



Board of Zoning Appeals - Public Hearing

Monday, May 13, 2024

5:00 PM

City Hall, 129 E Memorial Dr, Dallas GA 30132

Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of a meeting or the facilities, are required to promptly contact the City's ADA Coordinator Brandon Rakestraw at 770.443.8110 ext. 1401 to allow the city to make reasonable accommodations for those persons.

AGENDA

CALL TO ORDER

MINUTES APPROVAL

None

RECOGNITION OF VISITORS

None

REPORTS

None

OLD BUSINESS

None

NEW BUSINESS

1. Election of New Officers

2. Variance Application V-2024-02

Variance Application V-2024-02 Benson Funeral Home, have applied for a sign variance located at 309 Hardee St, Dallas, GA with Parcel Number 137.2.3.017.0000.

ADJOURNMENT



Malak Elgaydi, Commission Secretary
City of Dallas
320 E Foster Avenue
Dallas, GA 30132

Re: Planning Report
309 Hardee Street
V-2024-02
Applicant's Name: Benson Funeral Home, Inc.
Property Owner: Benson Funeral Home, Inc
Land Lot 303, District 2, Section 3
Parcel # 137.2.3.017.0000
Lot Size: 1.92 Acre +/-
Current Zone: R-1 Single-Family Residential District
Ward: 4
City Council Member: Jim Henson
City of Dallas, Paulding County, Georgia

Dear Miss Elgaydi:

This planning report is prepared in response to a variance request submitted by Benson Funeral Home, Inc. ("the Applicant") for the property located at 309 Hardee Street. The purpose of this report is to provide an analysis of the variance request and make recommendations for the Zoning Board of Appeals' consideration.

Background:

The property currently features a building constructed in 1876 that was expanded in 1989. The property currently features a funeral home and a florist shop. The building is 15,700 square feet and has accessory parking lots on the lot. Benson's Funeral Home has owned the parcel since 1975. The property is almost entirely surrounded by residential uses except a second florist shop to the south of the site.

Variance Request:

The applicant is requesting a variance to remove and replace an existing non-illuminated monument sign along Hardee Street with an illuminated monument sign. The current sign is 82.5" (L) x 15" (D) x 100" (H). The new sign is proposed to be 134" (L) x 24" (D) x 124" (H). The applicant proposes to install the signs in the same location, 217" (18') from the roadway. The base of the sign is proposed to be 24" in height. The new sign is proposed to be 125 sq. feet, whereas 15 sq. ft. is proposed in residential zones.

Section 28-10(4)(a) - *Animated signs and signs with series, lines or rows of electric, neon, or other lights:*

- a. Animated signs and signs with series, lines or rows of electric, neon, or other lights will not be allowed in any residential zoning, in the downtown historic district, or in the commercial neighborhood district.



Section 28-11 states, “All signs shall be located on private property and are not allowed in the street right-of-way. **Other than subdivision entrance signs allowed under section 28-12, parcels located in residential zoning districts shall not contain signs having an aggregate sign area greater than 15 square feet. No individual sign shall exceed six square feet in sign area in a residential zoning district. No signs having a height greater than five feet above the grade level of the center line of the adjacent street shall be located in residential zoning districts.** Signs meeting the standards of this section are exempt from permitting requirements.”

Site Analysis:

The parcel faces residential parcels to the north, west and east and borders commercial property to the south (zoned residential). The site is not located within an overlay zone and is not located along a jurisdictional boundary.

Zoning:		Future Land Use Map:	
North:	R-1	North:	Residential
South:	R-1	South:	Residential
East:	R-1	East:	Residential
West:	R-1	West:	Residential

Review of Criteria for Granting a Rezoning:

The Zoning Ordinance of the City of Dallas, Section 28-18 *Variances*, requires the Zoning Board of Appeals to pay reasonable regard to the following when preparing and considering proposed amendments:

1. **Standards:**

- a. Where visibility of a conforming sign from the public street and within 50 feet of the proposed sign would be substantially impaired by existing trees, plants, natural features, signs, existing buildings or structures on a different lot; and

A conforming sign would not be impaired by any land features.

- b. Placement of the sign elsewhere on the lot would not remedy the visual obstruction; and such visibility obstruction was not created by the owner of the subject property; and the variance proposed would not create a safety hazard to traffic.

No visual obstruction exists. The proposed nonconforming sign would not create a safety hazard to traffic should the lighting of the sign meet ordinance requirements.

Recommendation:

Based on our analysis, we recommend that the Zoning Board of Appeals **deny** the variance request submitted by Benson Funeral Home, Inc. for the property at 309 Hardee Street. Our recommendation is based on the following findings:

- No visual obstruction exists on the lot.

Conditions of Approval (if applicable):

N/A



309 Hardee Street
V-2024-02
April 29th, 2024

Item 2.

Public Comments:

No Public Comments have been received by the Planning and Zoning staff as per the date of this report.

Conclusion:

In conclusion, this planning report has provided an analysis of the variance request and recommended a course of action for the City Council consideration. The decision should be made in accordance with the city's zoning regulations, sign regulations, and the best interests of the community.

If you have any questions or need additional information, please contact me.

Sincerely,

Ron Johnson, AICP
Community Development Director

CITY OF DALLAS, GEORGIA
APPLICATION FOR VARIANCE
BOARD OF APPEALS

NAME OF PROPERTY OWNER:

Benson Funeral Home, Inc.

ADDRESS OF PROPERTY OWNER:

309 Hardee Street Dallas, GA. 30132

LOCATION OF PROPERTY:

Same

Parcel ID 137.2.3.017.0000 Acct. 1188

COUNTY TAX MAP NUMBER:

INTENDED USE OF PROPERTY:

Funeral Home

ZONING DISTRICT AND SETBACKS:

Ward 4

CHECKLIST
(SUBMIT WITH APPLICATION AND FEE)

- LEGAL DESCRIPTION OF PROPERTY (COPY OF DEED)
- PLAT SHOWING DIMENSIONS, ACREAGE AND LOCATION OF TRACT(S) PREPARED TO SCALE (6 COPIES)
- EXACT DESCRIPTION OF VARIANCE(S) APPLIED FOR:

Sign application

3-11-2024
DATE

[Signature]
SIGNATURE OF OWNER OR AGENT
1

LEGAL NOTICE

I, Benson Funeral Home, Inc. HAVE APPLIED FOR A VARIANCE(S) TO
(OWNER OR AGENT)

THE CITY OF DALLAS, GEORGIA AS IT APPLIES TO MY PROPERTY WHICH IS WITHIN A PORTION
OF LAND LOT(S) 303 IN THE 2 DISTRICT AND 3 SECTION OF PAULDING
COUNTY, LOCATED AT 309 Hardee Street Dallas, GA 30132.

SAID REQUEST FOR A VARIANCE IS SUBJECT TO A PUBLIC HEARING TO BE HELD AT THE
DALLAS CITY COUNCIL ROOM, 129 EAST MEMORIAL DRIVE, DALLAS, GEORGIA. SAID
PUBLIC HEARING WILL BE HELD ON _____.

REQUESTED THIS 11 DAY OF March, 2024.

[Signature] SIGNATURE



FOR OFFICE USE:

LEGAL AD NOTICE WILL RUN WEEK OF _____ AND WEEK OF _____
SENT TO PAPER FOR PUBLICATION _____

COMMENTS:

DISPOSITION

A PUBLIC HEARING WAS HELD ON AN APPLICATION FOR A VARIANCE REQUESTED BY

Benson Funeral Home, Inc.

AT THE CITY OF DALLAS COUNCIL ROOM.

SAID HEARING WAS HELD ON _____.

THE BOARD OF APPEALS OF THE CITY OF DALLAS, GA. HAVE INDICATED BY A VOTE OF

_____ TO _____ THAT THE ABOVE APPLICATION BE:

- APPROVED
- DISAPPROVED

PLEASE INDICATE BELOW ANY COMMENTS, REASONS FOR DISAPPROVAL, OPPOSITION TO THE REQUEST AND / OR ANY CONDITIONS THAT SHOULD BE MADE A PART OF THE PUBLIC RECORD.



