

Board of Zoning Adjustments
Staff Report
December 17, 2018



Case No:	18WAIVER1048
Project Name:	Michter's Sign
Location:	801 West Main Street
Owner(s):	Fort Nelson Real Estate, LLC
Applicant:	Michter's Distillery, LLC
Jurisdiction:	Louisville Metro
Council District:	4 – Barbara Sexton Smith
Case Manager:	Chris French, AICP, Planning Supervisor

REQUEST(S)

- Sign Authorization for a sign not attached to a building facade

CASE SUMMARY/BACKGROUND

The applicant requests an exceptional sign review in accordance with LDC section 8.4.1.C.3 for a sign authorization to allow a sign to be attached to an external staircase located at the rear of the building. The proposed sign is 460 square feet in area. The subject property is zoned M-2 and is located within the Downtown Form District and the West Main Preservation District.

STAFF FINDING / RECOMMENDATION (Recommendations for COA's only)

The sign is consistent with other signs approved to be located on the building façade. The proposed sign authorization meets the standard of review.

TECHNICAL REVIEW

None

RELATED CASES

Case #: 16086 – A rezone from C-3 to M-2

The applicant submitted an application for a sign permit and Certificate of Appropriateness for this subject sign, as well as other signs not subject to this review (Case #SI1080181). A Certificate of Appropriateness was approved on 11/20/2018.

INTERESTED PARTY COMMENTS

No comments received

STANDARD OF REVIEW AND STAFF ANALYSIS FOR WAIVER

- (a) The waiver will not adversely affect adjacent property owners; and

STAFF: The proposed sign is visually consistent with the architecture, colors, and overall design of the building and surrounding buildings. Therefore, the sign will not adversely affect adjacent property owners.

- (b) The waiver will not violate specific guidelines of Cornerstone 2020; and

STAFF: The proposed sign is in conformance with the underlying form district as described within Cornerstone 2020 and all other applicable guidelines of the plan.

- (c) The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant; and

STAFF: The proposed sign is appropriately visible to surrounding properties and public rights-of-way. The waiver is the minimum necessary to afford relief to the applicant to allow the placement of a sign on the building that is consistent with other signs approved for the structure.

- (d) Either:

(i) The applicant has incorporated other design measures that exceed the minimums of the district and compensate for non-compliance with the requirements to be waived (net beneficial effect); OR

(ii) The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.

STAFF: The strict application of the regulations would not allow the sign to be placed in this location and would create an unnecessary hardship. The sign type and design are consistent with other signs approved for placement on the building.

