

16VARIANCE1063

1921 Bishop Lane



Louisville Metro Board of Zoning Adjustment

Public Hearing

Ross Allen, Planner I

September 6, 2016

Request(s)

- **Variance:** from the Land Development Code section 8.3.3.A.10.d to allow a freestanding sign to exceed the height and area as allowed from table 8.3.2 for the Suburban Workplace Form District.

Location	Requirement	Request	Variance
Area	60 sf.	217 sf.	157 sf.
Height	12 ft.	67 ft.	55 ft.

Request(s)

Waiver: from the Land Development Code section 8.3.3.B.3 to allow more than one freestanding sign on a lot fronting one local road, Bishop Lane.

Case Summary / Background

- The subject site is zoned OR-3 in a Suburban Workplace Form District and bounded by Interstate 264 on the North and western sides and by Bishop Lane on the South and East.
- The applicant will be replacing an existing sign with an approximate area of 164.14 sf. with a new sign of approximately 215.71 sf. along the rear of the property adjacent to I-264. There will be two other signs along Bishops Lane. As a result a waiver is requested.

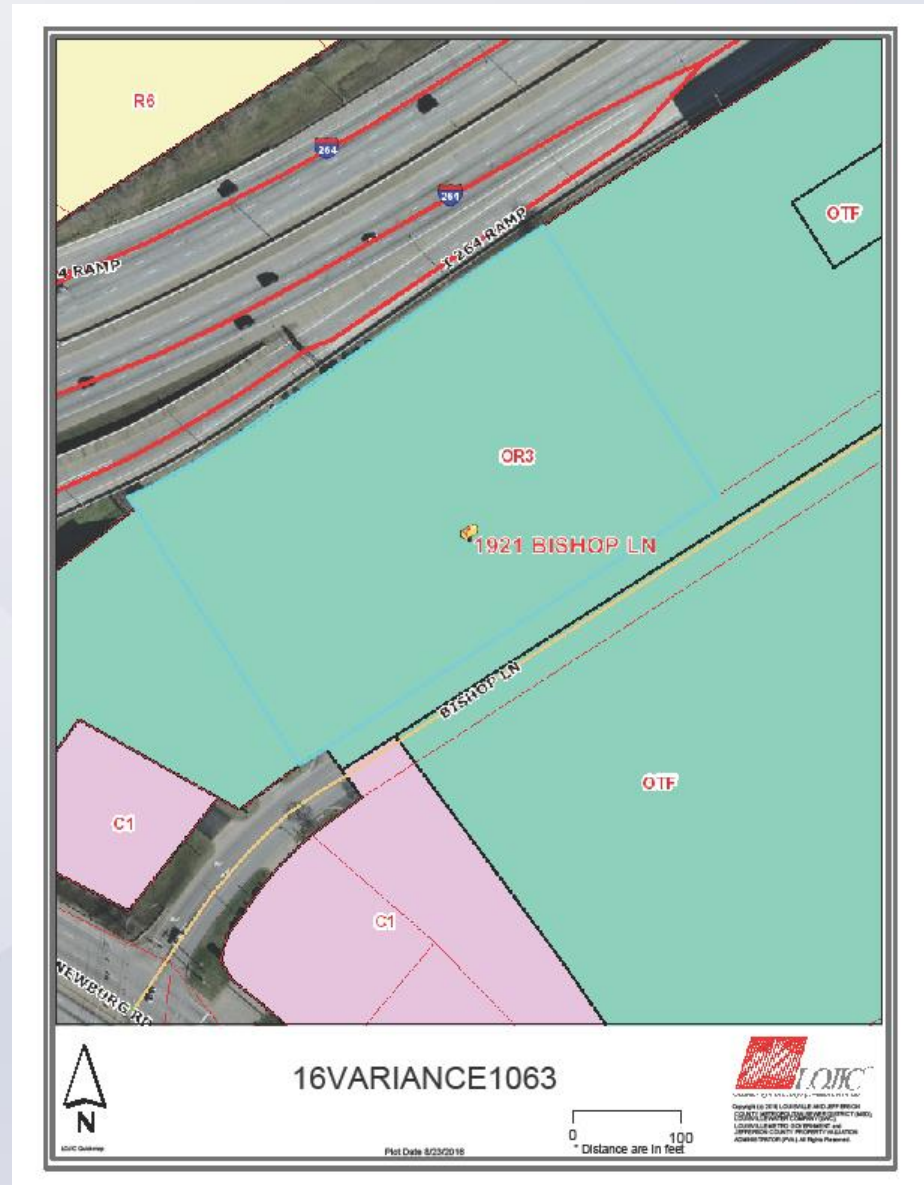
Zoning/Form Districts

Subject Property:

- Existing: OR-3/Suburban Workplace
- Proposed: OR-3/Suburban Workplace

Adjacent Properties:

