Louis County Department of Public Works at (314) 615-7155 for submittal requirements, permitting information and a detailed list of work that does not require a building permit and/or zoning approval

For questions about this application, please contact the "Planner of the Day" at 636-537-4733.

I. APPLICANT INSTRUCTIONS

1. Obtain City of Chesterfield approval;
2. Obtain *Fire District approval; An additional separate permit is required from the fire district.
3. Obtain St. Louis County approval.

***NOTE:** It is the responsibility of the applicant to determine which Fire District covers the project property.

- Monarch Fire Protection District: Tel. 314-514-0900, ext. 309
- Metro West Fire Protection District: Tel. 636-458-2100

II. PROJECT INFORMATION

Property Owner:	ETHAN ALLEN RETAIL INC			
Project Address:	16820 CHESTERFIELD AIRPORT RD			
City:	CHESTERFIELD	State:	MO	Zip: 63005
Tenant Name (if different than above):	ETHAN ALLEN			
Owner/Tenant Authorization to Applicant:	ATTACHED			
	<small>(Signature of owner/tenant or duly authorized agent required)</small>			

690 Chesterfield Parkway West, Chesterfield, MO 63017-0760
Ph. (636)537-4746 Fax (636)537-4798 www.chesterfield.mo.us

Applicant Name:	AMERICAN SIGNS & ELECTRIC		
Applicant Address:	6767 NORTH HANLEY RD ST LOUIS 63134		
Phone Number:	314 314 1900	Attn:	MARK WHITEFIELD

If the property is located within a subdivision, the applicant is to notify Subdivision Trustees of the proposed work.

Subdivision Name:	Closefield Commons East Lot 3 w4		
Subdivision Trustee Acknowledgement:			
	(Signature of trustee or duly authorized agent)		
Were the Subdivision Trustees Notified?	Check (✓) one	<input type="checkbox"/> Yes	<input type="checkbox"/> No

Description of Work: ONE ATTACHED INTERNALLY ILLUMINATED
HALF HT LETTERS ON NORTH ELEVATION AND ONE
ST NON ILLUMINATED ENTRY LETTERS

Advisory: Applications for Municipal Zoning Approval which are rejected may be resubmitted once changes have been made. Please note that relief from some requirements, in the form of a variance, may be requested via application to the Board of Adjustment. For information about the Board of Adjustment, please contact the Department of Planning at 636-537-4746.

(FOR CITY OF CHESTERFIELD AND ST. LOUIS COUNTY STAFF USE ONLY)

Municipal Zoning Classification: PC

Is this project located within a Flood Plain: (Check one) Yes No

Status 1: APPROVED REJECTED (circle one)

Approved/Rejected by: [Signature] Date: 9/3/08

Print Name and Title: Derrick Redhead - Planning Dept

Comments: _____

Status 2: APPROVED REJECTED (circle one)

Approved/Rejected by: _____ Date: _____

Print Name and Title: _____

Comments: _____

EXTERIOR FIRE PROTECTION

Approved by: _____ Date: _____

Print Name and Title: _____

Fire Protection Provided By: _____

ST. LOUIS COUNTY PERMIT APPLICATION NUMBER: _____

Notes: _____



INTERNATIONAL SIGN & DESIGN

Corporate Office
10831 Canal Street
Largo, FL 33777
1-727-541-5573
Fax: 1-727-544-7745
LIC. #FL ES 000003

Alabama Office
267 Industrial Park Drive
Monroeville, AL 36460
1-251-575-3981
Fax: 1-251-575-3047
LIC. #AL EC-S/ES 41690
www.IntlSign.com

Client:
ETHAN ALLEN
CHESTERFIELD, MO

Date:
MARCH 12, 2008
Drawing Number:
C08315-11 Chesterfield, MO

Revisions:

DATE	DESCRIPTION
7/8/11	MADE BLUE
8/00/00	NA
9/00/00	NA
10/00/00	NA
11/00/00	NA
12/00/00	NA

Sales Person:
DAVID ROTH

Scale:
AS NOTED

Drawn by:
E.D'Leon

CLIENT/LANDLORD APPROVAL

APPROVED
 APPROVED AS NOTED
 REVISE AND RESUBMIT

Signature: _____

Title: _____

Date: _____

SIGNATURE ABOVE ACKNOWLEDGES THAT ALL SPECIFICATIONS AND DIMENSIONS ON THESE DRAWINGS ARE UNDERSTOOD AND CORRECT.