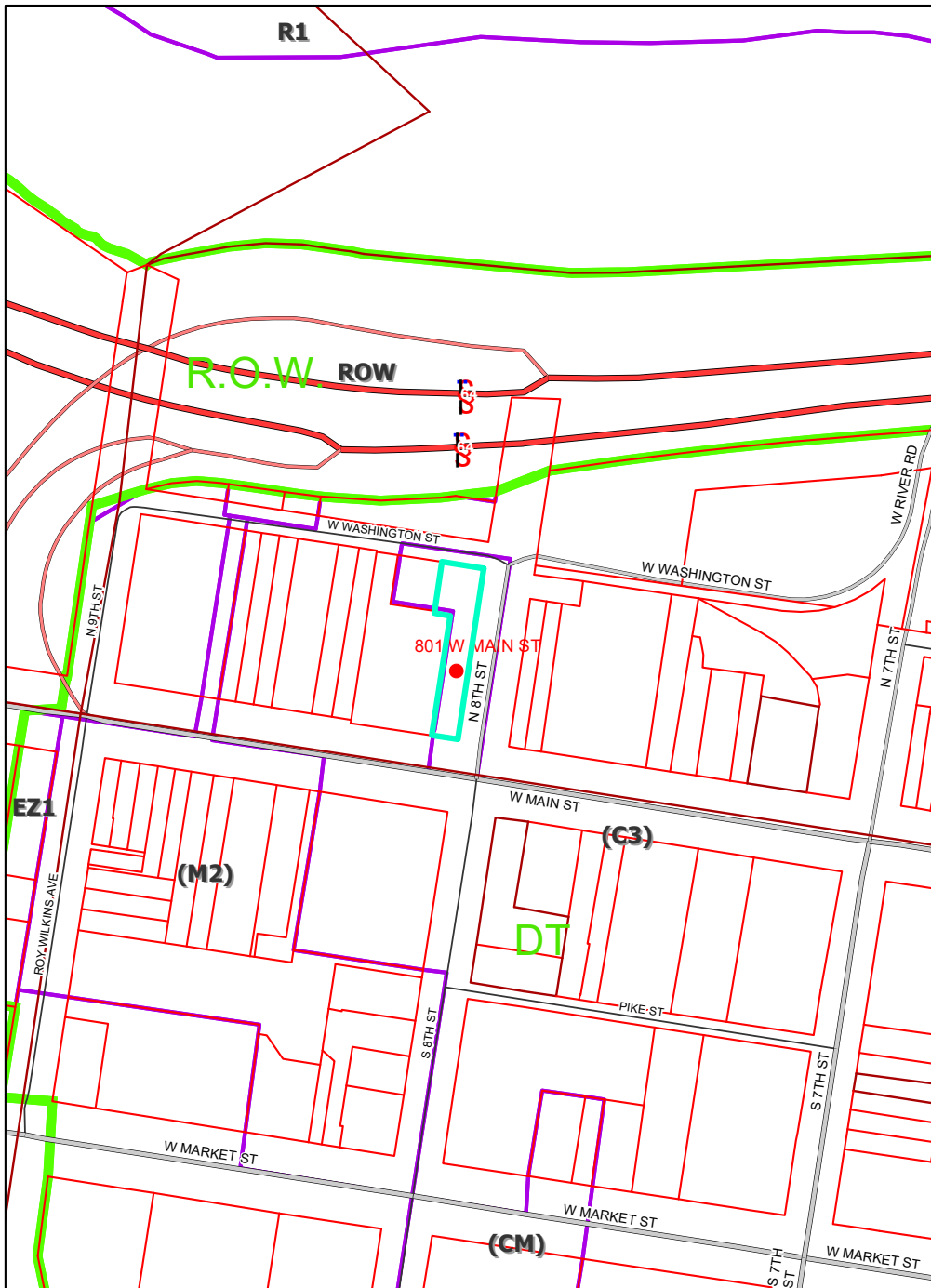
NOTIFICATION

Date	Purpose of Notice	Recipients
November 29, 2018	Hearing before the Board of Zoning Adjustments	1 st and 2 nd tier adjoining property owners Speakers at Planning Commission public hearing Registered Neighborhood Groups in Council District 4