DATE

SECRETARY TO THE BOARD OF APPEALS

Recorder please return to:
Mason Rountree
27 Courthouse Square
Dallas, Georgia 30132
(770) 443-6060

QUIT-CLAIM DEED

STATE OF GEORGIA, COUNTY OF PAULDING

THIS INDENTURE, made the 30th day of December in the year Two Thousand Four between JAMES H. BENSON A/K/A JAMES H. BENSON, SR. of the County of Paulding, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and BENSON FUNERAL HOME, INC. of the County of Paulding and State of Georgia, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

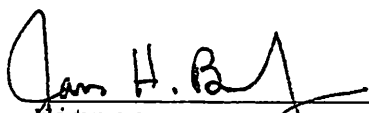
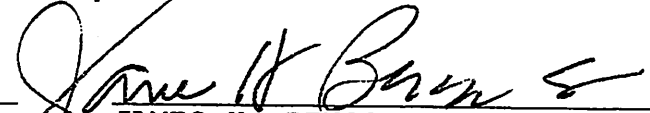
WITNESSETH that: Grantor, for and in consideration of the sum of One Dollar (\$1.00) and Other Good and Valuable Consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said grantee


SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD the said described premises to grantee, so that neither grantor nor any person or persons claiming under grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered in the presence of:


 Witness
 (Seal)
 JAMES H. BENSON AKA
 JAMES H. BENSON, SR.


 Notary Public

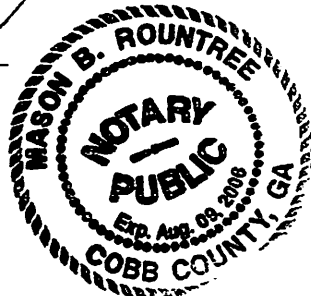


EXHIBIT "A"

TRACT I:

All that tract or parcel of land lying and being in the 2nd District, 3rd Section, Paulding County, Georgia, and being a part of original Land Lot 303, more particularly described as follows:

BEGINNING at an iron pin on the Western side of Hardee Street located 112.4 feet Northward from the intersection of the Western side of Hardee Street with the Northern side of Foster Avenue: Thence running South $64^{\circ} 45'$ West along a concrete block and brick masonry wall a distance of 127 feet to an iron pin; thence running South $70^{\circ} 14'$ West a distance of 195.5 feet to an iron pin; thence running North $0^{\circ} 12'$ East a distance of 91.6 feet; thence running North $0^{\circ} 16'$ West a distance of 95 feet; thence North $0^{\circ} 15'$ East a distance of 118.06 feet; thence running North 47° East a distance of 7.65 feet to an iron pin; thence running North 29° East a distance of 96.5 feet to an iron pin at the Western side of Hardee Street; thence running Southeastward along the Western side of Hardee Street a distance of 368.5 feet to the Point of Beginning.

Said property being shown by plat of survey by Ernest L. Boggus, RLS, dated October, 1969, and made a part hereof by reference.

and

TRACT II:

All that tract or parcel of land lying and being in the 2nd District, 3rd Section, Paulding County, Georgia, and being a part of original Land Lot 346, more particularly described as follows:

BEGINNING at an iron pin located on the North side of West Foster Avenue, 153 feet East of the intersection of Highland Avenue and West Foster Avenue: Thence running East along the North right-of-way a distance of 202 feet to an iron pin; thence running North a distance of 100 feet to an iron pin; thence running West a distance of 196 feet to an iron pin; thence running South a distance of 100 feet to the Point of Beginning.

Said tract being bounded on the West by property now or formerly owned by Myrtis Henderson; on the North by property of James Benson; on the East by property of Mrs. Mary Carroll; and on the South by the right-of-way of West Foster Avenue.

LEGAL DESCRIPTION

10/21/1996 10:10 4439427

TALLEY & ASSOCIATES

PAGE 03

Exhibit A

GEORGIA STATE BANK
630 FONTAINE ROAD, S.W.
MABLETON, GEORGIA 30050

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BEGINNING at an iron pin on the Western side of Hardee Street located 112.4 feet Northward from the intersection of the Western side of Hardee Street with the Northern side of Foster Avenue: Thence running South 64° 45' West along a concrete block and brick masonry wall a distance of 127 feet to an iron pin; thence running South 70° 14' West a distance of 195.5 feet to an iron pin; thence running North 0° 12' East a distance of 91.6 feet; thence running North 0° 16' West a distance of 95 feet; thence North 0° 15' East a distance of 118.06 feet; thence running North 47° East a distance of 7.65 feet to an iron pin; thence running North 29° East a distance of 96.5 feet to an iron pin at the Western side of Hardee Street; thence running Southeastward along the Western side of Hardee Street a distance of 368.5 feet to the Point of Beginning.

Said property being shown by plat of survey by Ernest L. Boggus, RLS, dated October, 1969, and made a part hereof by reference.

and

TRACT II:

All that tract or parcel of land lying and being in the 2nd District, 3rd Section, Paulding County, Georgia, and being a part of original Land Lot 346, more particularly described as follows:

BEGINNING at an iron pin located on the North side of West Foster Avenue, 153 feet East of the intersection of Highland Avenue and West Foster Avenue: Thence running East along the North right-of-way a distance of 202 feet to an iron pin; thence running North a distance of 100 feet to an iron pin; thence running West a distance of 196 feet to an iron pin; thence running South a distance of 100 feet to the Point of Beginning.

Said tract being bounded on the West by property now or formerly owned by Myrtis Henderson; on the North by property of James Benson; on the East by property of Mrs. Mary Carroll; and on the South by the right-of-way of West Foster Avenue.

BOOK - 545 PAGE 678

LEGAL DESCRIPTION BY DEED REFERENCE

Filed September 30, 1977 11:00 A. M.

749 Recorded September 30, 1977 C. M. Turner, Clerk

WARRANTY DEED

NEW ERA PRINT, DALLAS, GA.

STATE OF GEORGIA, PAULDING County.

THIS INDENTURE, made this 9th day of August in the year of our Lord One Thousand Nine Hundred and SEVENTY-SEVEN between JOHN T. PERREN

of the State of GEORGIA and County of Paulding of the first part and JAMES H. BENSON

of the State of GEORGIA and County of Paulding of the second part.

WITNESSETH: That the said party of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto the said party of the second part, his heirs and assigns, all that tract or parcel of land lying and being in the Second District and Third Section of Paulding County, Georgia, and being in the City of Dallas, and being part of Original Land Lot No. 303, and described as follows:

BEGINNING at an iron pin on the western side of Hardee Street located 112.4 feet northward from the intersection of the western side of Hardee Street with the northern side of Foster Avenue; thence running south 64 degrees 45 minutes west along a concrete block and brick masonry wall a distance of 127 feet to an iron pin; thence running south 70 degrees 14 minutes west a distance of 195.5 feet to an iron pin; thence running north 0 degrees 12 minutes east a distance of 91.6 feet; thence north 0 degrees 16 minutes east a distance of 95 feet; thence north 0 degrees 15 minutes east a distance of 118.06 feet; thence north 47 degrees east a distance of 7.65 feet to an iron pin; thence north 29 degrees east a distance of 96.5 feet to an iron pin at the western side of Hardee Street; thence running southeastward along the western side of Hardee Street a distance of 168.5 feet to the point of beginning.

Said property being shown by plat of survey by Ernest L. Boggus, registered land surveyor, dated October, 1969, and made a part hereof by reference.

Said property is conveyed subject to the lien of a Deed to Secure Debt in favor of First National Bank of Paulding County to secure a note dated October 14, 1975, for the principal sum of \$35,000.00, bearing interest at 9% per annum on which there is due a balance of \$26,960.00, payable in 55 equal monthly installments of \$600.00 payable on the 5th day of each month from September 5, 1977, through March 5, 1982, which the purchaser and grantee hereby assumes and agrees to pay in accordance with the original terms of said note. Grantor will pay 1977 Taxes.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of himself the said party of the second part, his heirs and assigns forever, IN FEE SIMPLE.

And the said party of the first part, for himself/his heirs, executors and administrators will warrant and forever defend the right and title to the above described property unto the said party of the second part, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, The said party of the first part, has hereunto set his hand and affixed his seal, the day and year above written.

Signed, sealed and delivered in the presence of

John T. Perren (Seal)
John T. Perren
Paulding County, Ga. (Seal)
Real Estate Transfer Tax (Seal)
Paid \$ 18.30 (Seal)
Date (Seal)
(Clerk) Superior Court

Pam Cochran
Notary Public, Georgia, State of 1976
My Commission Expires Nov. 11, 1977

Arthur W. Fudger
Pam Cochran, NP
Seal Affixed

LEGAL DESCRIPTION BY DEED REFERENCE

Filed June 10, 1985 3:45 P.M. -51 Recorded June 11, 1985 Sylvia G. Strickland, Clerk

WARRANTY DEED NEW PLA PRINT, DALLAS, GA.