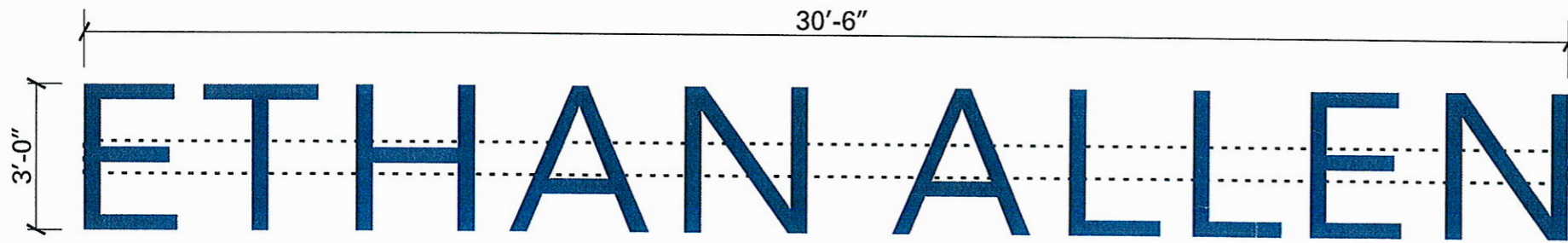
THIS IS AN ORIGINAL DRAWING PROVIDED AS PART OF A PLANNED PROJECT AND IS NOT TO BE EXHIBITED, COPIED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL SIGN & DESIGN OR ITS AUTHORIZED AGENTS. ALL RIGHTS RESERVED.

PRIMARY ELECTRICAL POWER TO SIGN TO BE BY OTHERS. ALL POWER TO BE 120 VOLT UNLESS OTHERWISE STATED.

ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS

SIGN MUST BE GROUNDED IN COMPLIANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRIC CODE.

SHEET NO. 101



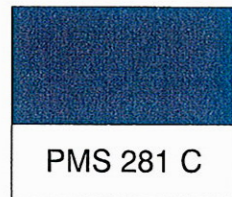
TYPICAL LOCATION OR RACEWAY MOUNTED ON BACKSIDE OF WALL

1 CHANNEL LETTER DETAIL

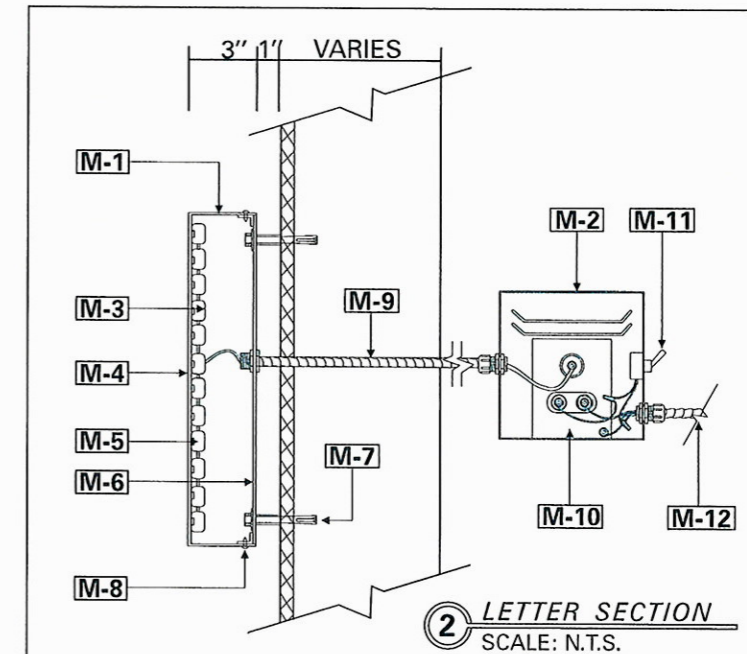
SCALE: 1/4" = 1'-0"

BOXED SQUARE FEET = 91.5

ONE (1) SET OF ALL ALUMINUM CONSTRUCTED, REVERSE (HALO) ILLUMINATED CHANNEL LETTERS.