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph
3. Site Photographs

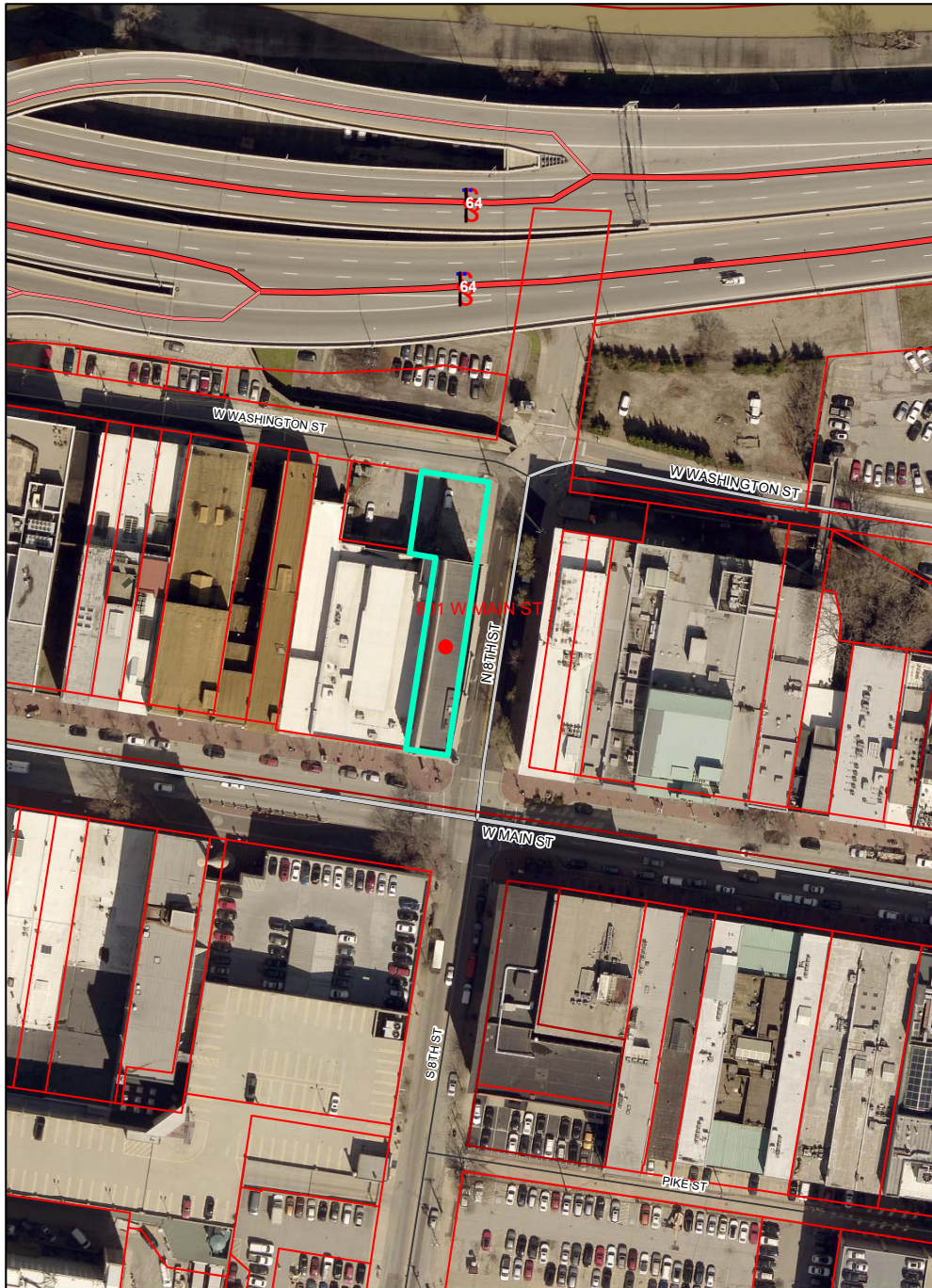
1. Zoning Map



801 W Main Street
240
Feet



2. Aerial Photograph



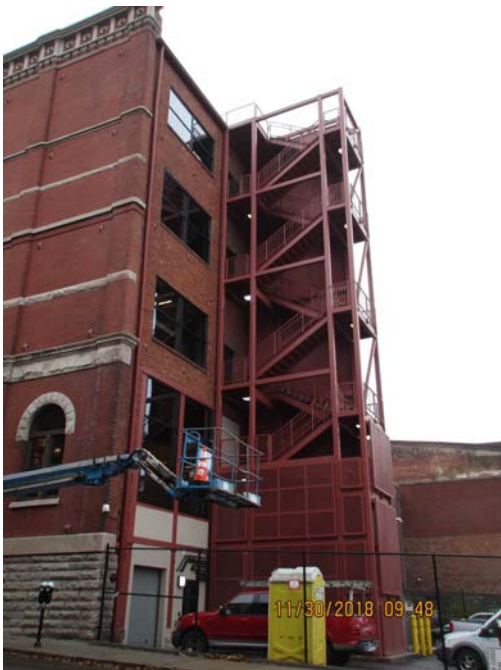
801 W Main Street
150
Feet



3. Site Photographs



Front of building from Main Street



Side of external stair case as seen from 7th Street



Staircase with proposed sign shown