

21-VARIANCE-0153

3600 Dutchmans Lane



Louisville Board of Zoning Adjustment Public Hearing

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December 6, 2021

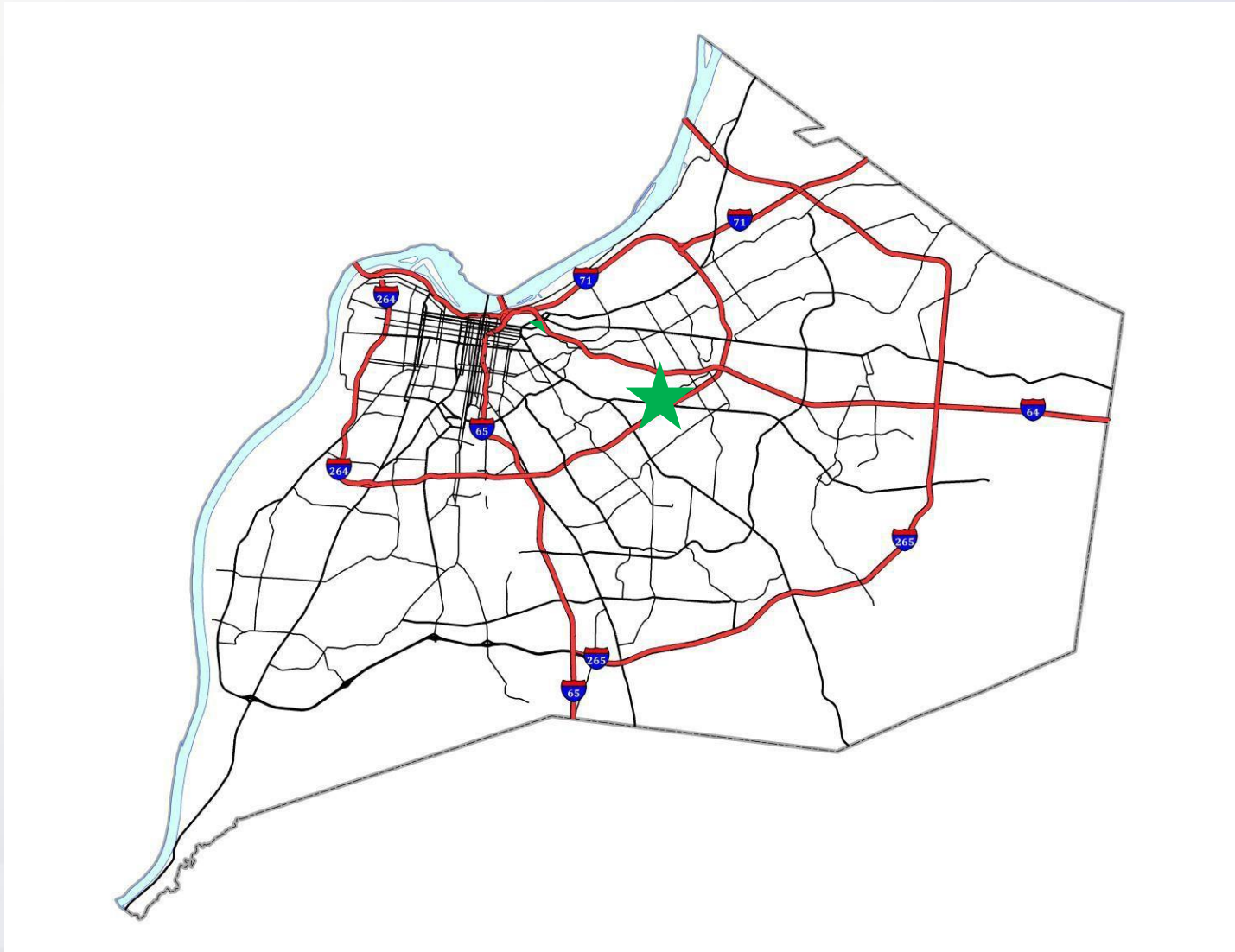
Request

VARIANCE to permit an attached sign to exceed the permitted size in a Neighborhood form district (LDC Table 8.3.2. Neighborhood)

