TJ'S AUTO AND SMALL ENGINE REPAIR

NON-CONFORMING SIGN

Mastercraft
TIRES
HIGHWAY AUTOMOTIVE
&
TIRE
TIRES
ALIGNMENTS
AUTOMOTIVE
16190
Google Earth
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12’ x 4’ New Sign Faces
Paint Pole

TJ'S SERVICE AND REPAIR

CURRENT NON-CONFORMING SIGN

- Current pole sign exceeds the height requirement of the code. The height limit for a sign is 8', this does not include any design features such as decorative tops or sign roofs.
- The sign is backlit.
- The maximum size is 32 square feet and the existing sign is 48 square feet.

NON-CONFORMING SIGNS

Non-conforming Sign

- Signs which lawfully existed within the City of Midway prior to the effective date of this Chapter, but which do not comply with the requirements of this code Chapter, and which uninterruptedly continue to advertise the same business name and exist past the effective date of this Chapter in a state of non-compliance, shall be deemed non-conforming signs.

NON-CONFORMING SIGNS

Section 16.21.6

- A. Any change to the physical structure, shape, type, or size of an existing non-conforming sign shall immediately terminate the lawful nonconforming status of the sign, and said sign shall be required to come into compliance with this Chapter immediately.

NON-CONFORMING SIGNS

Section 16.21.6

B. Certain historical signs may be exempted from the requirements of this Chapter if the City Council finds that the signs have historical significance and that removal or alteration of the sign would be detrimental to the public interest.

POSSIBLE FINDINGS

- The sign is non-conforming to the current code for height, area, and lighting
- Any change in business advertising will terminate the sign's non-conforming status
- It is believed the sign was installed in 1992
- A finding of historical and significance and a finding that removal of the sign would be detrimental to the public interest must be made to grant the sign ordinance exemption

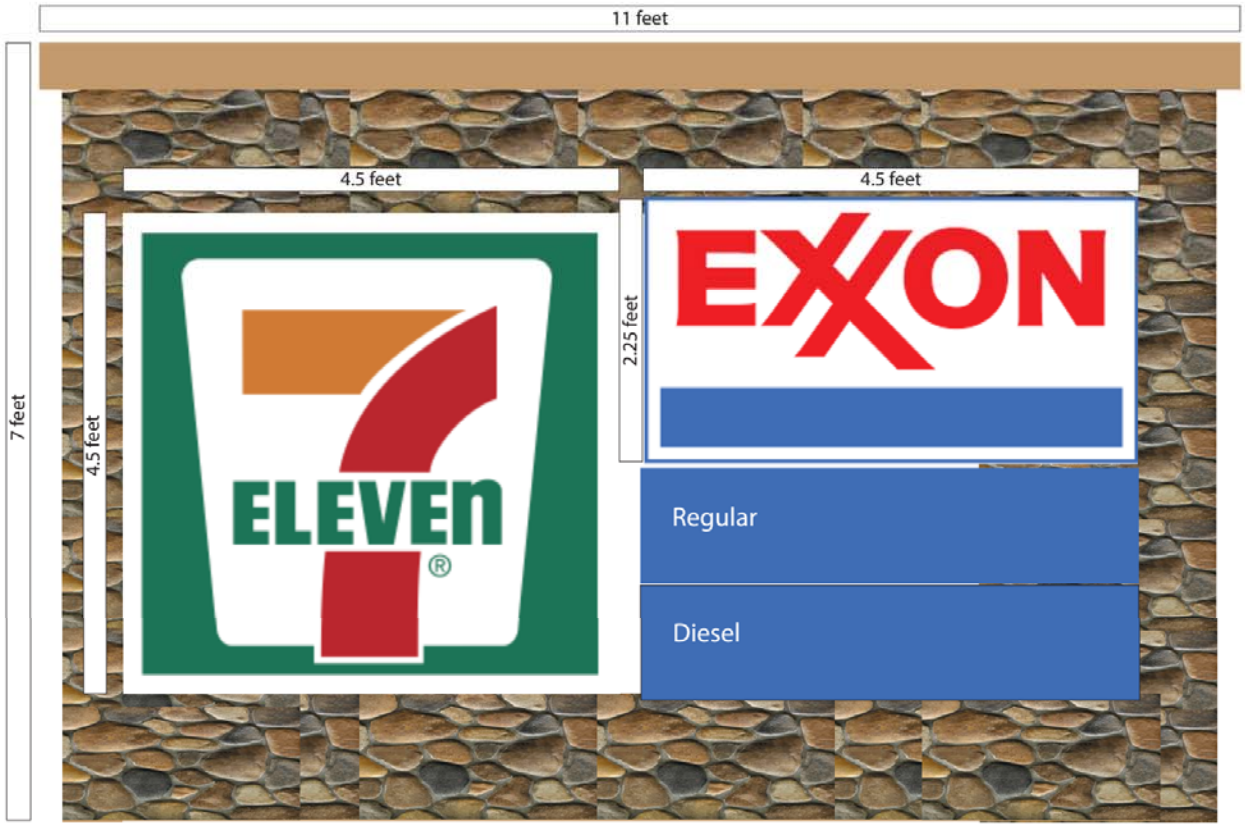
POSSIBLE CONDITIONS

- Paint the pole black and the perimeter of the sign black with a matte finish.
- The sign will be an aluminum composite sign.
- Remove the backlit lighting and install down lights that conform to the code.
- Once State Road 113 is widened, the sign will need to comply with the code.

PHILLIPS
66
Performance Gasoline
7
ELEVEN
Regular 319 9
Plus 331 9
Premium 343 9
Diesel 344 9

Proposed Project Description

*7-Eleven and Exxon portion of sign will be custom manufactured wood with painted elements and raised lettering.
*Top of the monument sign will have a 2 inch sandstone capstone with an 8 inch overhang.
*LED Eyebrow lighting will be hidden beneath the 8 inch overhang to light the monument sign.
*The gas price indicator will be a Digital LED sign that indicates the daily gas prices for the customer.
*The overall height and width of the monument sign will be 7'X11'
*The sign will be positioned at a 45 degree angle, similar to other corner signs in the Midway area.



LOLA's
ARTISAN

FILL'ER UP
COFFEE STATION
ICE
CREAM