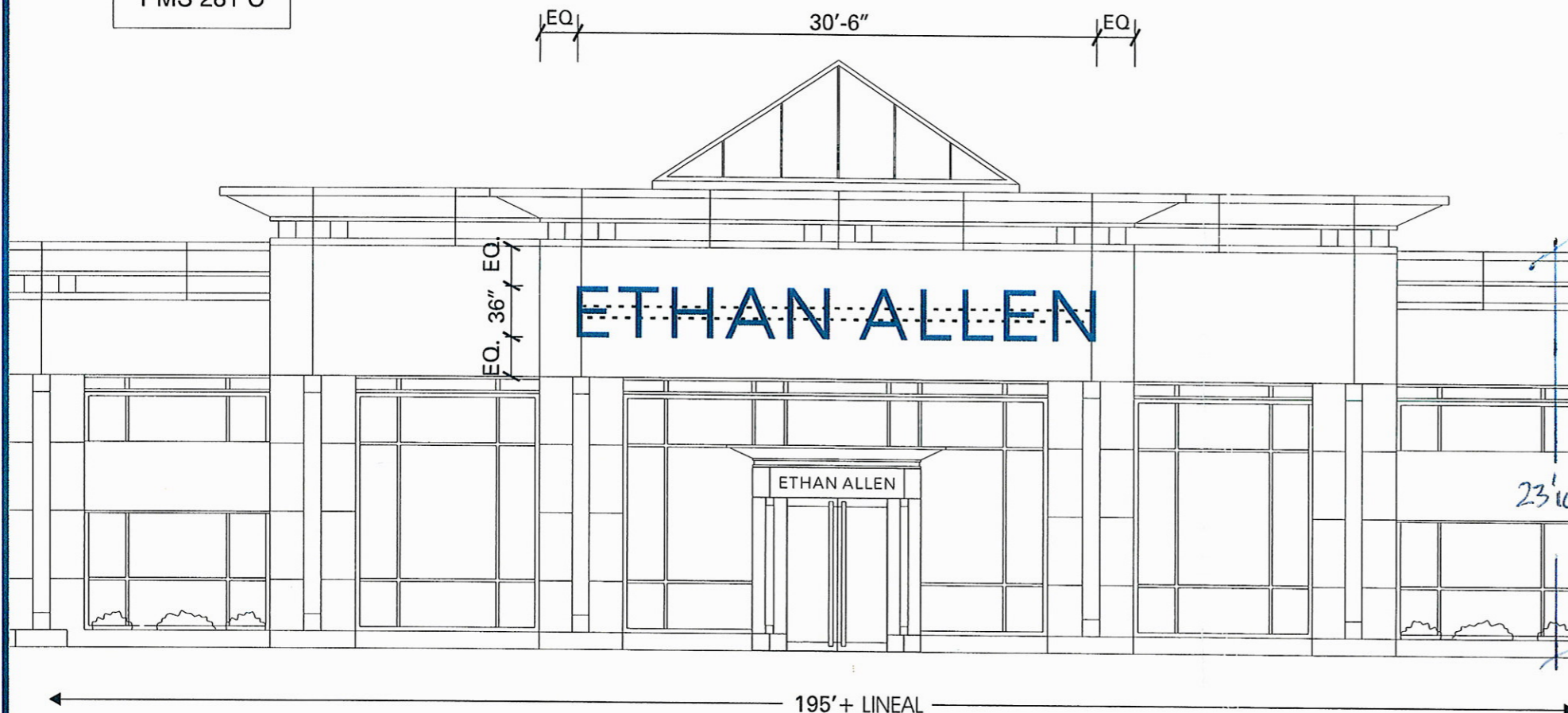
REJECT



2 LETTER SECTION
SCALE: N.T.S.

MATERIAL DESCRIPTION

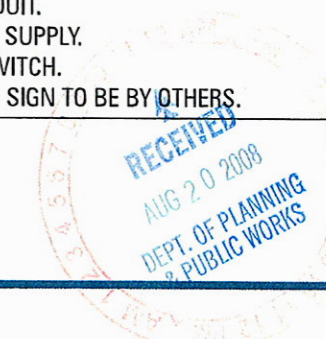
- M1 3" DEEP, .063 ALUMINUM RETURNS FINISH TO BE SPRAYED TO MATCH "ETHAN ALLEN" BLUE VINYL. INSIDE OF LTRS TO BE WHITE.
- M2 CONTINUOUS RACEWAY BEHIND WALL.
- M3 WHITE L.E.D. STRIPS MOUNTED ON INSIDE FACE OF CHANNEL WITH 3M V.H.B. TAPE AND SILICONE.
- M4 .125" ALUMINUM FACES. FINISH TO BE SPRAYED TO MATCH "ETHAN ALLEN" BLUE VINYL.
- M5 INTERCONNECT CABLES BETWEEN L.E.D. MODULES.
- M6 CLEAR LEXAN COVERS ON BACK OF LETTERS.
- M7 PVC SPACERS AND MOUNTING HARDWARE (TYPE DEPENDS ON WALL CONSTRUCTION).
- M8 CLEAR MOUNTING CLIPS.
- M9 1/2" SEALTITE FLEX CONDUIT.
- M10 (120 VOLT) L.E.D. POWER SUPPLY.
- M11 20 AMP DISCONNECT SWITCH.
- M12 PRIMARY ELECTRICAL TO SIGN TO BE BY OTHERS.



3 FRONT ELEVATION (PARTIAL) NORTH

SCALE: 3/32" = 1'-0"

FRONTAGE = 4,641 sq ft + 5% = 232 sq ft
AREA OF PROPOSED SIGN = 91.5 sq ft + 45 sq ft = 136.5 sq ft



2. *Height Computations*

The following regulations shall govern the computation of sign height:

- (1) Except as may be specifically noted in these regulations, setbacks for all signs shall be governed by the minimum setback yard requirements in each particular zoning district.
- (2) Freestanding business signs shall not exceed the maximum allowed height above the ground elevation. The ground elevation of freestanding signs shall be measured at the elevation of the adjacent street or the average existing finished ground elevation at the base of the sign, whichever is higher.
- (3) The height of all signs on corner lots shall not exceed three (3) feet above the elevation of the adjacent street pavement when located within the sight distance triangle.

1003.168C. Sign Regulations--Permanent Signs.

The following provisions shall govern the erection of all permanent signs, together with their appurtenant and auxiliary devices with respect to size, number, height, location and construction.

1. *General provisions.*

- (1) Permitted business, information, and directional signs may either be a flat sign permanently affixed to the face of a building, awning or canopy or be freestanding. Business information and directional signs affixed to buildings shall not project above the eave line of the roof except as an integral roof sign.
- (2) Permitted information or directional signs may be flat signs permanently affixed to a boundary wall or fence. However, other than a horizontal projection of not more than six (6) inches, such signs shall not project beyond the surface of the boundary wall or fence.
- (3) All freestanding signs shall be located as not to impair the visibility of any official highway sign or marker and no business sign shall be so placed as to unnecessarily obstruct the visibility of any other business sign.

2. *Business and Identification Signs - Freestanding*

- (1) General
 - (a) Subject to other provisions of this section, each developed lot may have no more than one (1) freestanding business sign facing each roadway on which the lot has frontage regardless of the number of buildings upon the lot.