STATE OF GEORGIA, PAULDING County.

THIS INDENTURE made this JUNE day of JUNE in the year of our Lord One Thousand Nine Hundred and EIGHTY-FIVE between CECYL E. WELCH, JR. AND ROSEMARY E. WELCH of the State of GEORGIA and County of PAULDING of the first part and JAMES BENSON of the State of GEORGIA and County of PAULDING of the second part.

WITNESSETH: That the said part IES of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and conveyed and by these presents do grant, bargain, sell and convey unto the said part X of the second part, his heirs and assigns, all that tract or parcel of land lying and being in the City of Dallas, 2nd District and 3rd Section, Paulding County, being a portion of Land Lot 346, more fully and particularly described as follows:

BEGINNING at an iron pin located on the north side of West Foster Avenue, 153 feet east of the intersection of Highland Avenue and West Foster Avenue, thence east along West Foster Avenue a distance of 102 feet to an iron pin; thence north a distance of 100 feet to an iron pin; thence west a distance of 196 feet to an iron pin; thence south a distance of 100 feet to the POINT OF BEGINNING.

Said tract being bounded on the west by the property of Mrs. Myrtis Henderson, on the north by the property of James Benson, on the east by the property of Mrs. Mary Carroll; and on the south by the right-of-way of West Foster Avenue. Said property having improvements consisting of (1) 5 room frame house.

Subject to water and sewage easements as being used by James Benson.

Paulding County, Ga.
 Real Estate Transfer Tax
 Paid \$ 12.00
 Date 6-10-85
[Signature]
 (Clerk) Superior Court

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of himself the said part V of the second part, his heirs and assigns forever, IN FEE SIMPLE.

And the said part IES of the first part, for THEIR heirs, executors and administrators will warrant and forever defend the right and title to the above described property unto the said part V of the second part, his heirs and assigns, against the lawful claims of all persons whomsoever.

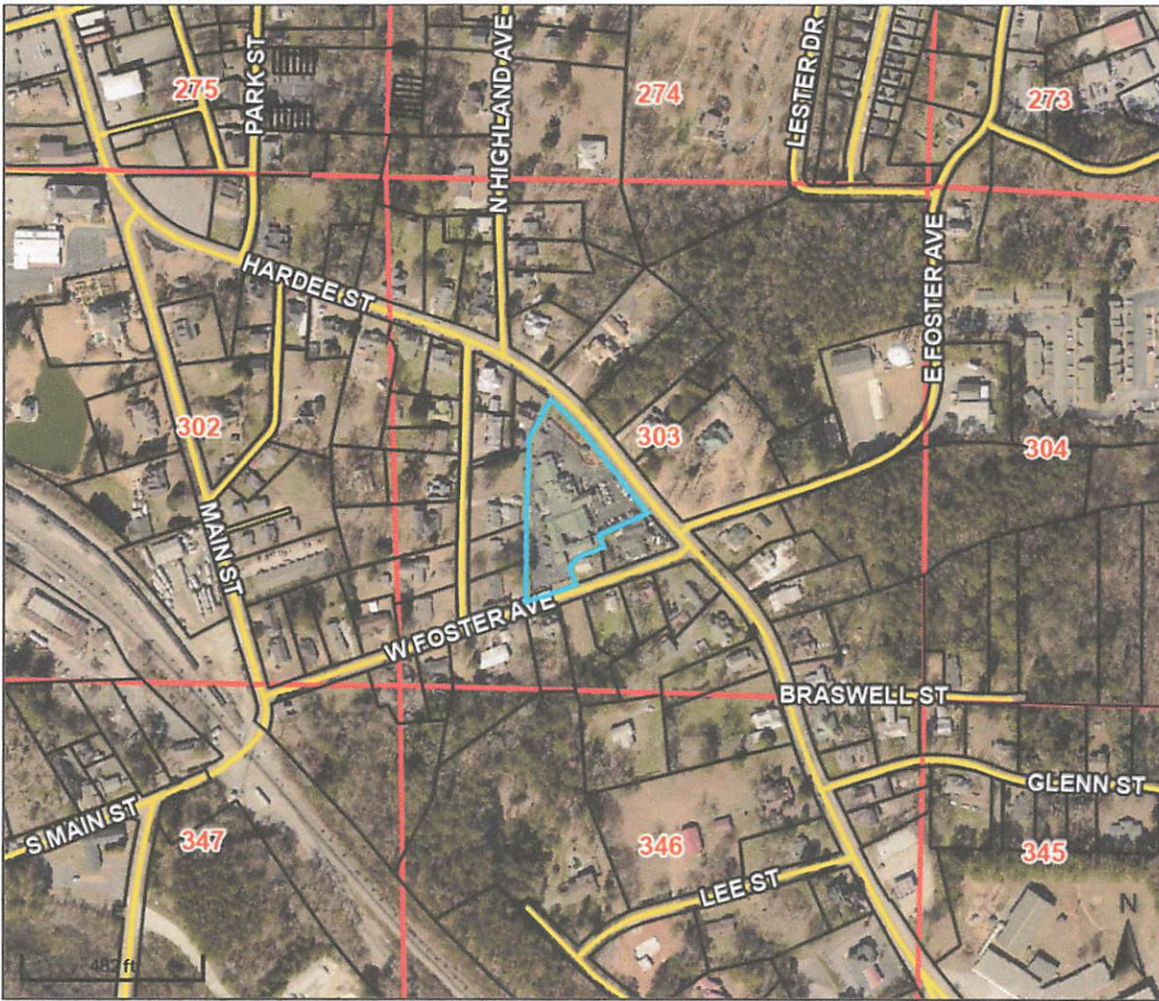
IN WITNESS WHEREOF, the said part IES of the first part have hereunto set their hands and affixed their seals, on the day and year above written.

Signed, sealed and delivered in the presence of

<i>[Signature]</i>	<u>CECYL E. WELCH, JR.</u> (Seal)
<i>[Signature]</i>	<u>ROSEMARY E. WELCH</u> (Seal)
<i>[Signature]</i>	<u>JAMES BENSON</u> (Seal)
<i>[Signature]</i>	<u>Notary Public, State of Georgia</u> (Seal)

Glenda Thomason
 Charlotte Tyson, N.P.
 Seal Affixed

Glenda Thomason
 Charlotte Tyson, N.P.
 Seal Affixed



Overview



Legend

- Parcels
- LandLots
- Subdivision Names
- Roads

Parcel ID	137.2.3.017.0000	Alternate ID	1188	Owner Address	BENSON FUNERAL HOME INC	Last 2 Sales			
Sec/Twp/Rng	n/a					Date	Price	Reason	Qual
Property Address	309 HARDEE ST	Class	Commercial		PO BOX 3	1/26/2023	0	U	U
District	DALLAS	Acreage	1.92		DALLAS, GA 30132	1/26/2023	0	U	U
Brief	n/a				Assessed Value	Value \$1,400,620			
Tax Description	(Note: Not to be used on legal documents)								

The Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All data is subject to change before the next certified tax roll.

