

Town of Thompson's Station Planning Department

P. O. Box 100
 1550 Thompson's Station Road West
 615-794-4333



General Application / Request:

File No.: _____

Applicant Information: (Please print)

Company / Business Name: Harpeth Valley Dermatology
 Contact: Pezh Showrashi Phone # 1: 720-244-8518
 Mailing / Street Address: 990 Elliston Way, Suite 101,
 City, State, Zip: Thompson's Station, TN 37179
 E-mail: harpethvalleydermatology@gmail.com Phone # 2: 850-428-1168

SUBDIVISIONS:

RESIDENTIAL	NON-RESIDENTIAL
Development Concept Presentation	Development Concept Presentation
Single Lot Site Plan – Lot #: _____	Single Lot Site Plan – Lot #: _____
Site Plan	Site Plan
Preliminary Plat	Preliminary Plat
Final Plat	Final Plat
Revision to Final Plat	Revision to Final Plat
Construction Drawing	Construction Drawing

SIGNS:

Master Sign Plan / Program	Sign Permit / Review
Billboard Sign Face Replacement	Temporary Sign Permit

OTHER:

Annexation	Change of Use
Rezone	Residential Business
Temporary Use/Event permit	Home Occupation
Special Exception	<input checked="" type="checkbox"/> Variance Request

Parcel / Property Information:

Parcel Location / Address: 990 Elliston Way, Area, Thompson's Station, TN 37179
 Tax Map & Parcel #: _____ Acreage: _____
 Owner Name: Shelter Enterprises / Shelter Insurance
 Owner Address (if different from Parcel Address): 1817 W. Broadway,
Columbia, MO 65218
 Deed Book & Page #: _____
 Check one : sewer septic n/a

Project Description Information:

Subdivision / Project Name: Tollgate

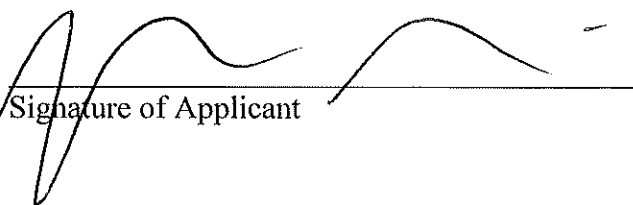
Plat Book & Page #: _____ Lot #(s): _____

Project Description:

Placement of a "Harpeeth Valley Dermatology" exterior wall sign measuring 23'9" x 2' (please see attached schematics)

Justification Statement: State why the application(s) should be approved, based on the required findings (if any). Attach additional pages if necessary.

Please see attached Typed Statement


Signature of Applicant

10/15/20
Date

PROPERTY OWNER(S) STATEMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
TOWN OF THOMPSON'S STATION

I / We, SHELTER ENTERPRISES, LLC, declare that I / we am / are the owner(s) of the property described herein and hereby give authorization for the filing of this application. Further, I / we do, by my / our signature(s) on this agreement, absolve the Town of Thompson's Station of all liabilities regarding any deed restrictions that may be applicable to the property described herein. (Signature of all property owners is required. The owner in escrow is not acceptable.)

I / We declare that all encumbrances on the subject property are shown on the submitted site plan (or are attached on a separate sheet) and that the purpose of all encumbrances (and ownership of all easements) is stated. In the case of a tentative map, I / we further declare that the property involved in this application is free from all encumbrances that would conflict with the project application, particularly dedications of the right to further subdivide to the Town of Thompson's Station.

I / We hereby grant the Town admittance to the subject property as necessary for processing of the project application.

I / We declare under penalty of perjury that the foregoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my knowledge and belief.

Signed: Juanita S - PROPERTY MANAGER

Date: 10/15/2020

Signed: _____

Date: _____

Signed: _____

Date: _____

Engineer Information: (Please print)

Company / Business Name: _____

Contact: _____ Phone # 1: _____

Street / Mailing Address: _____

City, State, Zip: _____

E-mail: _____ Phone # 2: _____

Architect Information: (Please print)

Company / Business Name: _____

Contact: _____ Phone # 1: _____

Street / Mailing Address: _____

City, State, Zip: _____

E-mail: _____ Phone # 2: _____

Consultant Information: (Please print)

Company / Business Name: Joslin and Sons Signs

Contact: Mike Shea Phone # 1: 615-255-3463

Street / Mailing Address: 630 Murfreesboro Pike

City, State, Zip: Nashville, TN, 37210


E-mail: MikeShea@joslinsign.com Phone # 2: _____

To the Board of Zoning Appeals:

I would like to provide justification in support of my variance request for the placement of a Wall Sign representing my dermatology office, Harpeth Valley Dermatology, located on 990 Elliston Way, Suite 101, Thompson's Station, TN 37179. Although the proposed sign meets the zoning rules and restrictions as it pertains to a Wall Sign (proposed sign attached), our sign violates the "1 per frontage" rule given that our landlord at Shelter Insurance already has an existing Wall sign. Nevertheless, I am requesting a variance for the following reasons:

- a) The physical surroundings provide a visibility hardship for our business given that we are over 350 feet away from Columbia Pike. Additionally, we are located next to a construction site at the corner of Tollgate Blvd and Elliston Way that further obstructs visibility due to the presence of construction vehicles and machinery. Many of our patients are elderly and have to undergo skin cancer surgery at our clinic and thus do not need the additional burden, stress, and confusion of not finding our office on the day of their treatment.
- b) Our request is not applicable to the other businesses within our building as the pediatric office has been present for several years and has no interest in additional signage and the dentist office is located in the rear of the building. However, the presence of the Shelter Insurance sign on the building provides additional confusion to our patients looking for their dermatology clinic and thus an additional wall sign would alleviate this confusion.
- c) Our request in variance does not provide us with any special privilege as it pertains to other nearby buildings as I am sure the newly constructed spaces leased to future businesses off of Tollgate Blvd and Elliston Way will have the opportunity to identify themselves with a sign.
- d) Our request for a variance is minimal when considering that a wall sign identical to the style of the existing "Shelter Insurance" sign would be aesthetically pleasing. However, if we were to pick an alternative sign (ie Canopy, Awning, or Window Sign) as to not impose a variance and abide by the zoning regulations, this alternative would certainly be less aesthetically pleasing.
- e) An additional Wall sign would pose no detriment to public welfare and would instead be an asset for the community of patients we treat in Thompson's Station and beyond by easing visibility.
- f) Our sign would not impair any adjacent property given that the nearest adjacent building is over a hundred feet away. Our office location is off of main roads such as Columbia Pike and Tollgate Blvd thus there should be no increase in public street congestion nor will we pose any additional danger to the public by adding an additional wall sign.
- g) This hardship has not knowingly and intentionally been created by any person having interest in the property.

I would like the Board to consider that granting this minimal variance would enhance visibility to our patients and the people of the Thompson's Station community that we treat. Additionally, it would ease any confusion and frustration from those patient's visiting from outside the area. I look forward to hearing from you and know we can come up with a mutual resolution!