Furthermore, each building regardless of the number of lots upon which it may be located, shall have no more than one (1) freestanding business sign facing each roadway on which its lot or lots has frontage. For the purpose of this regulations, an aggregation of two (2) or more structures connected by a wall, firewall, facade or other structural element, except for a sidewall shall constitute a single building.

- (b) The height of all business and identification signs shall not exceed six (6) feet when located within the minimum front yard setback of a particular zoning district.

(2) Specific regulations and exceptions

- (a) A freestanding business sign shall not exceed six (6) feet in height above the average existing finished grade at the base of the sign, or the elevation of the adjacent street, whichever is higher, with the total outline area per face not to exceed fifty (50) square feet or twenty-five one hundredths (0.25) square feet of signage per linear foot of street frontage up to one hundred (100) feet of street frontage and one tenth (0.1) square foot of signage per linear foot of street frontage thereafter, whichever is less. (See exceptions below.) Said sign face shall be attached to a proportionate enclosed base, integrated planter or structural frame, the width of which shall be a minimum of one-half (1/2) the width of the widest part of the sign face. The bottom of the sign face shall not exceed a height of three (3) feet above the average existing finished grade at the base of the sign, or elevation of the adjacent street, whichever is higher. An enclosed sign base or integrated planter shall not be required if the sign face is within one (1) foot of the average finish grade at the base of the sign.
- (b) For each additional four (4) foot setback from the minimum yard requirement, one (1) additional foot may be added to the sign height to a maximum of ten (10) feet above the average existing finished grade at the base of the sign or elevation of the adjacent street, whichever is higher. However, at no time shall the bottom of the sign face exceed a height of three (3) feet above the average existing finished grade at the base of the sign or the elevation of the adjacent street, whichever is higher, or;
- (c) The maximum outline area and/or height of any freestanding business sign may be increased to a maximum of one-hundred (100) square feet in outline area and/or twenty (20) feet in height above the average existing finished grade elevation at the base of the sign or elevation of the adjacent street, whichever is higher, with no height restriction for the bottom of the sign face subject to Planning Commission approval as outlined in Section 1003.168.3(2) Sign Regulations-General.

- (d) An individual lot having a minimum of eight hundred fifty (850) feet of frontage on any roadway and a minimum size lot of twenty (20) acres or more, shall be allowed two (2) freestanding business signs on each roadway frontage exceeding seven hundred fifty (750) feet of frontage. However, a minimum of four hundred (400) feet shall separate the two (2) permitted signs.

In lieu of the two (2) permitted freestanding signs, one (1) freestanding business sign may be permitted, the maximum outline area of which may be increased to one hundred fifty (150) square feet, subject to Planning Commission approval as outlined in Section 1003.168.3(2) Sign Regulations-General.

- (e) A single commercial or industrial development or subdivision which is in excess of twenty (20) acres in size shall be permitted a project identification sign at each main entrance to the subdivision or development identifying the name of the project and/or containing a directory of tenants. The sign may include the name and/or logo of the development or subdivision. Such sign may be located on any platted lot or common ground of a development or subdivision or any unplatted portion of the development or subdivision identified as part of a particular development on an approved preliminary plat, site development concept plan, site development section plan, or site development plan. A project identification sign shall not exceed six (6) feet in height average existing finished grade at the base of the sign or elevation of the adjacent street, whichever is higher, with the total outline area per face not to exceed fifty (50) square feet or twenty-five one hundredths (0.25) square feet of signage per linear foot of street frontage up to one hundred (100) feet of street frontage and one tenth (0.1) square foot of signage per linear foot of street frontage thereafter, whichever is less.

For each additional four (4) foot setback from the minimum yard requirement, one (1) additional foot may be added to the sign height of a project identification sign to a maximum of ten (10) feet above the average existing finished grade at the base of the sign or elevation of the adjacent street, whichever is higher. However, at no time shall the bottom of the sign face exceed a height of three (3) feet above the average existing finished grade at the base of the sign or the elevation of the adjacent street, whichever is higher; or,

The maximum outline area and/or height of any project identification sign may be increased to a maximum of one-hundred (100) feet in outline area and/or twenty (20) feet in height above the average existing finished grade elevation at the base of the sign or elevation of the adjacent street, whichever is higher, with no height restriction for the bottom of the sign face subject to

Planning Commission approval as outlined in Section 1003.168.3(2) Sign Regulations - General.