Date created: 3/11/2024
 Last Data Uploaded: 3/8/2024 7:21:24 PM

Developed by Schneider GEOSPATIAL



Overview



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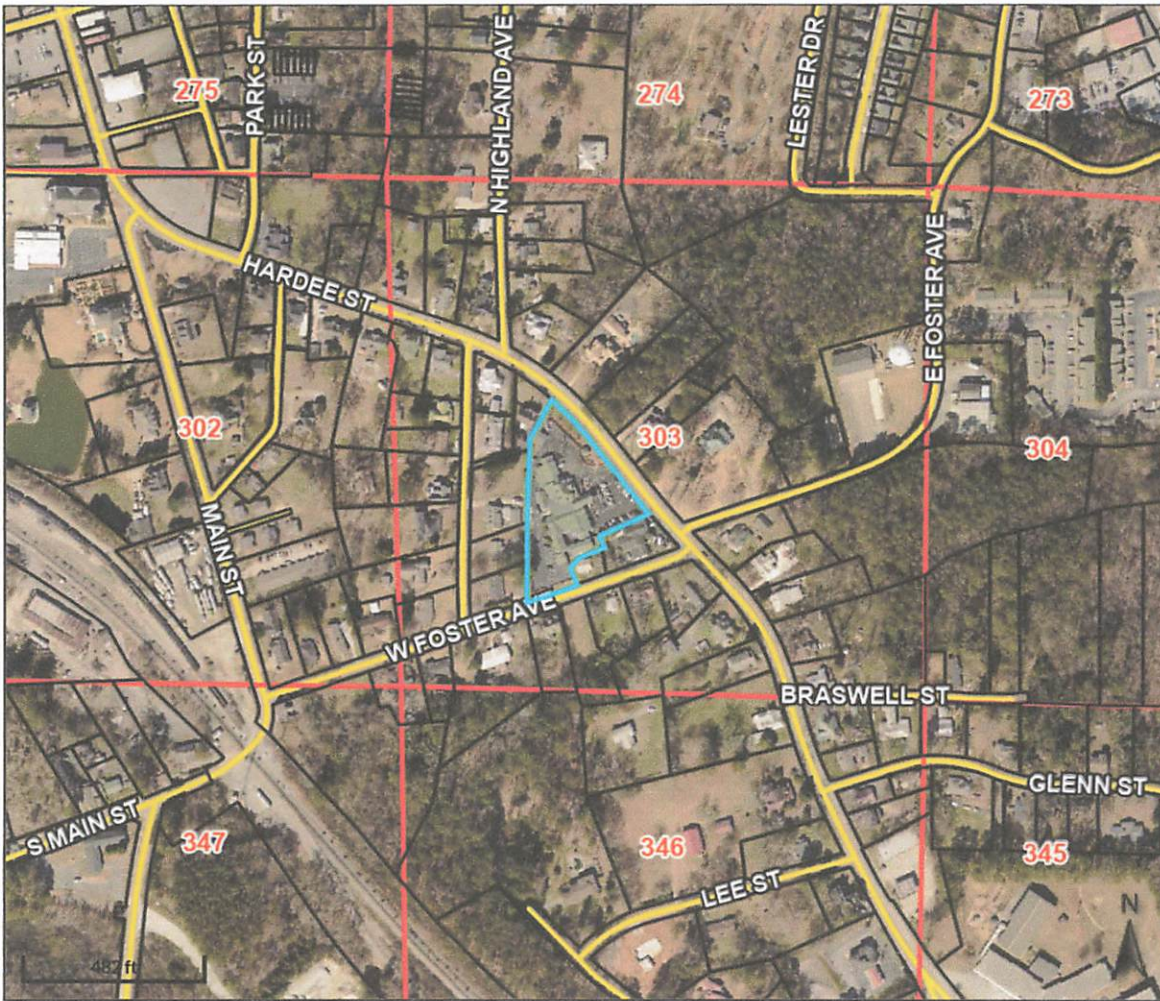
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Overview



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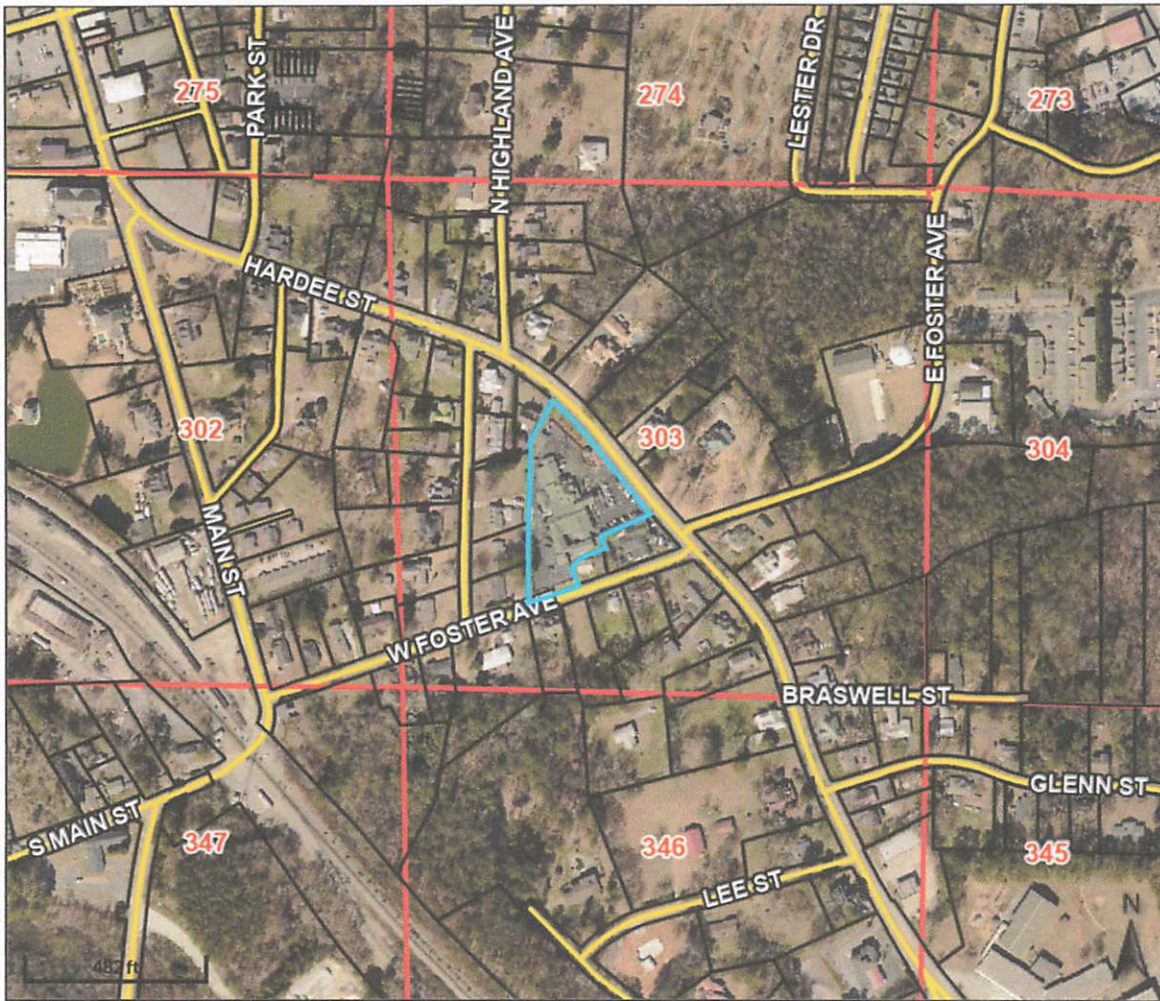
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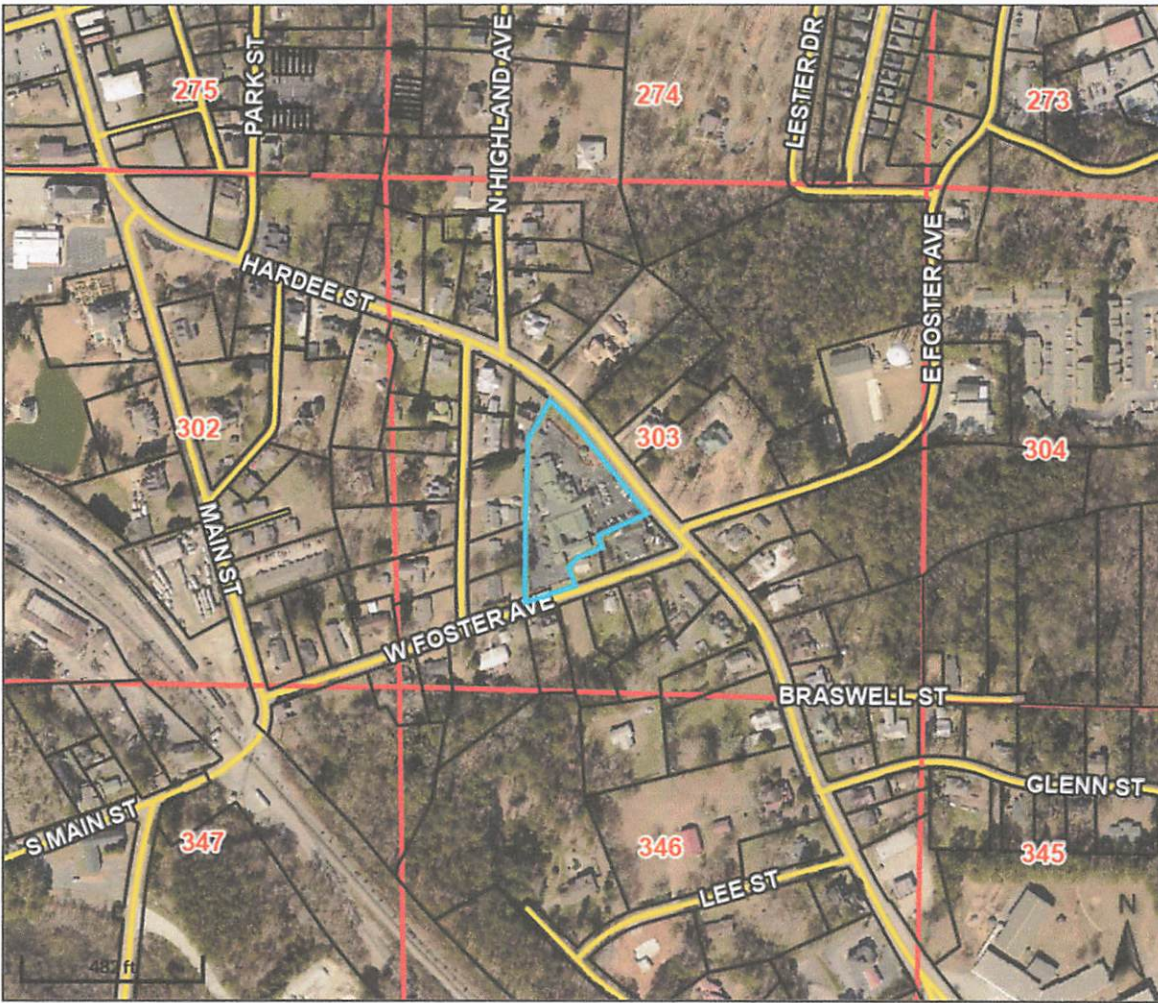
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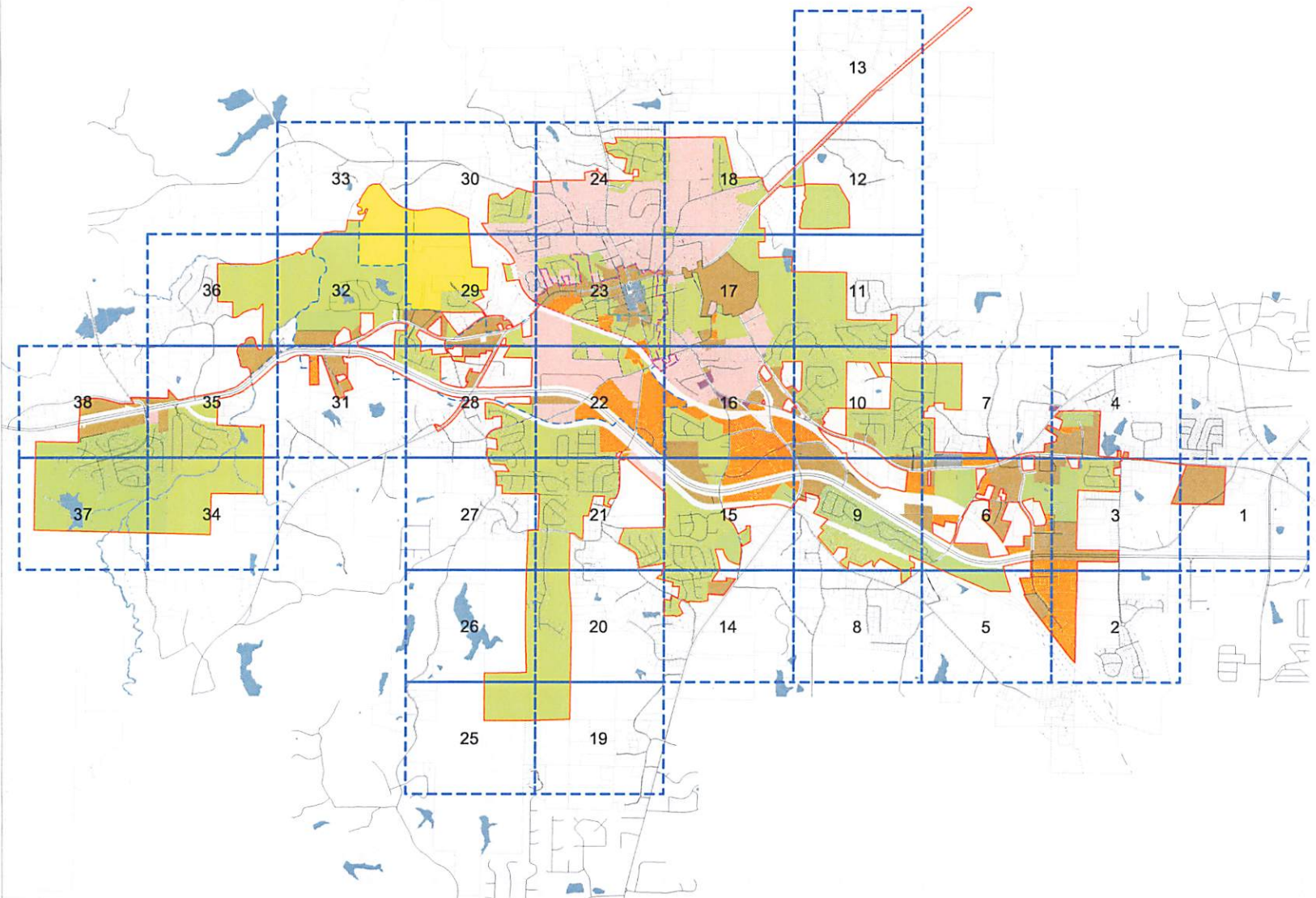
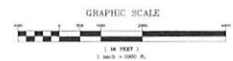
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Hayes James
ENGINEERS, PLANNERS & SURVEYORS

