

**25-76VZ LORD-HIGEL'S
COFFEE HOUSE SIGN**

General Information	
Address:	409 Granada Avenue
Request:	Seeking variance from Sec. 87-3.5.3.B.4.3 for a projecting wall sign larger than four square feet
Owner:	Gary Lauters II
Agent:	Alyssa Williams
Parcel ID:	0176080016
Parcel Size:	±0.4 acres
Future Land Use:	Government
Zoning:	Government
Comprehensive Plan Neighborhood:	Island Neighborhood
Application Date:	November 19, 2025



PROJECT DESCRIPTION

- City-owned property leased by the applicant for use of historic Lord-Higel house as a coffee shop
- Applicant has obtained a projecting sign approximately 12.6 square feet in area
- Requesting to use it on southwest corner of the building
- Sec. 3.5.3.B.4.3 for projecting signs limits the maximum size to 4 square feet



PROPOSED
SIGN



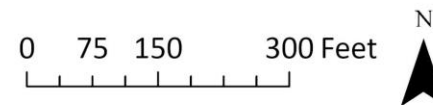
PROPOSED
LOCATION



AERIAL MAP




Lord-Higel's Coffee House
Aerial Map





EXISTING
CONDITIONS

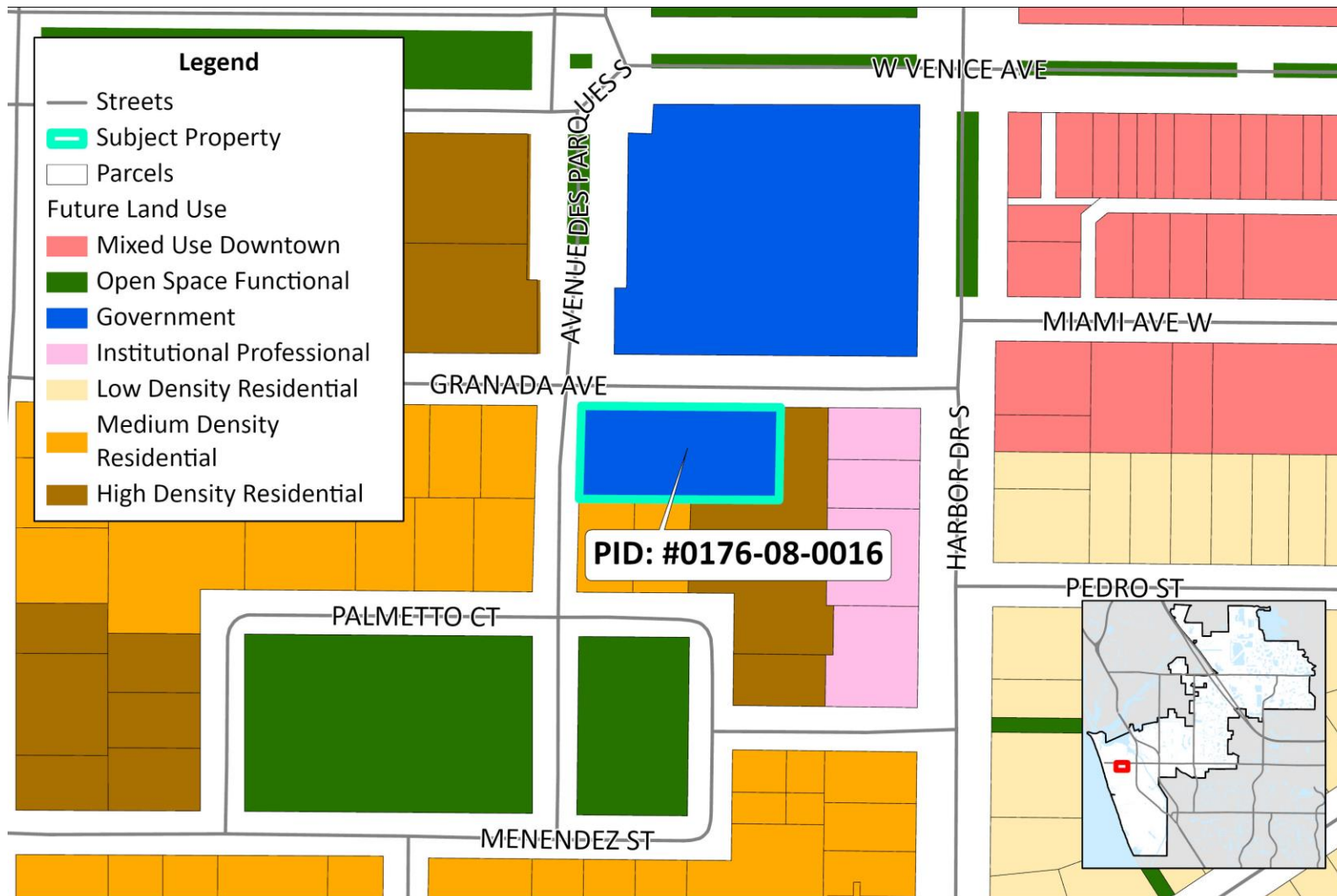
SITE
PHOTOGRAPHS,
FUTURE LAND
USE MAP,
ZONING MAP





