

# 18VARIANCE1084 1121 E. Washington Street



Louisville Board of Zoning Adjustment Public Hearing

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October 29, 2018

# Request

- **Variance** to permit permanent attached signs to exceed the permitted height in a Traditional Neighborhood form district (LDC Table 8.3.2.)

| Location                           | Requirement | Request     | Variance    |
|------------------------------------|-------------|-------------|-------------|
| North facade overlooking floodwall | 60 sq ft    | 274.5 sq ft | 214.5 sq ft |
| East facade toward I-64            | 60 sq ft    | 382.8 sq ft | 322.8 sq ft |

# Case Summary/Background

- Site located on the north side of E. Washington Street between Buchanan and Cabel Streets
- Adjoined by industrial uses to the north, east and west and to a commercial use to the south
- Located within the Butchertown Historic Preservation District; Certificate of Appropriateness has been granted
- Sign on north wall faces EZ-1 zone
- Sign on east wall located 475 ft from nearest residence
- Signs are not illuminated
- While the signs exceed the size permitted in a Traditional Neighborhood, the use of the site and the current structures were permitted subsequent to the site's form district designation

# Zoning / Form District

## Subject Site

Existing: EZ-1/Traditional  
Neighborhood

Proposed: To remain as existing

## Adjoining Sites

North/East/West: EZ-1/Traditional  
Neighborhood

South: M-3/Traditional Neighborhood



