

**A RESOLUTION TO AMEND THE ZONING ORDINANCE  
OF THE CITY OF EAST RIDGE, TENNESSEE  
IN REFERENCE TO VARIANCES OF SIGNS**

**WHEREAS**, current regulations do not provide an opportunity for the Board of Zoning Appeals to consider variances to sign size standards; and

**WHEREAS**, The Regional Planning Agency, in conjunction with the staff and elected officials, has reviewed a proposal to provide review and written recommendation to the Board of Zoning Appeals as it relates to signage standards; and

**WHEREAS**, the following modifications to the regulations are necessary to provide such review.

**NOW, THEREFORE BE IT RESOLVED**, that on March 8, 2010, the Chattanooga-Hamilton County Regional Planning Commission does respectfully recommend to the City of East Ridge that the zoning ordinance for the City of East Ridge be amended as follows:

**Delete Section 111.22, Variances and Appeals**, in its entirety and substitute in lieu thereof the following:

111.11 Variances and Appeals

The East Ridge Board of Zoning Appeals may grant variance from on-premise sign standards, however, the East Ridge City Manager, or his/her designee, shall be afforded the opportunity to provide a review and written recommendation to the Board of Zoning Appeals with regard to the variance request.

The East Ridge Board of Zoning Appeals is empowered to hear appeals from the decisions and interpretations of these standards by the Chief Building Official of East Ridge.

**Amend Section 112.11, Variances**, by deleting the first sentence and substitute in lieu thereof the following:

Variances from these off-premise standards can be granted by the East Ridge City Council if it finds that the exception is necessary and in keeping with the general character of signage located in the City, by reason of exceptional narrowness, shallowness or shape of a specific property or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition, the strict application of these standards would result in peculiar and practical difficulties or undue hardships upon the owner.

Respectfully submitted,

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Barry M. Bennett, Secretary

Date of Adoption: March 8, 2010  
BMB:BS:PD:jd