

ENCROACHMENT REQUEST

Location: Public Right of Way at the Intersection of
Lynnhaven Drive and Todds Lane
Applicant: NVR, Inc. t/a Ryan Homes



Hampton
VIRGINIA

Council Briefing

March 9, 2016

Agenda

Nature of Request

Pictures/Location

Staff Recommendation

Questions

Intersection Location

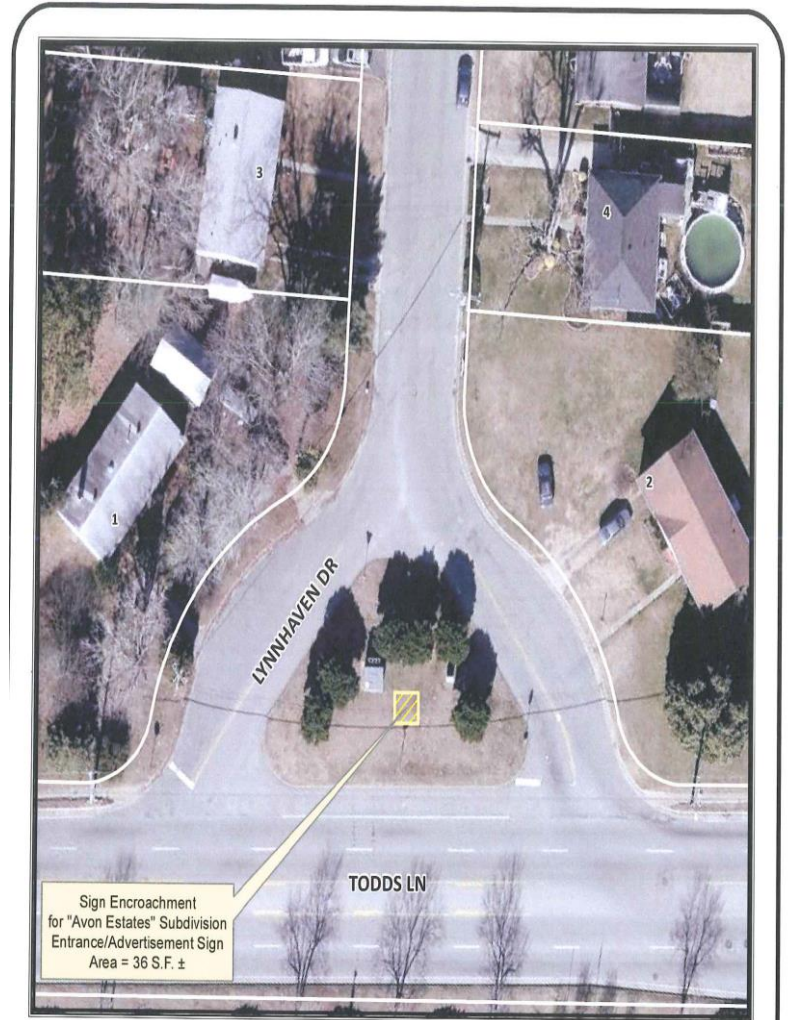


March 9, 2016

Council Briefing
Slide 3

Nature of Encroachment

- Ryan Homes requests permission to place an off-premises sign at the intersection of Lynnhaven Drive and Todds Lane.
- For the limited period of 5 months.
- Encroachment area will encompass ~36 square feet.



Sign Design

D/F 4' X 8' SITE ID SIGNS & 18"x18" Circles

Create to install: D/F 4'X8'-- 6MM POLY METAL PANELS-
 ATTACH PANELS BY MACHINE HEAD SCREWS PLACED IN PRE-DRILLED BEVELED HOLES
Graphics/ Lettering: PMS 295 PC DARK BLUE & WHITE COPY- DIGITALLY PRINTED
Posts: (2) 4"X4"X10' SQUARE ALUMINUM POSTS- INTERNAL FLAT CAPS
 (3) 1"X2"X48" ALUMINUM CROSS ARMS (NO REVEAL)--BLACK

Supplier Product Code:
 R2MD

Brett/ Ryan Homes / Avon Estates / 15442-1 & 2

EXHIBIT "A"



This sketch is property of NHM, Inc. Any unauthorized reproduction is prohibited. SIGNED APPROVAL _____ DATE: _____



Staff Recommendation

- ✦ Staff recommends denial of Encroachment Request – Rationale:
 - ✦ Approval is inconsistent with § 10.4(12) of the zoning ordinance
 - ✦ Off-premises advertising signs are permitted only if the use is grandfathered as of September 1, 1988;
 - ✦ None of the exemptions apply; and
 - ✦ It would set an adverse precedent per Council's previous determinations.

Conditions

- ✦ If Council elects to approve the encroachment, staff recommends the following conditions:
 - ✦ Repair damage to roads and other public improvements;
 - ✦ Design and install as illustrated;
 - ✦ Mount to prevent hazard to vehicular traffic;
 - ✦ Locate in area designated with final location coordinated with Traffic Division;
 - ✦ Do not impair vehicular visibility;
 - ✦ Construct of crashworthy material;
 - ✦ Contact Ms. Utility before digging;
 - ✦ Maintain at least 2' from utility infrastructure; and
 - ✦ Keep area neat and clean.

QUESTIONS?