# Land Use

## Subject Site

Existing: Commercial

Proposed: To remain as existing

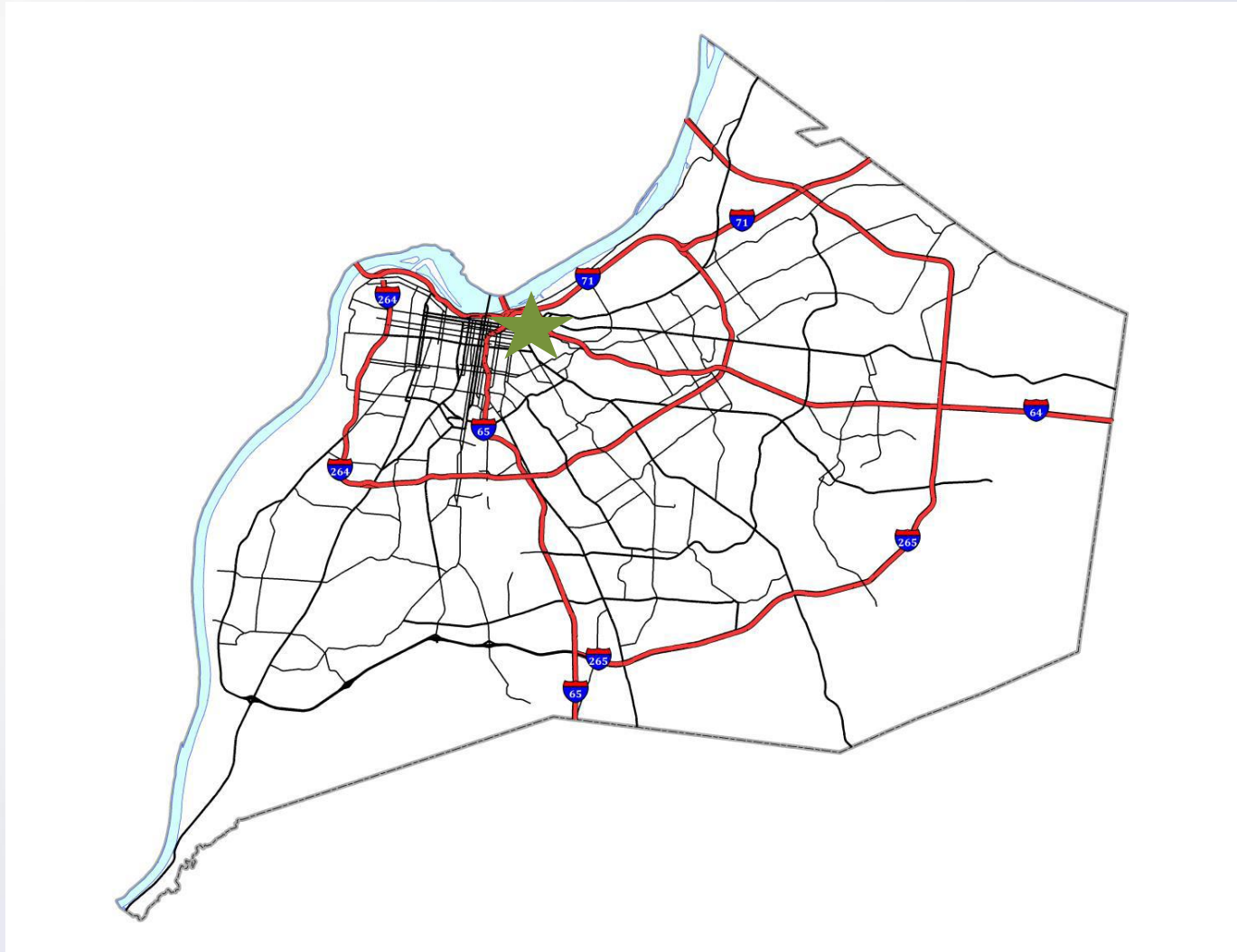
## Adjoining Sites

North/East/West: Manufacturing

South: Commercial



# Site Location



# Site Plan



North Facade Sign

East Facade Sign

# Site Photos



Adjoining Property to East



# Site Photos



Adjoining Property to West

# Site Photos



Across Street to South

# Site Photos



At Rear to North

# Proposed Sign



Existing

RECEIVED  
AUG 27 2018  
PLANNING &  
DESIGN SERVICES

2" Aluminum Fabricated Letters  
Stud Mounted to Corrugated Metal Wall



4'-1 3/4"

37'-0"

2'-9 1/2"

7'-6"

Copper (to match Customer Specs)

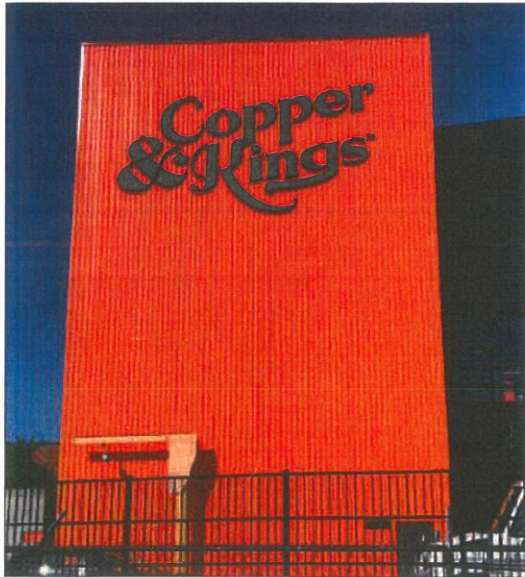
Black

TM

# Sign Location



# Proposed Sign





Existing

RECEIVED  
AUG 27 2018  
PLANNING &  
DESIGN SERVICES

2" Aluminum Fabricated Letters  
Stud Mounted to Corrugated Metal Wall



-  Copper (to match Customer Specs)
-  Black

# Sign Location



# Conclusions

- Staff finds that the requested variances are adequately justified and meet the standard of review
- Based upon the information in the staff report, the testimony and evidence provided at the public meeting, the Board of Zoning Adjustment must determine if the proposal meets the standards established in the LDC for the requested variance



# Required Action

## Approve or Deny

- **Variance** to permit permanent attached signs to exceed the permitted height in a Traditional Neighborhood form district (LDC Table 8.3.2.)

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