- LEGEND**
- C-1
 - C-2
 - C-N
 - G
 - D-1
 - H-1
 - R-1
 - R-2
 - R-3
 - NEW TOWN OVERLAY DISTRICT
 - DOWNTOWN SUB-DISTRICT
 - COMMERCIAL HISTORICAL DISTRICT
 - INDEX LINE
 - WATER FEATURES
 - STREETS
 - PARCEL
 - CITY BOUNDARY

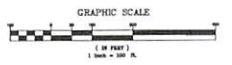


CLIENT: CITY OF DALLAS	
REVISIONS:	
NO.	BY APPROVED DATE
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PROJECT TITLE: CITY OF DALLAS MAPPING SERVICES	
PROJECT NO.:	08-0029-C
DRAWN BY:	WMP
CHECKED BY:	RWC
DATE:	9-10



Hayes James
ENGINEERS, PLANNERS & SURVEYORS

- LEGEND**
- C-1
 - C-2
 - C-N
 - G
 - O-1
 - H-1
 - R-1
 - R-2
 - R-3
 - R-4
 - NEW TOWN OVERLAY DISTRICT
 - DOWNTOWN SUB-DISTRICT
 - COMMERCIAL HISTORICAL DISTRICT
 - INDEX LINE
 - WATER FEATURES
 - STREETS
 - PARCEL
 - CITY BOUNDARY



