Lafayette Consolidated Government

Board of Zoning Adjustment

Community Development and Planning Staff Report

EXECUTIVE SUMMARY

2022-42-BOZ

Applicant: **Big Boy Smoke and Vape – Haithem Shaibi**

Location: **111 W. Willow Street**

Variance Request: Variance of the sign regulations in a CH (Commercial Heavy) Zoning District.

LDC Art., Sec., No.: Article 5 Use Standards 89-90 Signs (q)

Summary of Request:

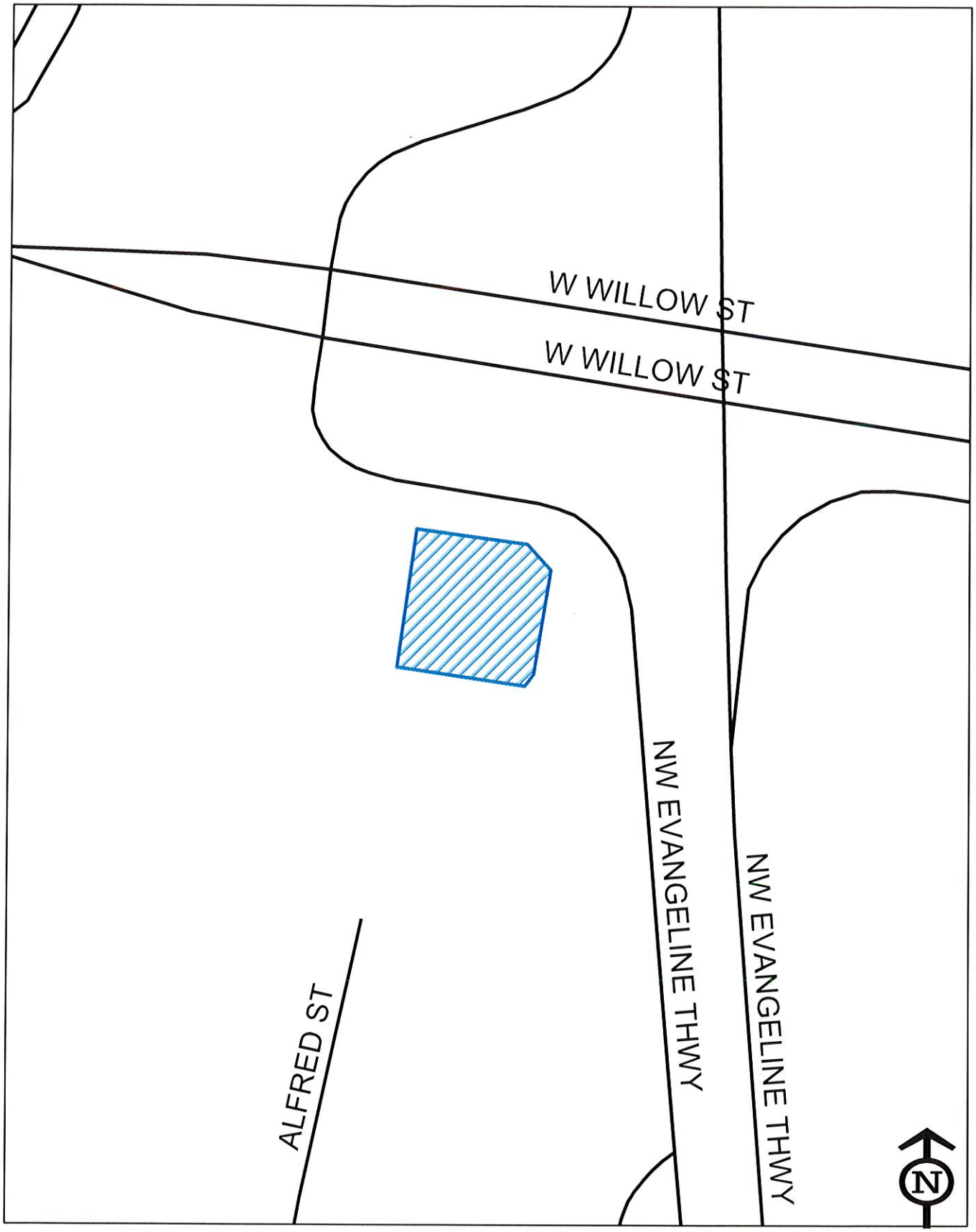
The subject property is located on the southwestern corner of W Willow Street and NW Evangeline Thruway in a CH (Commercial Heavy) zoning district. The existing building is comprised of two suites and considered an integrated business center where each tenant would be allowed one or more wall signs, not to exceed two square feet of sign area per linear foot of store frontage. The store frontage is calculated using the building dimension where the public entrance is located.