Case Summary/Background

- Neighborhood form district; zoned OR-3/R-5
- Proposed sign to be placed on new building under construction, along I-264 property frontage
- Nearest use zoned OR-3; in office use
- Nearest residential use (R-7), approx. 450ft away

Site Location



Zoning/Land Use

Subject Site

Institutional

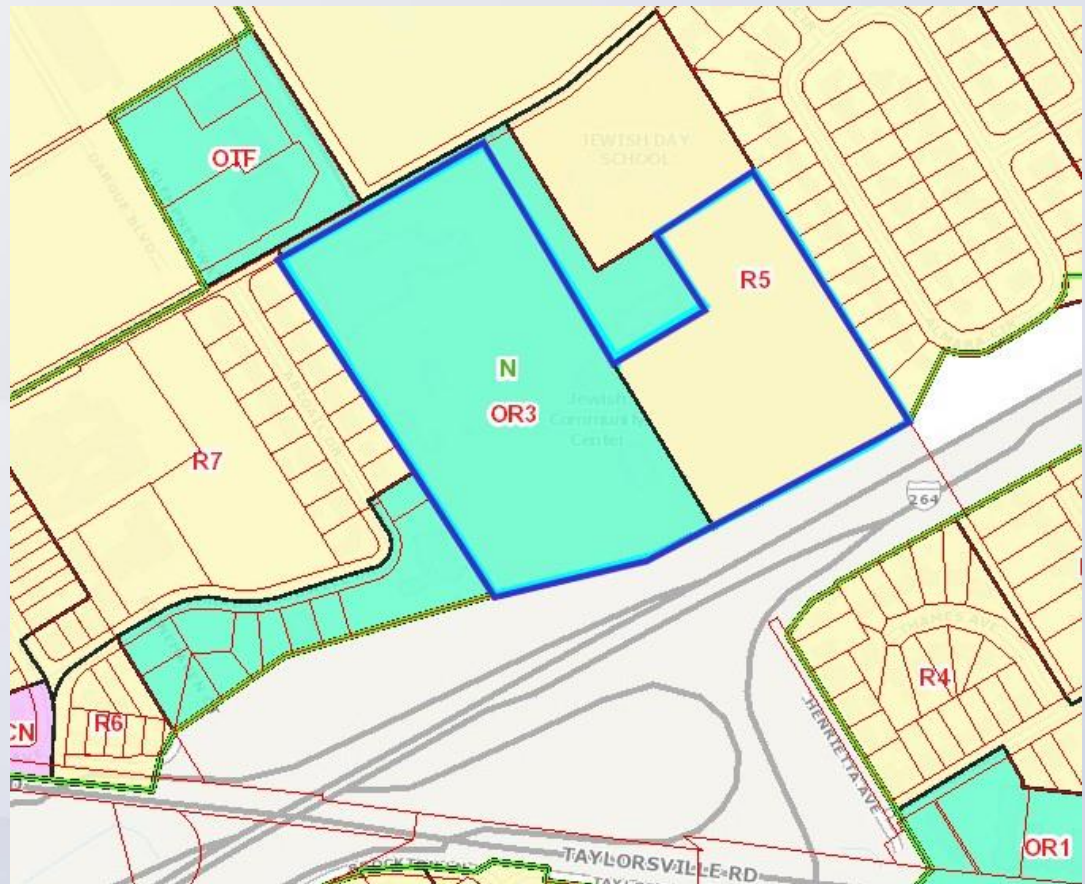
Adjoining Sites

North: Office, golf course, institutional

South: I-264

East: Institutional, single-family residential

West: Commercial, multi-family residential



Aerial View



Site View

from Dutchmans Lane

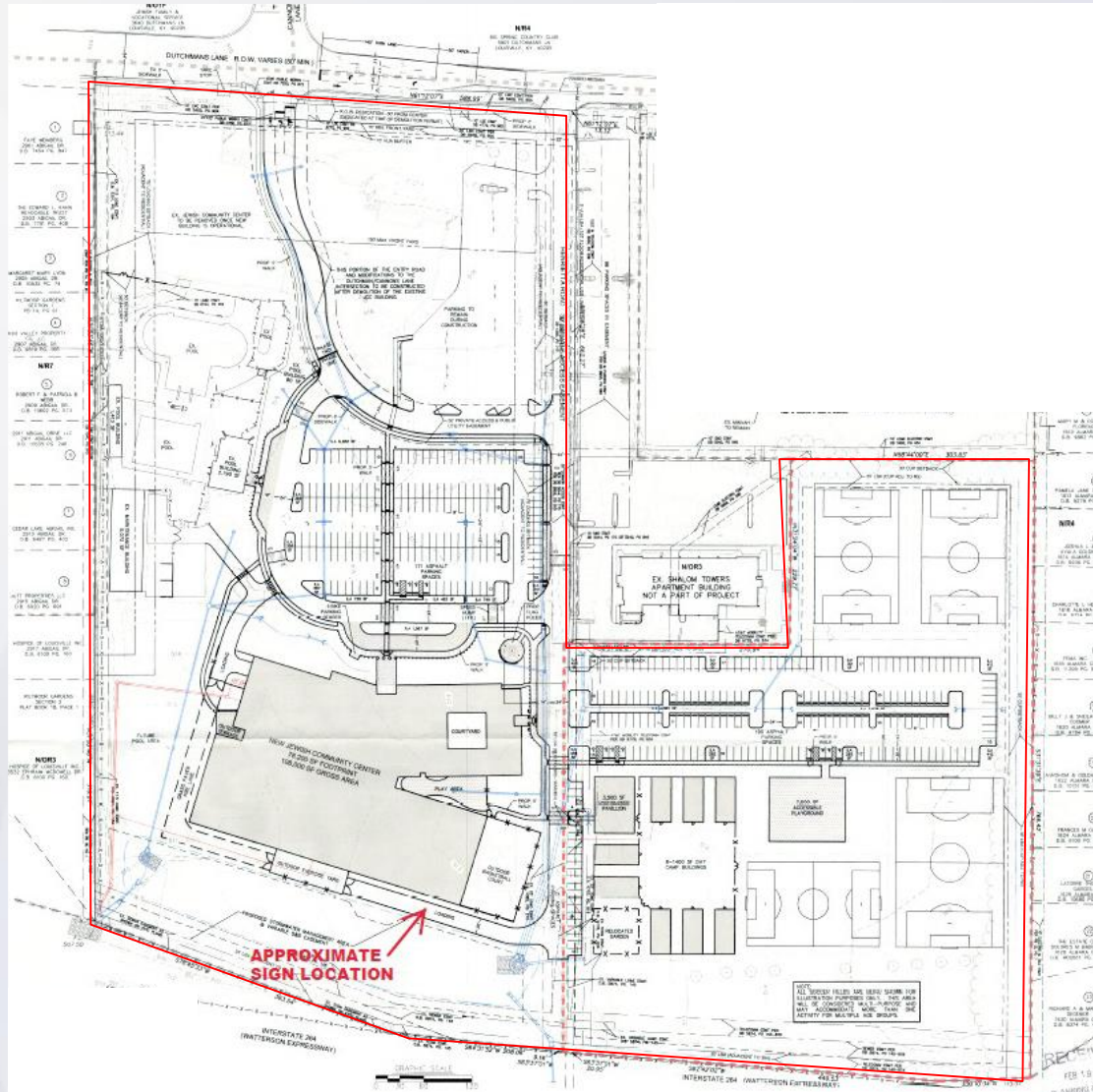


Site View

from I-264