CLIENT:
CITY OF DALLAS

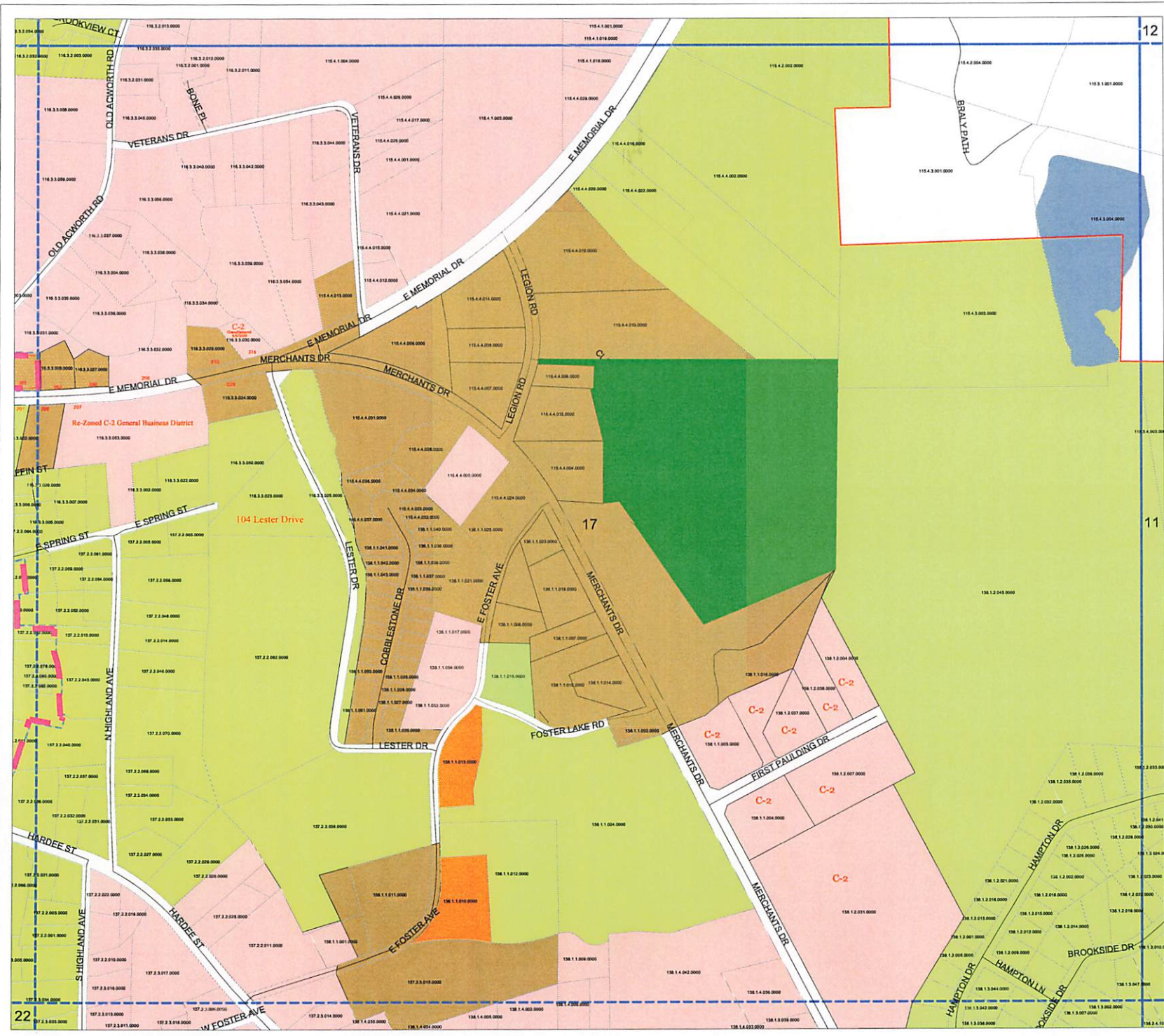
REVISIONS:	NO.	BY	APPROVED	DATE

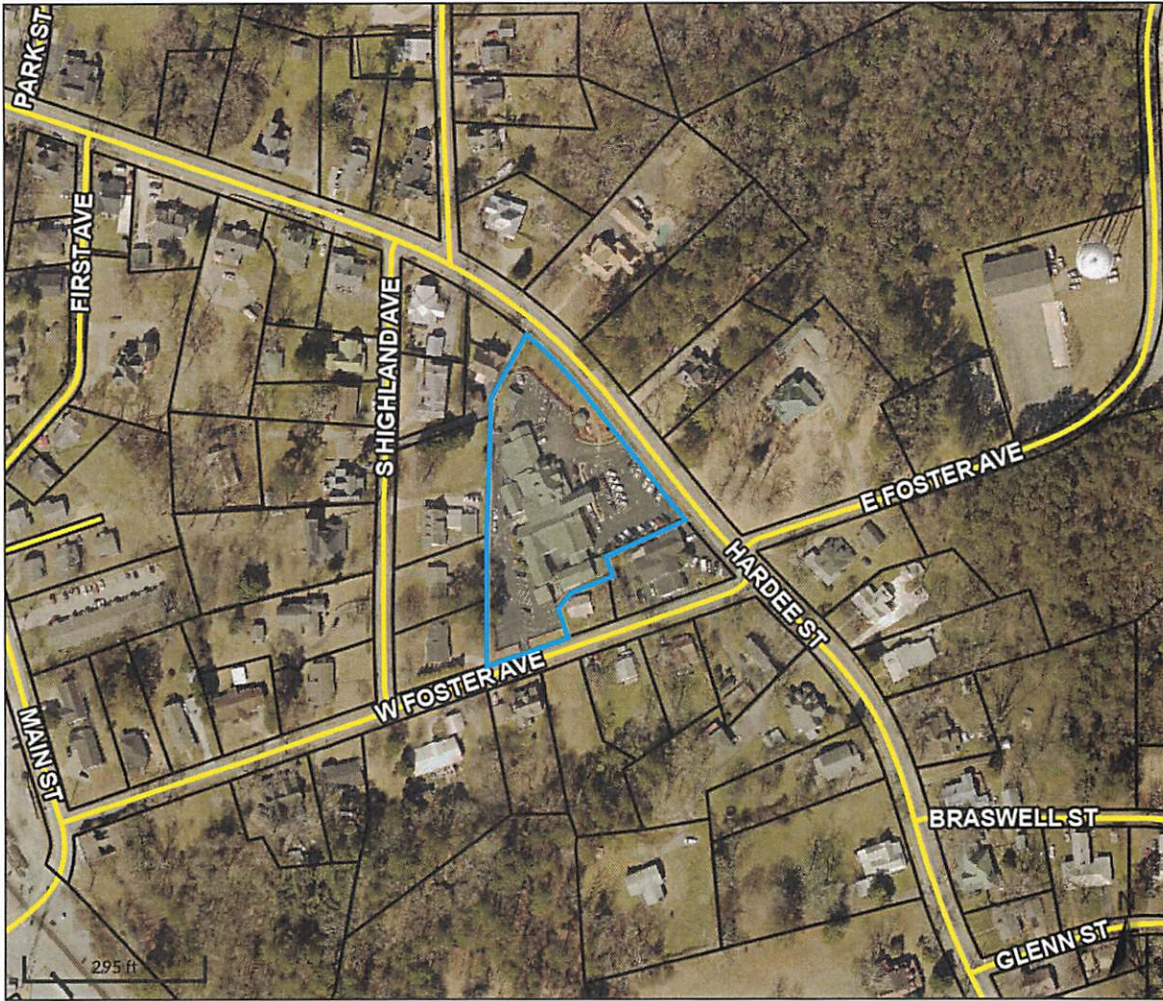
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PROJECT TITLE:
CITY OF DALLAS MAPPING SERVICES

PROJECT NO.: 08-0239-C
DRAWN BY: WMP
CHECKED BY: KWC
DATE: 9-10

SHEET NUMBER: INDEX 17





Overview



Legend

- Parcels
- Subdivision Names
- Roads

Parcel ID	137.2.3.017.0000	Alternate ID	1188	Owner Address	BENSON FUNERAL HOME INC	Last 2 Sales			
Sec/Twp/Rng	n/a	Class	Commercial	Address	PO BOX 3	Date	Price	Reason	Qual
Property Address	309 HARDEE ST	Acreage	1.92		DALLAS, GA 30132	1/26/2023	0	U	U
District	DALLAS					1/26/2023	0	U	U
Brief Tax Description	n/a			Assessed Value	Value \$1,400,620				

(Note: Not to be used on legal documents)

The Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All data is subject to change before the next certified tax roll.

Date created: 3/19/2024

Last Data Uploaded: 3/18/2024 7:15:33 PM

Developed by Schneider GEOSPATIAL

Benson Funeral Home, Inc.
309 Hardee Street
Dallas, Georgia 30132
770-445-9494

April 12, 2024

Re: Zoning Board of Appeals Application for Sign

Thank you for your time in consideration of our application for a new sign in the same place as our existing sign.

Benson Funeral Home has been in business at this location since 1975. Next year we will be our 50th year of business at 309 Hardee Street. A lot of changes have been made over the years. As time has gone, technology has also changed. We are trying to better serve our customers and community while also being mindful of our neighbors. We realize that we are in a residential area. However, the funeral home was established well before zoning was ever heard of.

As for the new sign, this will allow us to remotely access the sign. It will also allow us to show a picture of the deceased with service information. The company we are talking with, Big Mouth Signs, has told us we could schedule a time in the late evening to dim the sign to be mindful of our neighbors. To my knowledge, there has never been an issue with the sign except for people driving by to see if any services are being held. I would respectfully submit that this is a benefit to our entire community. An investment of this amount is for the people of this community. We are not your normal retail business. We are a service business, striving to better serve our community.

