

18VARIANCE1104

Dixie Highway Sign Variance

10501 Dixie Highway



Louisville Metro Board of Zoning Adjustment

Public Hearing

Chris French, Planning Supervisor

December 17, 2018

Requests

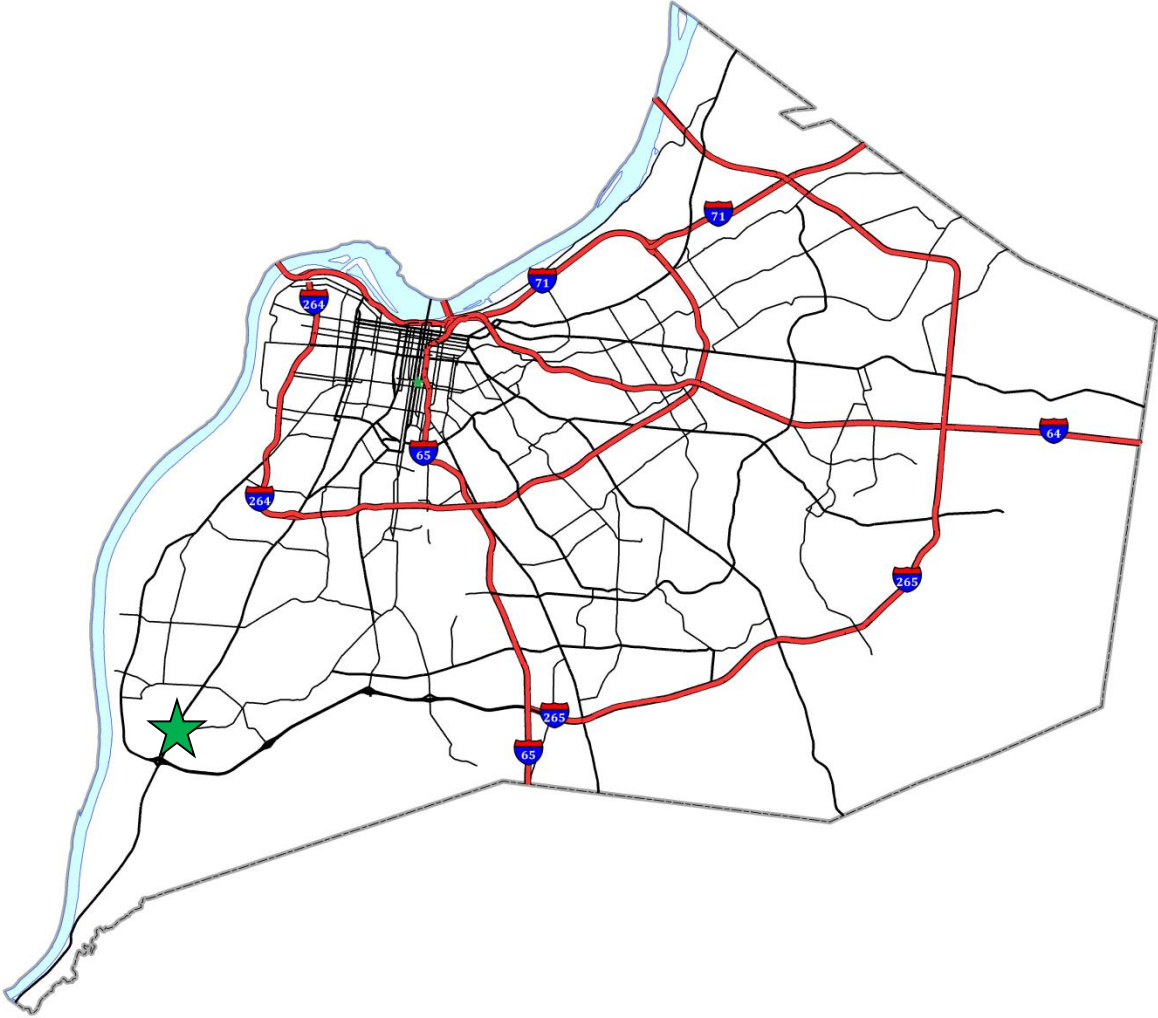
- **Variance:** from Land Development Code table 8.3.2 to allow a freestanding sign to exceed the allowed maximum sign area

Location	Requirement	Request	Variance
Sign Area	100 sq. ft.	104 sq. ft.	4 sq. ft.

Case Summary / Background

- The property is currently used as a gas station
- The property is located within the Suburban Marketplace Corridor Form District
- The sign replaces an existing freestanding sign, which is 120 sq. ft. in area and 22 feet in height
- The proposed sign will be 104 square feet in area and 24 feet in height
- A variance is required to allow the sign to be 104 square feet. The maximum sign area permitted by the LDC is 100 square feet
- The LDC permits the new sign to be 24 feet in height