- (f) Commercial, industrial or mixed-use subdivisions of ten (10) lots/units or more shall be permitted a subdivision identification sign at each main entrance to the subdivision and may include the name, logo and/or the directory of tenants of the subdivisions. Such sign shall not exceed fifty (50) square feet in outline area per face, nor extend more than six (6) feet above the average existing finished grade at the base of the sign or elevation of the adjacent street, whichever is higher. Commercial, industrial or mixed-use subdivision identification signs shall be located within an easement on any platted lot or on common ground of a subdivision. Such sign may also be located on any unplatted portion of the subdivision identified as part of a particular development on an approved preliminary subdivision plat, site development concept plan, site development section plan, or site development plan. No subdivision identification sign shall be permitted for a development permitted a project identification sign.
 - (g) Landscaping. All permanent freestanding business and identification signs shall have landscaping, which may include, but not be limited to, shrubs, annuals, and other materials, adjacent to the sign base or structural supports. If the outline area and/or a height increase for any permanent freestanding sign is requested, the required landscaping for such a sign will be subject to Planning Commission approval.
- (2) A service station shall be permitted one (1) separate price sign attached to the same structure of any one (1) permitted freestanding business sign on the lot or lots on which the use may be located. The outline area of a separate price sign shall not exceed twenty (20) square feet per face.
 - (3) A movie theater shall be permitted one (1) additional freestanding business sign, with manual changeable copy only, facing each roadway on which the lot containing the movie theater has frontage.

3. *Business Signs - Attached to wall*

- (1) General provisions
 - (a) Subject to the specific regulations set out below, each business occupying a tenant space or being the sole occupant of a freestanding building shall have no more than one (1) attached business sign on any two (2) walls of a building that are exterior walls of the particular business. In addition to identifying a particular business, such signs may be used for the name and logo of the building or development project.

- (b) The outline area of each sign shall not exceed five (5) percent of the wall area of the business on which said sign is attached. No business sign shall exceed three hundred (300) square feet in outline area.
- (c) Countable wall area shall include the entire surface of a wall, such as gable and similar areas, and the vertical face of a mansard roof, whether real or artificial, which extends above the wall of the business on which the sign is attached. However, the countable area of mansard roofs shall be limited to the area not greater than six (6) feet above the eave line of the roof times the length of associated wall.

(2) Specific regulations and exceptions

- (a) For a business being the sole occupant of a building located on a corner lot or a lot with double frontage, said business may have one (1) attached business sign on any three (3) walls of a building that are exterior walls.
- (b) Where a lot or parcel of land is developed with more than one (1) building, interior buildings shall be permitted the same type and number of wall signs on the interior buildings as are allowed on peripheral buildings. The mounting requirements of the permitted signs shall be the same as any attached business sign.
- (c) In buildings containing single or multiple tenants where public access to individual tenant space(s) is gained via interior entrances, said building shall be allowed nor more than one (1) attached business sign on any two (2) walls having roadway frontage. Said attached business signs shall be the same, each identifying either the building or major tenant.
- (d) Individual letters (exclusive of words), a symbol or graphic logo pertaining to a business on premises may be painted or otherwise permanently affixed to the surface of an awning or canopy. The outline area of the message shall not exceed fifteen (15) percent of the horizontal projection in elevation of the exterior surface of the awning or canopy. Said message outline area, when utilized as a design accent only as described above, shall not be counted toward the allowable outline area for a business sign.

4. *Directional signs.*

- (1) Directional signs shall not exceed ten (10) square feet in outline area per facing. Freestanding directional signs shall not extend more than six (6) feet above the elevation of the adjacent street or elevation of the average existing finished grade at the base of the sign, whichever is higher.