SITE PHOTOGRAPHS





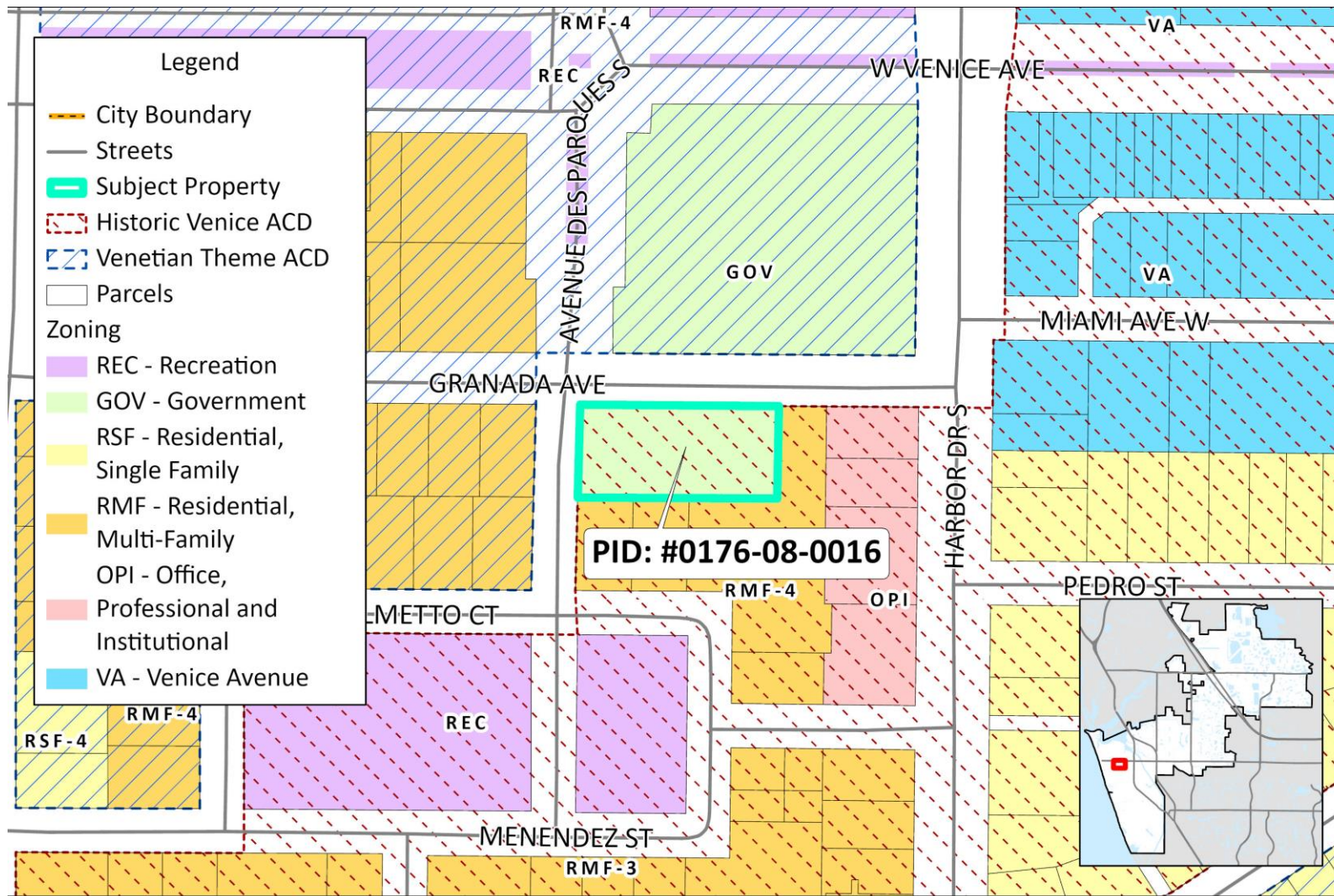
FUTURE LAND USE MAP



Lord-Higel's Coffee House
Future Land Use Map

0 75 150 300 Feet

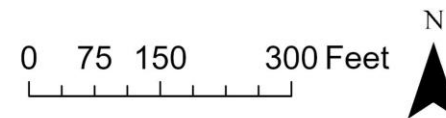




ZONING MAP



Lord-Higel's Coffee House
Zoning Map





PLANNING ANALYSIS

LAND
DEVELOPMENT
CODE



I.13.3 DECISION CRITERIA

- 1. The particular physical surroundings, shape, topographical condition, or other physical or environmental condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
- 2. The conditions upon which the request for a variance is based are unique to the parcel and would not be applicable, generally, to other property within the vicinity;
- 3. The variance is not based on any conditions, including financial, occupational, or ability, which are personal to the applicant as applied to the property involved in the application;
- 4. The alleged hardship has not been created by any person presently having an interest in the property or, if it was, it was created as a result of a bona fide error;
- 5. The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the vicinity;
- 6. The variance granted is the minimum variance that will make possible the reasonable use of the property; and
- 7. The property cannot be put to a reasonable use which complies fully with the requirements of the Code unless the variance is granted

CONCLUSION

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- Upon review of the petition and associated documents, Comprehensive Plan, Land Development Code, staff report and analysis, and testimony provided during the public hearing, there is sufficient information on the record to take action on Variance Petition No. 25-76VZ.
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