Pezhman Shoureshi, DO

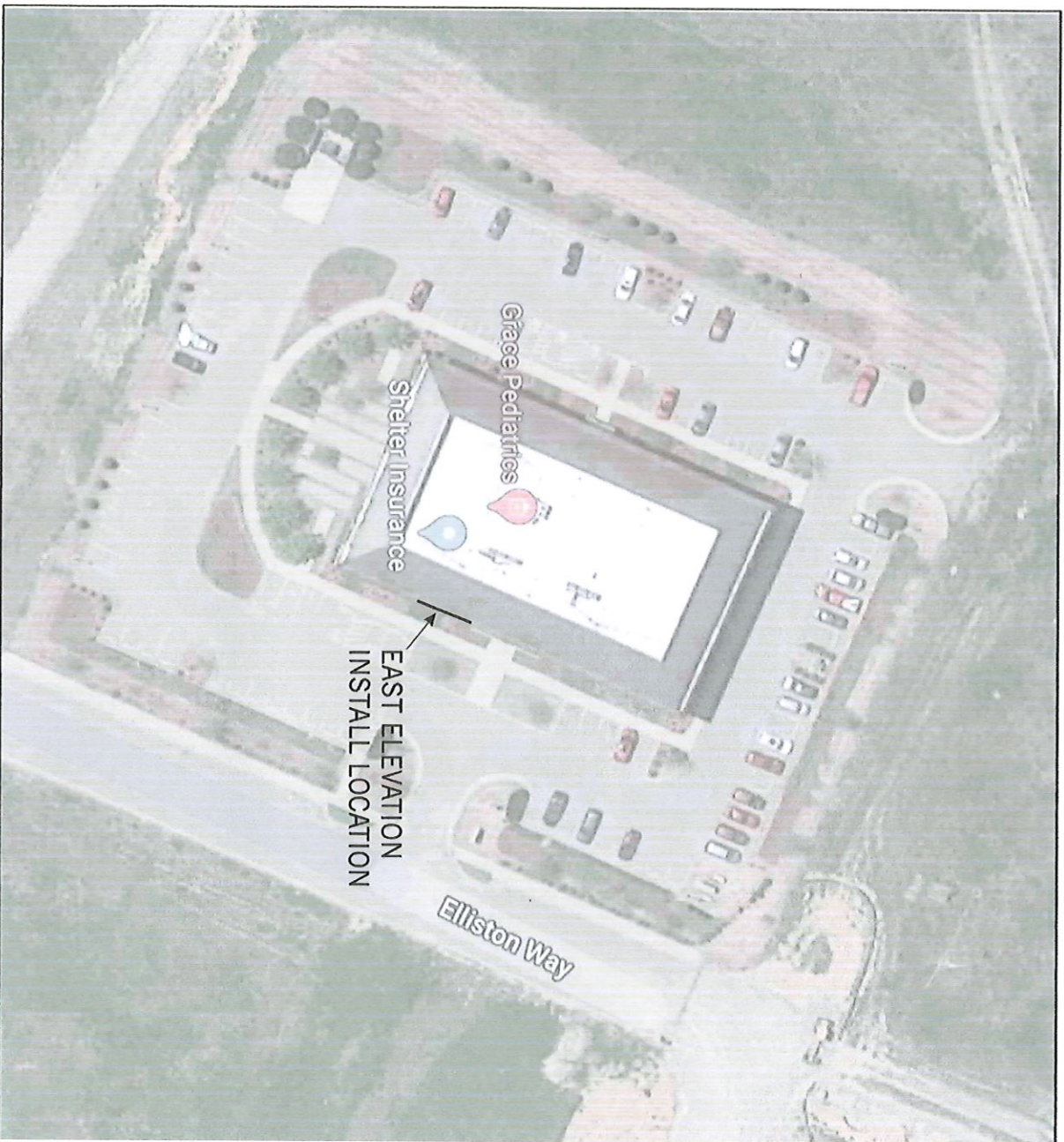
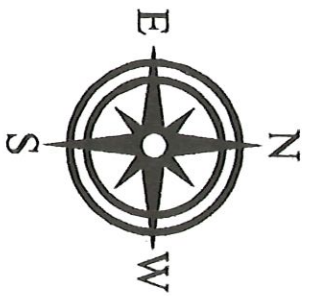