- North: R-1/Suburban Workplace
- South: OR-3/Suburban Workplace
- East: OTF/Suburban Workplace
- West: OR-3/Suburban Workplace



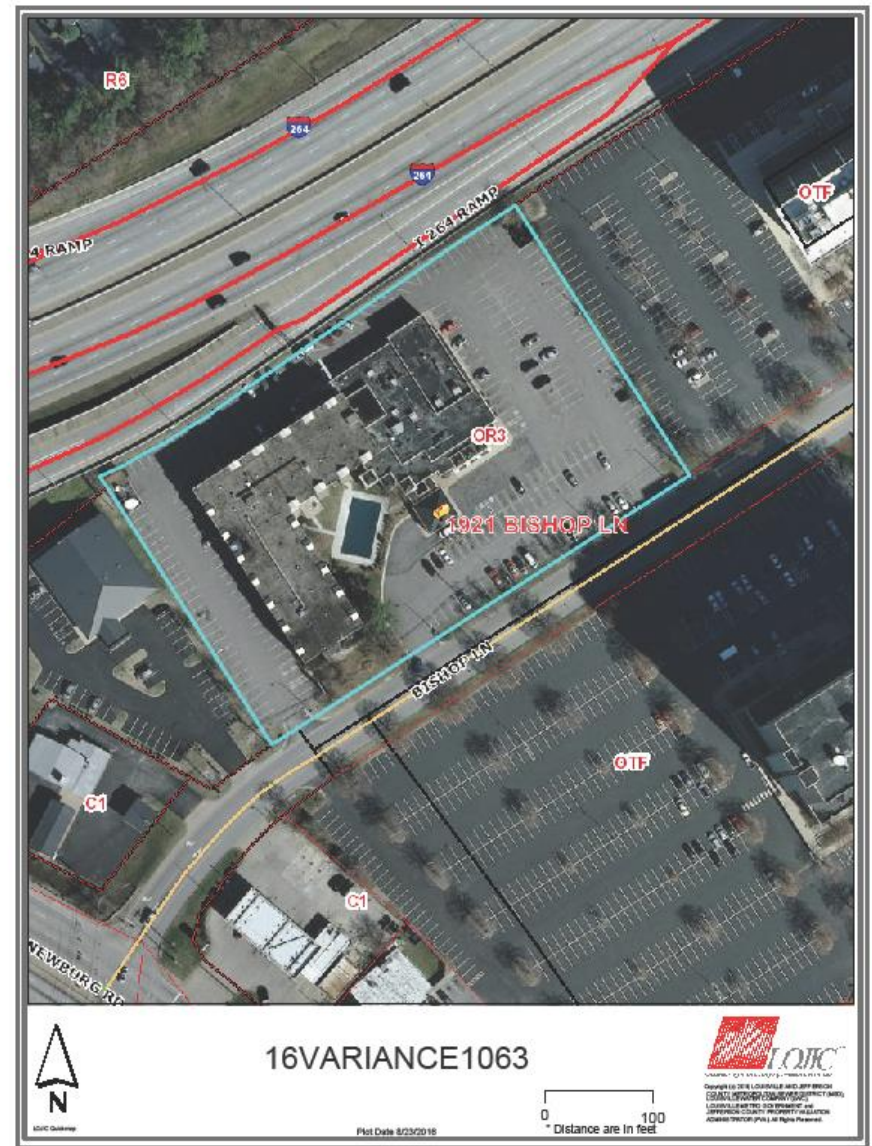
Aerial Photo/Land Use

Subject Property:

- Existing: Commercial
- Proposed: Commercial

Adjacent Properties:

- North: Interstate Right of Way (I-264)
- South: Commercial
- East: Commercial
- West: Commercial



Site Photos-Subject Property



Looking at the freestanding sign from the Newburg overpass looking east along I-264

Site Photos-Subject Property



The existing freestanding sign to be removed, located at the southwest corner of the subject property.