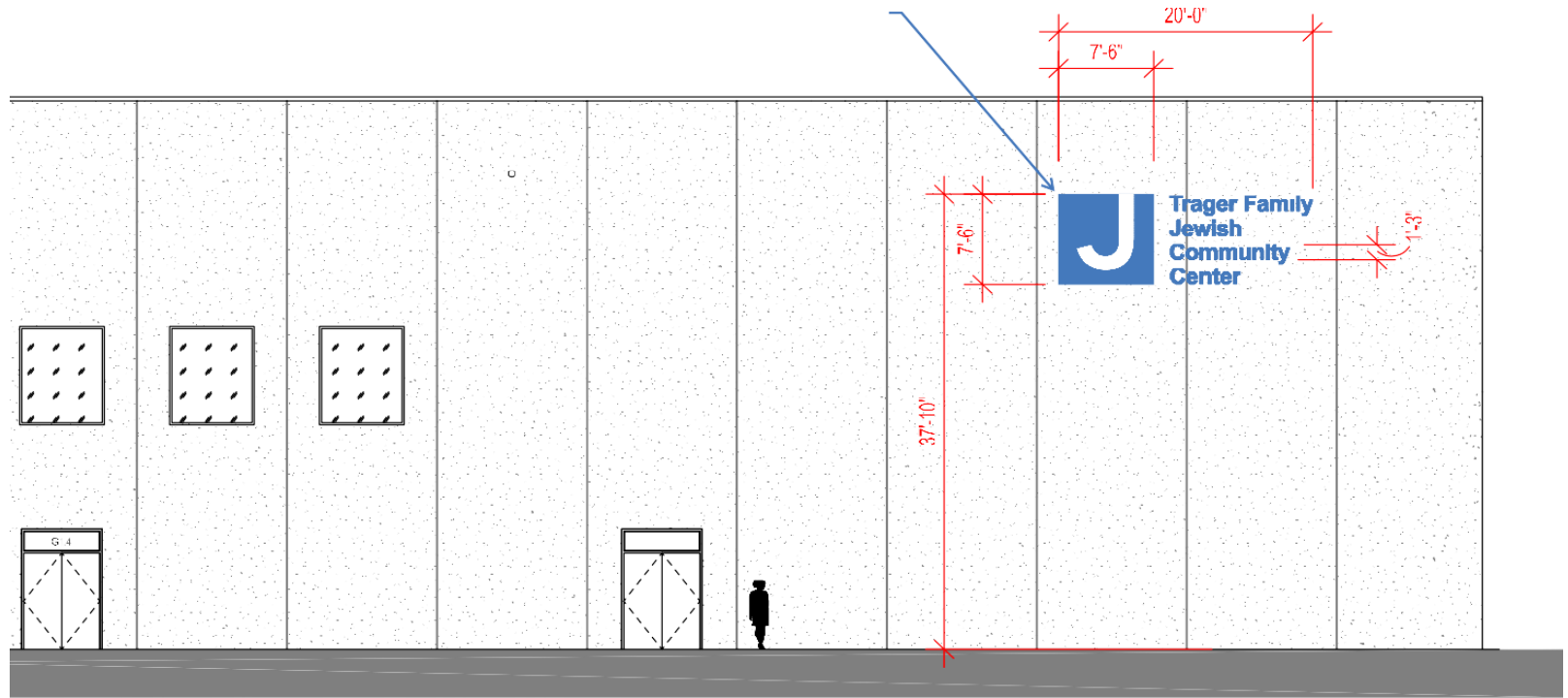
Development Plan



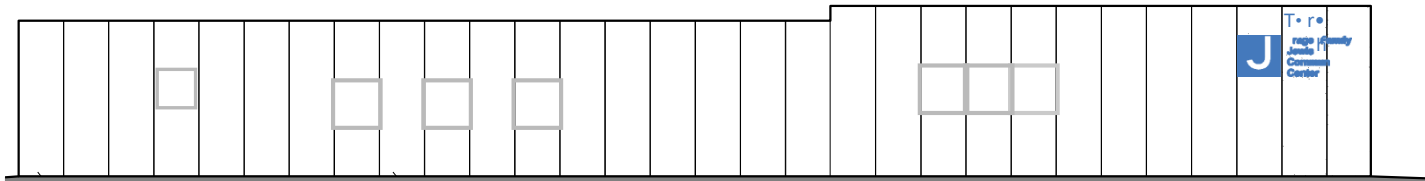
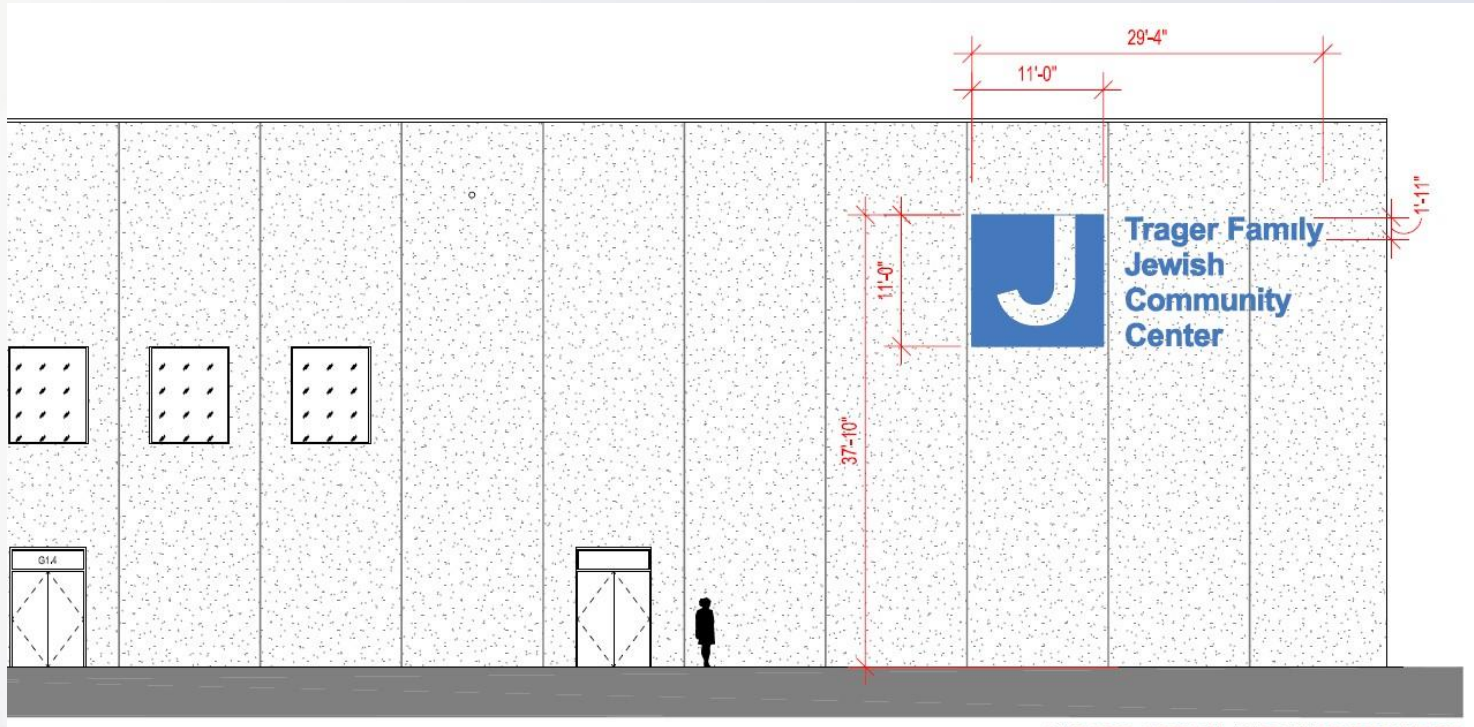
Proposed Sign Location



Permitted Sign



Proposed Sign



Conclusions

- Proposed sign will not adversely affect adjacent property owners or residential uses in the vicinity
- Request is justified by unusual site characteristics
- Proposed sign does not violate Plan 2040
- Proposal meets all LDC regulations and standards with the exception of the requested variance

Required Action

APPROVE or DENY

VARIANCE to permit an attached sign to exceed the permitted size in a Neighborhood form district (LDC Table 8.3.2. Neighborhood)