The most recent tenant in Suite 101 has 46 linear feet of suite frontage, allowing 92 square feet of sign area. There have been three wall signs installed, each measuring 278" x 66" (127.42 square feet). These signs were not reviewed or approved through LCG Development Division therefore, a variance will be required prior to a permit being approved.

The applicant is requesting a variance from 92 square feet of sign area allowed to 382.26 square feet of sign area proposed.

Summary of Public Comment:

At the time of preparation of the preliminary report, staff has not received any letters/emails in support or opposition.

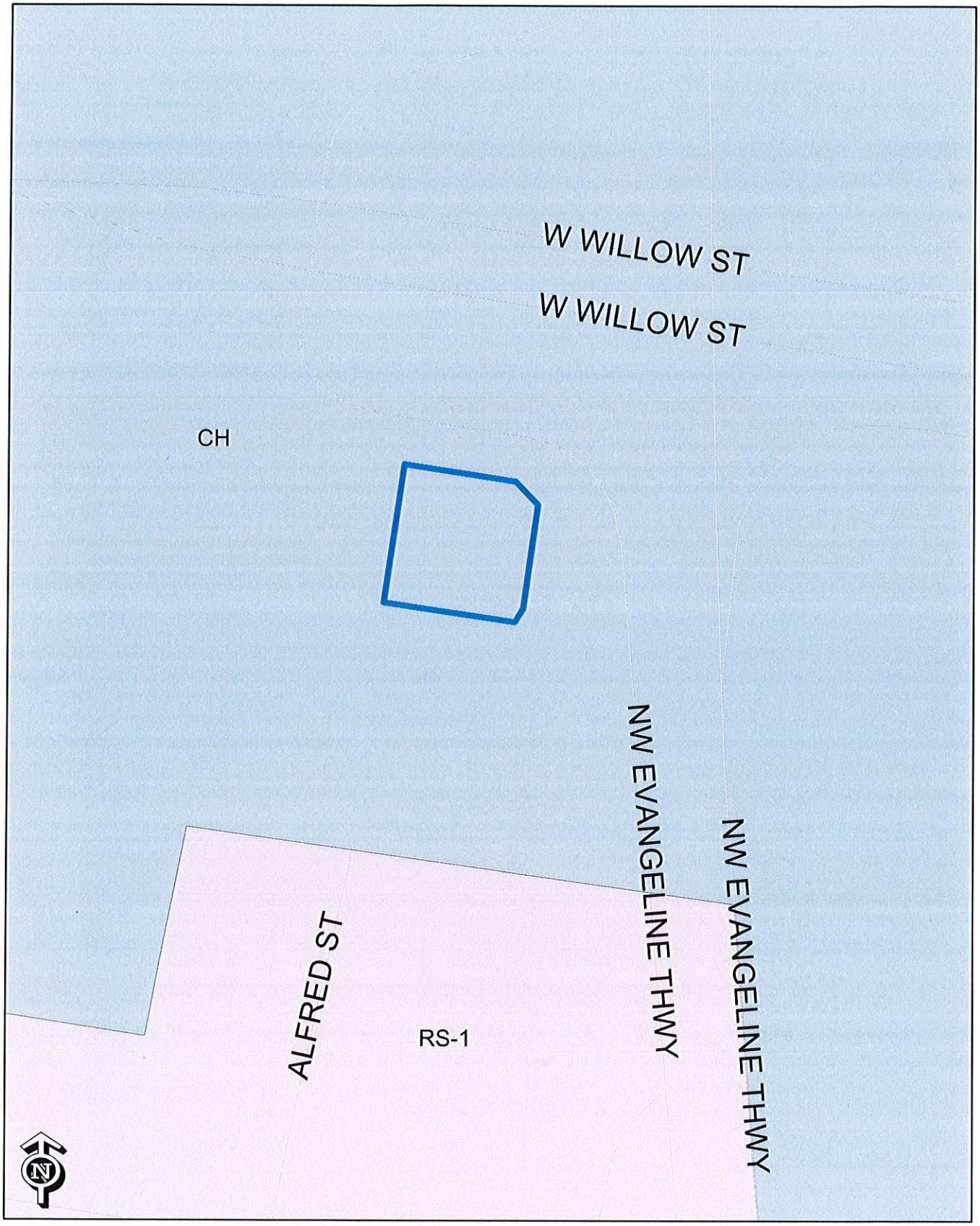


111 W Willow Street

0 75 150 300 Feet

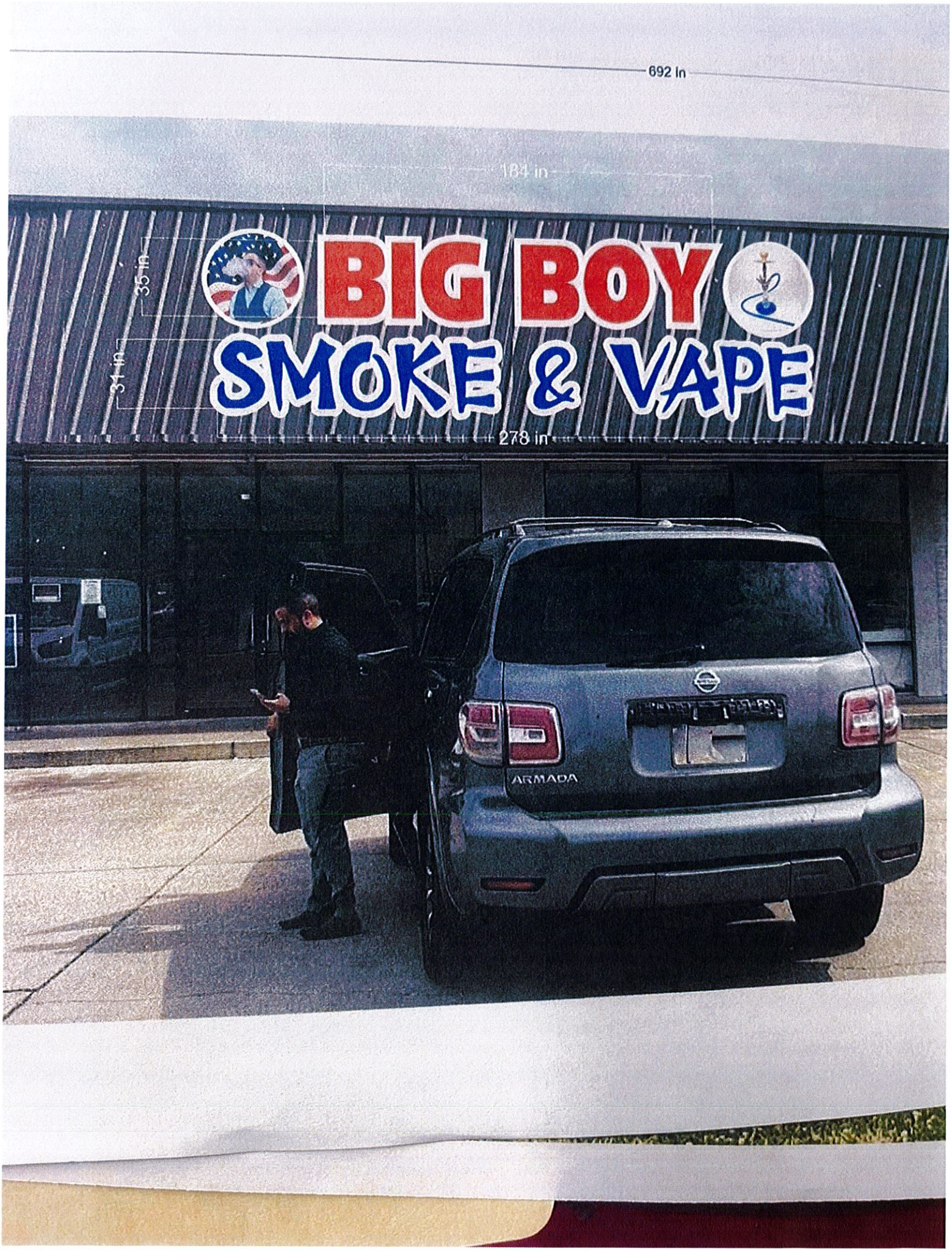
111 W Willow Street

0 35 70 140 Feet



0 75 150 300 Feet

CH


692 in
184 in
35 in
34 in
BIG BOY
SMOKE & VAPE
278 in
ARMADA

738 in
184 in
35 in
BIG BOY
SMOKE & VAPE
278 in

648 in
184 in
35 in
31 in
BIG BOY
SMOKE & VAPE
278 in

Big Boy
Smoke & Vape
Sign #1
278" x 66" (127.42 sf)
Big Boy
Smoke&Vape
Sign #2
278" x 66" (127.42 sf)
Little
Caesars Pizza
Sign #2
278" x 66" (127.42 sf)
Big Boy
Smoke&Vape
NW FRONTAGE RD