Site Photos-Subject Property

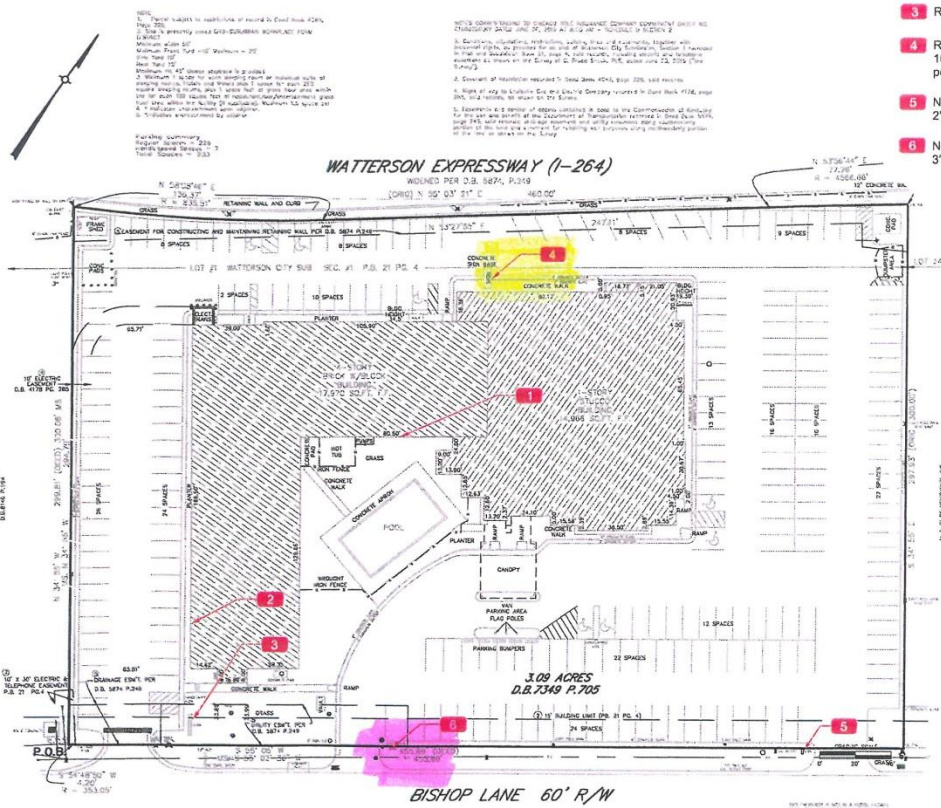


The freestanding sign located along Bishop Lane, one of two signs the for the waiver request.

Surrounding-Subject Property



Applicant's Site Plan



Recommendations

- 1 New XL-LM-L-3W Building Letters, Linear, w/ 3'-1" Monogram, White Faces
- 2 New XL-LM-L-3W Building Letters, Linear, w/ 3'-1" Monogram, White Faces
- 3 Remove & Do Not Replace Existing Pylon Sign
- 4 Reuse Existing XHR-217 Highway Sign, D/F, Int. Illum., 10'-4" x 20'-10 1/2", (Mount on existing poles if possible per Engineering Analysis)
- 5 New XDGI-1 Ground Sign, D/F, Int. Illum., 11' x 2'-1", 2'-8" Overall Height
- 6 New XP-20 Directional Pylon Sign, D/F, Int. Illum., 3'-1" x 6'-3 1/4", 7'-0" Overall Height



InterContinental Hotels Group

Intercontinental Hotels Group
Three Ravinia Drive
Suite 100
Atlanta, GA 30346-2149

Louisville

1921 Bishop Lane
Louisville, KY 40218
Site Number:
Inn Code: SDFBL

Site Plan and Photo Key
Scale: N.T.S.

DRAWING NAME
LOUISVILLE KY REC DOC 7

PREPARED BY

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Elevation



Existing Double-Faced Internally Illuminated Hi-Rise Sign



Proposed Double-Faced Internally Illuminated XHR-217 Highway Sign
(217 sq. ft.)

(Note: Proposed sign mounted on existing poles is contingent on Professional Engineering analysis confirming adequacy of pole, foundation and all structural components to meet the required codes)

Refurbishing this sign is approved provided that all of the following requirements are met:
 The sign must be sent to the vendor's shop to be refurbished.
 Refurbishment will include repainting, replacing faded/damaged faces and re-lamping of highway sign.
 The Escutcheon will have to be replaced to accommodate the double-pole structure.



InterContinental Hotels Group

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 Three Ravinia Drive
 Suite 100
 Atlanta, GA 30346-2149

Louisville
 1921 Bishop Lane
 Louisville, KY 40218
 Site Number:
 Inn Code: SDFBL

Recommendation Drawing

DRAWING NAME
 LOUISVILLE KY REC DOC 7

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Conclusions

- The variance and waiver request appear to be adequately justified and meet the standard of review.
- The Board of Zoning Adjustment must determine if the proposal meets the standard of review for granting a variance as established in the Land Development Code from section 8.3.3.A.10.d and a waiver from section 8.3.3.B.3 to allow a proposed new sign face to exceed the area/height requirements for a freestanding sign and to allow more than one sign on the subject site.

Required Actions

- **Variance:** from the Land Development Code section 8.3.3.A.10.d to allow a freestanding sign to exceed the height as found in table 8.3.2 for the Suburban Workplace Form District. Approve/Deny
- **Waiver:** from the Land Development Code section 8.3.3.B.3 to allow more than one freestanding sign on a lot fronting one local road, Bishop Lane. Approve/Deny