PHOTO RENDERING PAGE 2
SIGN DETAILS PAGE 3

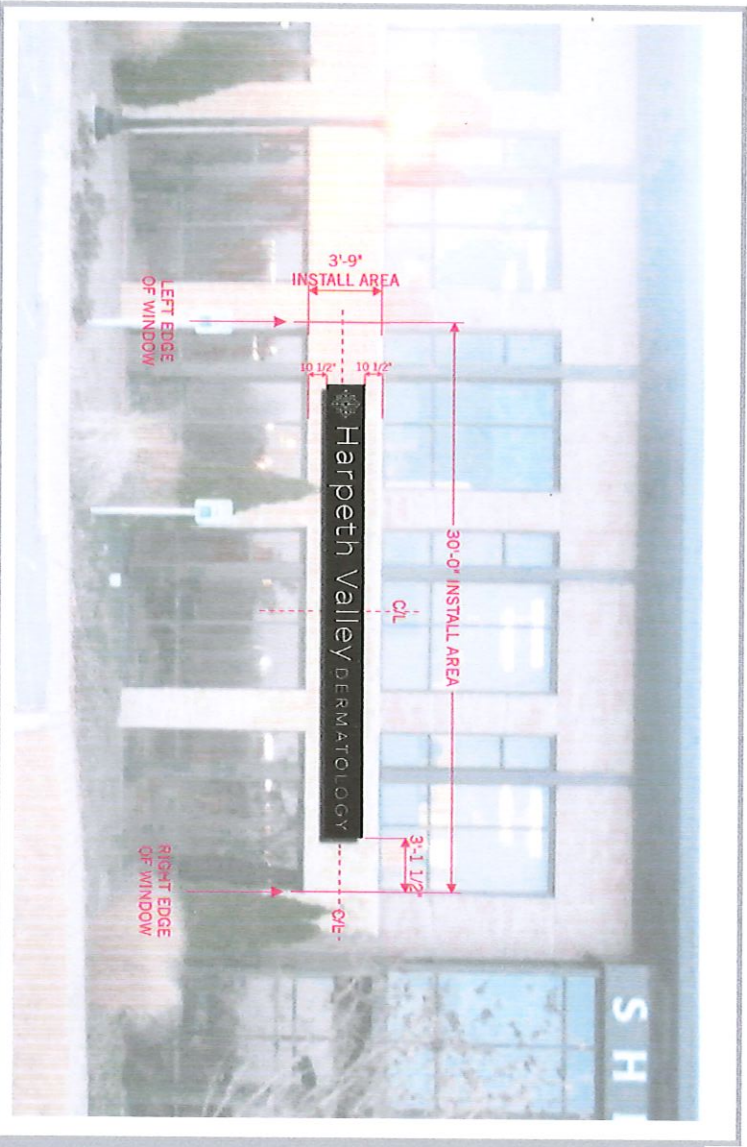


AERIAL VIEW SITE PLAN



CUSTOMER
PROJECT NAME

HARPER VALLEY DERMATOLOGY
990 ELLISTON WAY, STE 101
THOMPSON'S STATION 37179
DWG # **200533-S10**
DATE **8-07-20** 1/3
BY MIKE SHEA RC
QUOTE# **Q-099987**
WO-



SITE PHOTO SURVEY - PROPOSED SIGNAGE
EAST ELEVATION
47.5 SQ FT



HARPEETH VALLEY DERMATOLOGY

990 ELLISTON WAY, STE 101
 THOMPSON'S STATION 37179

DWG# **200533-S10**

DATE **8-07-20** 2/3

BY MIKE SHEA RC

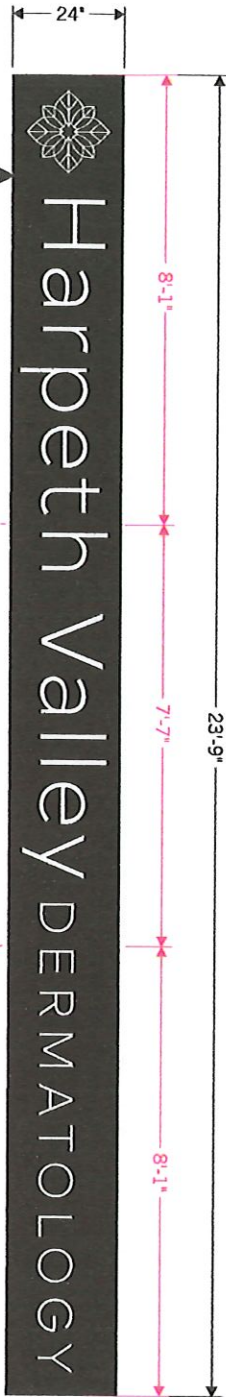
QUOTE# **Q-099987**

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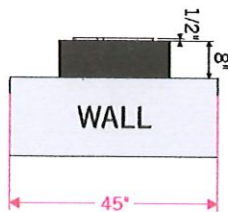
CUSTOMER
 PROJECT NAME

JOSLIN
 AND SON
 SIGNS

JOSLINSIGN.COM
 615.252.3463



FRONT VIEW
SCALE: 3/8"=1'-0"



SIDE VIEW
SCALE: 3/8"=1'-0"

- 1 8" DEEP ALUMINUM ANGLE FRAME CABINET
W/ ROUTED FACES AND 1/2" WHITE PUSH THRU ACRYLIC COPY AND LOGO
WHITE LED ILLUMINATION

FACE AND RETURNS PAINTED SATIN BLACK
HINGED FACES FOR SERVICE
SLIDE OUT PANELS FOR LED'S

47.5 SQ FT

ELECTRICAL NOTES
ELECTRICAL IN J. BOX
INSIDE CAB CONNECTED
TO PRIMARY LEADS:
POWER-POWER
NEUTRAL-NEUTRAL
GROUND-GROUND
THIS SIGN IS SUBJECT TO ALL APPLICABLE REGULATIONS
AND THE REQUIREMENTS OF ALL LOCAL, STATE AND FEDERAL
ELECTRICAL CODES AND REGULATIONS. THE SIGN
AND ELECTRICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE
WITH ALL APPLICABLE REGULATIONS.

JOSLIN AND SON SIGNS
DIE 252 3463
WWW.JOSLINSIGNS.COM

<input type="checkbox"/>	SATIN BLACK
<input type="checkbox"/>	WHITE LED
<input type="checkbox"/>	#7328 ACRYLIC
CUSTOMER	
PROJECT #	

HARPEETH VALLEY DERMATOLOGY	
990 ELLISTON WAY STE 101 THOMPSON'S STATION 37179	
Q#	200533-S10
DATE	8-07-20
BY	3/3
QUOTE#	Q-099987
QUOTE#	Q-099987
BY	MIKE SHEA RC

W0-
FABRICATE/INSTALL ONE(1)
LED-ILLUM. CABINET
WITH .5" ACRYLIC
PUSH THROUGH