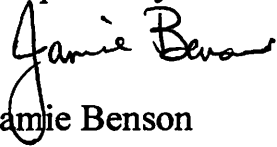
The variance that we feel applies to this sign is Section 28-10(4). (concerning signs)

We have respectfully supplied a plat of the tract of land that is owned by Benson Funeral Home, Inc. We have also submitted an exhibit with placement of current sign. The drawing submitted isn't done by a professional. We drew the map with

measurements that we took. Our first choice would be Exhibit A. And alternate choice would be Exhibit B Option 1A.

I hope this explains the vision to better serve our community. We have tried to follow all ordinances the City of Dallas has enacted.

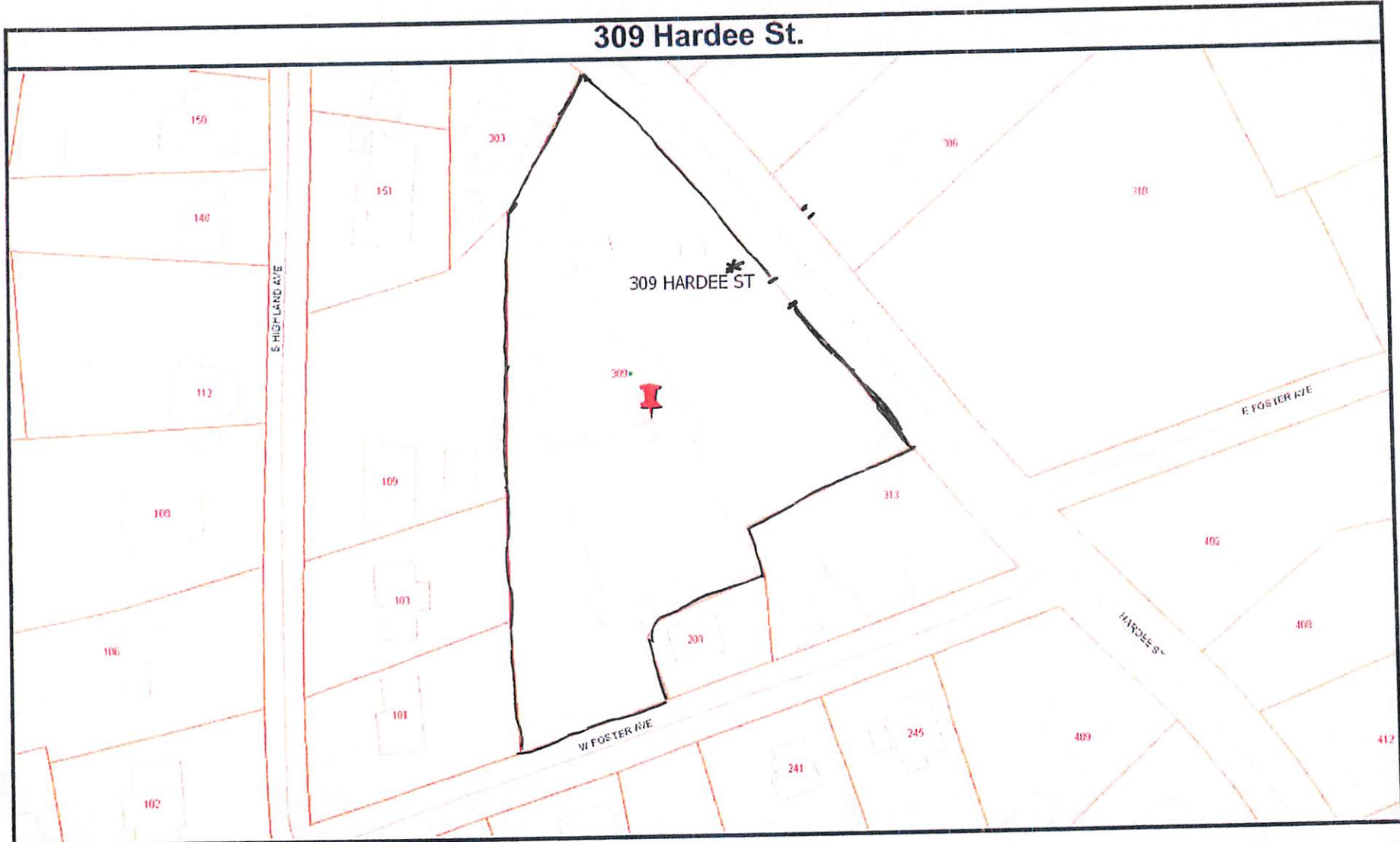
Respectfully submitted,



Jamie Benson

Benson Funeral Home

770-445-9494

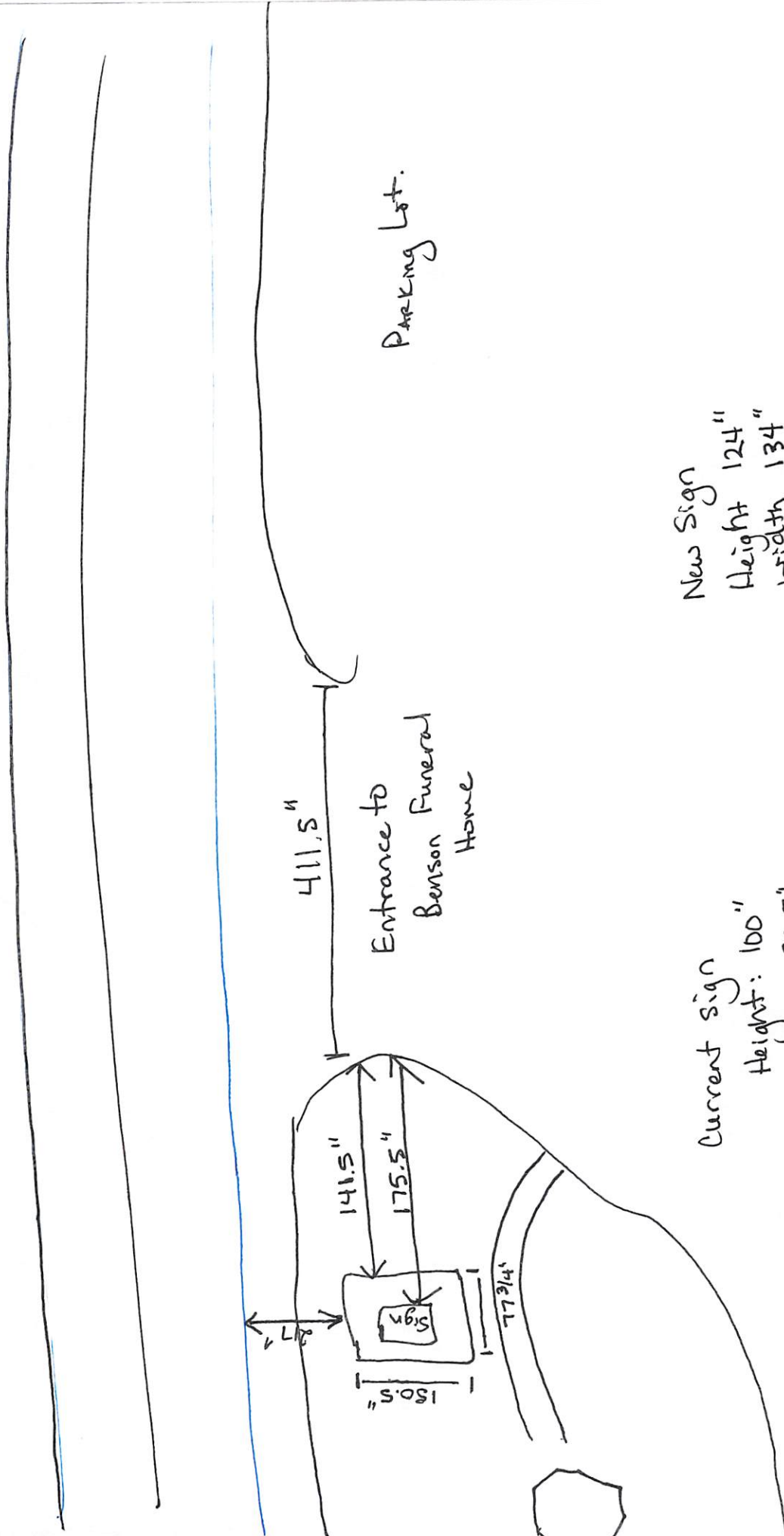


TAX MAPS ARE NOT TO BE USED TO ESTABLISH LAND BOUNDARIES AND/OR SIZE. USE FOR SUCH IS SOLELY THE RESPONSABILITY OF THE USER.

