



Pender County
Planning and Community Development
805 S. Walker Street
PO Box 1519
Burgaw, NC 28425

RE: 14057 Hwy 17, Hampstead, NC Signage Variance Request

The property known as the Beacon Building, 14057 Hwy 17, Hampstead, was built in 2007/2008 and at that time, a sign was constructed to be installed at the property at the cost of \$5,000+/- . During construction, former management applied for a variance with the County for a zero setback from the property line, when the setback requirement at the time was 15ft. from property line or ROW. At this time, we are submitting a different size variance request for your review. As you can see on the map diagram and photos, this office building suffers from zero visibility from Hwy 17 both North and South bound as you are approaching the property. Neighboring properties have overgrowth of trees and brush on both sides of the property (see included pictures). We have requested permission to remove some of this overgrowth from the property owners but all attempts have been denied. The Beacon building is primarily medical office and patients have complained that the building is hard to find and hard to see, and the traffic pattern does not allow easy access to and from the building. We have also placed more than one request to the DOT to allow us to place the sign in the ROW, all requests were denied per the attached paperwork. Also, there are numerous signs in the nearby vicinity of the property that are not 15ft or 20ft setback from the road, we have included pictures for of these signs that have somehow been given a variance.

For the subject property, the current 20ft. setback requirement from the property line essentially places the sign in the parking lot of the building (please see attached diagram). Even a 15ft. setback would require moving of trees and landscaping to try to accommodate the sign. We are requesting at this time a 10ft. setback from the property line, approximate placement per the diagram. This would allow installation of the sign in a reasonable and visible location to patrons of the building. We very much appreciate your time and consideration.

Lindsey Hess
Asset Manager