Location Map



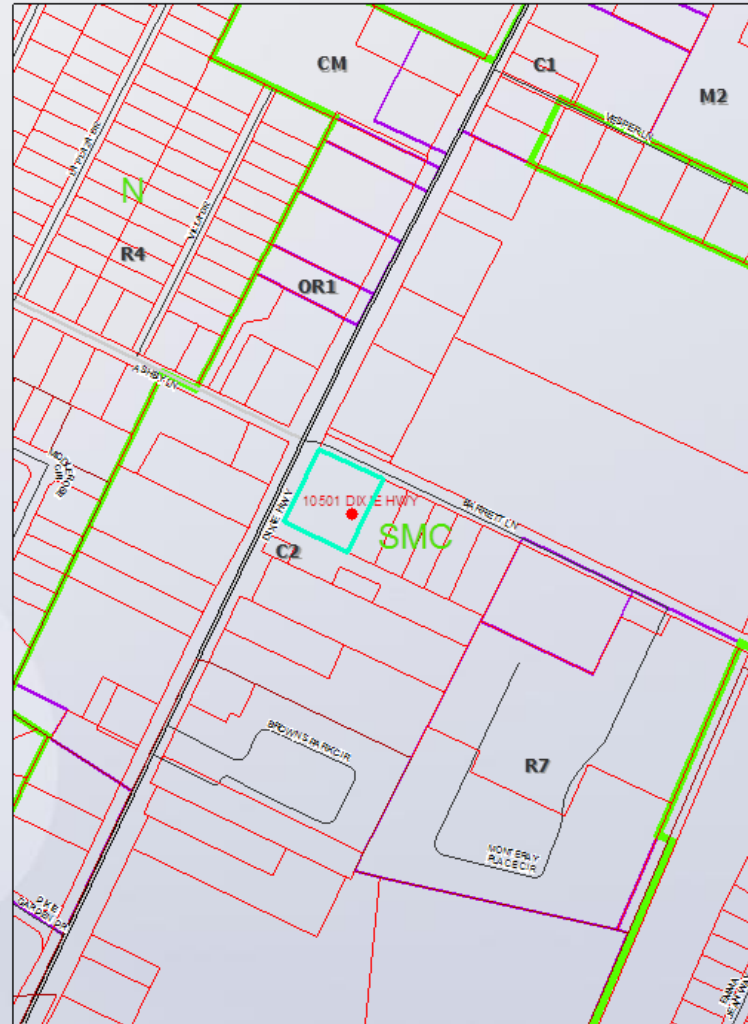
Zoning/Form Districts

Subject Property:

- Existing: C-2/Suburban Marketplace Corridor

Adjacent Properties:

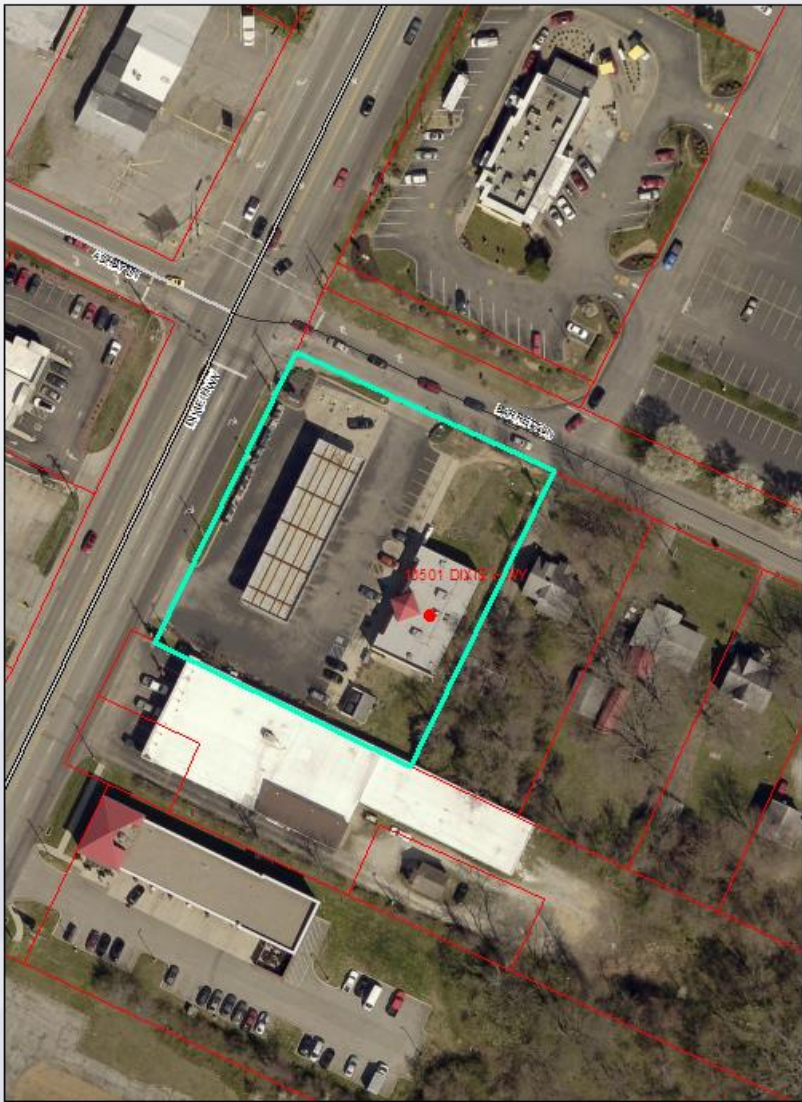
- North: C-2/ Suburban Marketplace Corridor
- South: C-2/ Suburban Marketplace Corridor
- East: C-2/ Suburban Marketplace Corridor
- West: C-2/ Suburban Marketplace Corridor



10501 Dixie Highway
480
Feet



Aerial Photo



Proposed Sign





11/30/2018 10:49

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WINNER
FURNITURE

01/28/2018 15:49

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Conclusions

- The variance request to exceed the maximum area appears to be adequately justified and meets the standard of review.

Required Actions

- **Variance:** from Land Development Code table 8.3.2 to allow a sign to exceed the allowable sign area.
Approve/Deny

Location	Requirement	Request	Variance
Sign Area	100 sq. ft.	104 sq. ft.	4 sq. ft.