Paulding County Government
IT Department / GIS Division
166 Confederate Avenue, Dallas, GA 30132
P - 770.443.1353 | F - 770.443.8741

1 inch equals 64 feet





Parking Lot.

411.5"

Entrance to Benson Funeral Home

141.5"

175.5"

150.5"

77 3/4"

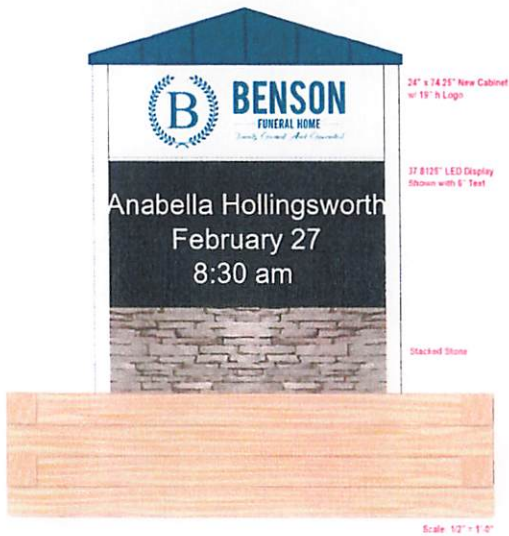
27'

New Sign
 Height 124"
 Width 134"
 Deep 24"

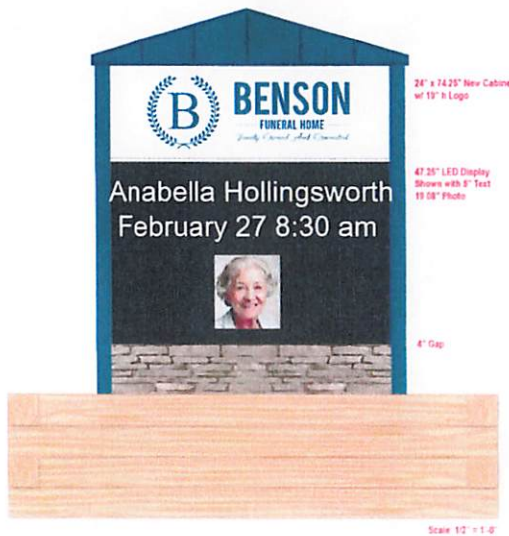
Current sign
 Height: 100"
 Width: 82.5"
 Deep 15.0"

Current sign and New sign would be in same location.
 Electrical already in place.

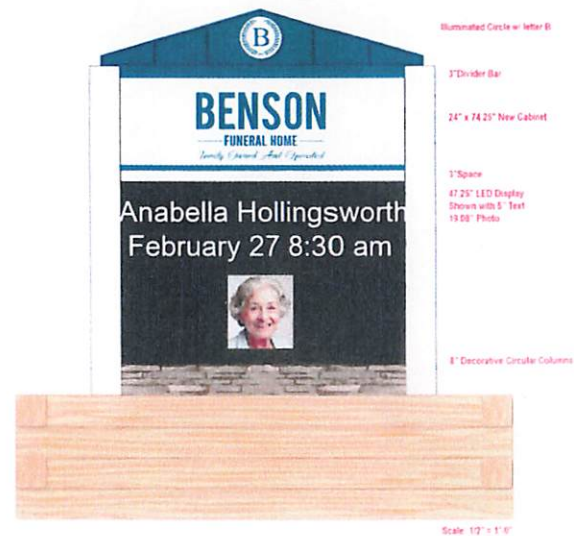
Option 1a - Update Existing Sign



Option 1b - Update Existing Sign



Option 1c - Update Existing Sign



PROJECT INFORMATION

CUSTOMER: BENSON FUNERAL HOME
JOB TITLE: NEW REMAIN
SALES ORDER: 9667
DATE: 02/22/24

- CONTENT:**
- Benson Funeral Home
 - Benson Funeral Home
- SPECIFICATIONS:**
- Confirm details about your project here
 - Confirm details about your project here
 - Confirm details about your project here
 - Confirm details about your project here
 - Confirm details about your project here
 - Confirm details about your project here

DIMENSIONS:

- Height
- Width



IMPORTANT

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The colors, sizes and dimensions are representations of Pantone matching system. Colors will vary between devices and printers. Use a Pantone color book to locate actual color that are represented in the file.



PROOF OF WORK

- Approved
- Needs Revision

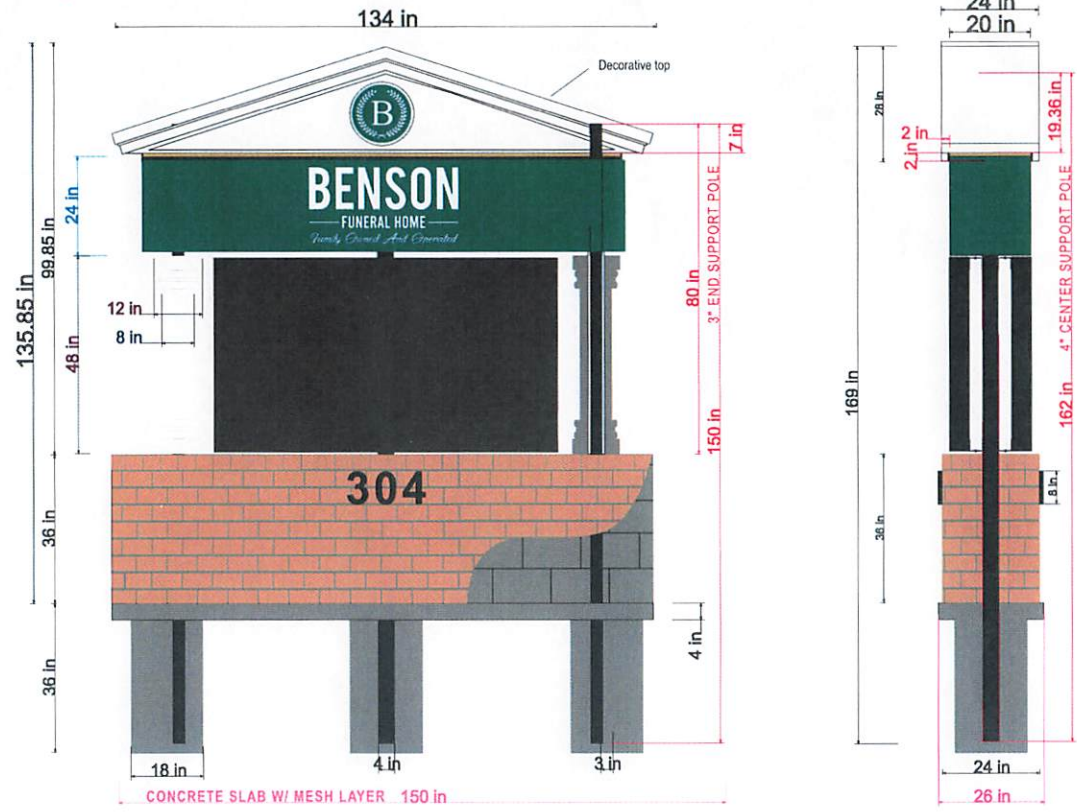
SIGNATURE: _____

DATE: _____

ATTN: This document is

Exhibit B

Option 2 - New Monument



Item 2.
 The Way Your Business Got Noticed!
 40 Rockbridge Rd, Suite 200,
 Lilburn, GA 30047
 ☎ 770-381-9300 📧 BigMouthSigns.com

DESIGNER: Sasha
 EMAIL: sasha@bigmouthsigns.com
 PROJECT MGR: Mark Kasson
 EMAIL: mark@bigmouthsigns.com

PROJECT INFORMATION

CUSTOMER: BENSON FUNERAL HOME
 JOB TITLE: SIGN REMAKE
 SALES ORDER: 9447
 DATE: 02/22/24

- CONTENT:**
- Enter details here
 - Enter details here
- SPECIFICATIONS:**
- Enter details about your project here.
 - Enter details about your project here.
 - Enter details about your project here.
 - Enter details about your project here.
 - Enter details about your project here.

DIMENSIONS:

- Height: - inches
- Width: - inches

COLOR SYSTEM: PANTONE

BLUE	ORANGE	GRAY	WHITE	BLACK
3005P	1485C	6503C	3505	6902

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PROOF OF WORK

- Approved
- Needs Revision

SIGNATURE: _____
 DATE: _____

ATTN: This document is