Lafayette
Application for Variance/Appeal (Board of Zoning Adjustment)
New Application

Submitted by Haithem Shaibi
usedcarssam@yahoo.com
(337) 380-8479

Address of Proposed Work: **111 W WILLOW ST**

City: **LAFAYETTE** State: **LA** Zip: **70501**

Contact Information

Additional Contact's Contact Information

Title: First Name: _ Last Name: Suffix:

Business Name:

Mailing Address:

City: State: **LA** Zip:

Email Address:

Cell Phone: Work Phone: Home Phone:

Agent's Contact Information

Title: First Name: _ Last Name: Suffix:

Business Name:

Mailing Address:

City: State: **LA** Zip:

Email Address:

Cell Phone: Work Phone: Home Phone:

Applicant's Contact Information

Title: First Name: **Haithem** Last Name: **Shaibi** Suffix:

Business Name: **Big boy smoke and vape**

Mailing Address:

City: State: **LA** Zip:

Email Address: **usedcarssam@yahoo.com**

Cell Phone: Work Phone: Home Phone: **(337) 380-8479**

Applicant 2's Contact Information

Title: First Name: _ Last Name: Suffix:

Business Name:

Mailing Address:

City: State: **LA** Zip:

Email Address:

Cell Phone: Work Phone: Home Phone:

Owner's Contact Information

Title: First Name: **Haitham** Last Name: **Shaibi** Suffix:

Business Name: **Big boy smoke & vape**

Mailing Address: **111 W willow st**

City: **Lafayette** State: **LA** Zip: **70501**

Email Address: **usedcarssam@yhoo.com**

Cell Phone: **(337) 380-8479** Work Phone: Home Phone:

Application Questionnaire (* denotes required question)

Application for Variance/Appeal

Address & Legal Description of Property: *

111 W willow st Lafayette LA 70501. Smoke and vape shop in Lafayette LA

Requested Variance/Appeal: *

In describing the exact nature and type of variance or appeal being requested, the applicant must clearly indicate the specific requirements for which they are requesting a variance and/or the administrative decision or interpretation that is being appealed. This section should describe the particular provisions of the Lafayette Development Code (LDC) or other laws that prevent the proposed project.

We are requesting a variance for the front signs of the store

Store Frontage = 46'
46 x 2 = 92 square feet allowed
Signs Proposed: 278" x 66" (127.42 sf) each
127.42 x 3 signs = 382.26
382.26 sf proposed - 92 sf allowed = OVER 290.26 square feet

We had made the signs and installed and we were unaware the sign contractor didn't pull a permit for the said signs. It would be greatly appreciated if a variance can be approved for the above signs. Thank you.

Reason and justification for Variance/Appeal: *

This section should describe how the literal interpretation of the provisions of the LDC would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of the Code.

We have made the signs and install from a private contractor and we were not aware the contractor didn't pull a permit and we were surprised when we received a letter from zoning. And it was at that moment when we found out about the issue.

Documents Uploaded

The following documents are attached to the Application.

Certification and Agreement

118ce49a-571c-49df-a6fc-6f17233d35f8.jpeg

77909ed5-807e-4c59-b3f0-9da06a62a86b.jpeg

CERTIFICATION AND AGREEMENT

1. The applicant/owner declares that the statements on this application are true and correct.

2. The owner's signature is certification that he/she is the owner of the subject property and consents to the submission of the application for a variance, even if a non-owner applicant submits the request.

3. By filing a petition for a variance, the applicant/owner consents to allow the appropriate City-Parish employees to enter the property described in this variance request for the purposes of inspection and to photograph the site.

4. The owner and applicant acknowledge that the actions of the Board of Zoning Adjustment have no effect on any existing private Subdivision Restrictions or Covenants. Compliance with any applicable private regulations is a civil matter and the responsibility of the property owner.

Signed this 1 day of December, 2022

Owner Haithem Shaibi
(Print Name)

(Signature)

Applicant Haithem Shaibi
(Print Name)

(Signature)