

Board of Zoning Adjustment

Staff Report

October 16, 2023



Case No:	23-VARIANCE-0139
Project Name:	UPS Attached Sign
Location:	4525 Crittenden Drive
Owner(s):	Regional Airport Authority of Louisville
Applicant:	United Parcel Service
Representative:	Jerrica Grance, Blair Image Elements
Jurisdiction:	Louisville Metro
Council District:	21 – Betsy Ruhe
Case Manager:	Heather Pollock, Planner I

REQUEST(S)

- **Variance** of Land Development Code (LDC), Section 8.3.3, Table 8.3.2 to allow a freestanding sign to exceed the maximum area permitted.

CASE SUMMARY

The property is in multiple zoning districts, including R-6, C-1, C-2, C-3, CM, and M-2. It is in the Suburban Workplace Form District. This property is 85.74 acres, and it is adjacent to I-264 to the north and Muhammad Ali International Airport to the east. The applicant is requesting to install a 1092 sq. ft. attached sign on the west façade, which faces Crittenden Drive.

Related Cases

09-029-83 and 09-030-83: Changes in zoning for a portion of the subject property from R-6 to C-2.

STAFF FINDING

Staff finds that the variance is adequately justified based on staff's analysis contained in the standards of review.

TECHNICAL REVIEW

Requirements for attached signs in Suburban Workplace Form District

Attached Sign in Suburban Workplace Form District	Permitted	Proposed
Total Sign Area	Maximum 750 sq. ft.	1092 sq. ft.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR SIGN VARIANCE

- (a) The variance will not adversely affect the public health, safety, and welfare, will not alter the essential character of the general vicinity, and will not cause a hazard or a nuisance to the public, nor will it allow an unreasonable circumvention of the requirements of the zoning regulations.

STAFF: The requested variance will not adversely affect the public health, safety and welfare and will not cause a hazard or a nuisance to the public, nor will it allow an unreasonable circumvention of the requirements of the zoning regulations as the sign will not impact the safe movement of pedestrians and vehicles. The proposed sign area is compatible with the scale of the building and subject site. The façade the sign will be attached to is 71,560 sq. ft.

- (b) The requested variance arises from special circumstances which do not generally apply to land in the general vicinity or in the same zone.

STAFF: The requested variance arises from special circumstances which do not generally apply to land in the general vicinity or in the same zone as the subject site is large as is the façade the sign will be attached to.

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

STAFF: Strict application of the regulations would create an unnecessary hardship on the applicant as the proposed sign is in character with the existing development on the site and with the surrounding Industrial uses.

- (d) The circumstances are not the result of actions taken by the applicant subsequent to the adoption of the zoning regulation from which relief is sought.

STAFF: The circumstances are not the result of actions of the applicant taken subsequent to the adoption of the zoning regulations as work has not begun on the proposed sign for which the variance is being requested.

REQUIRED ACTIONS:

- **APPROVE** or **DENY** the **Variance** of Land Development Code (LDC), Section 8.3.3, Table 8.3.2 to allow a freestanding sign to exceed the maximum area permitted.

NOTIFICATION

Date	Purpose of Notice	Recipients
10/02/2023	Hearing before BOZA	1 st tier adjoining property owners and current residents Registered Neighborhood Groups in Council District 21
10/02/2023	Hearing before BOZA	Notice posted on property

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

This map displays a portion of the Chicago area, highlighting various zoning districts and street layouts. The zones are color-coded: R6 (yellow), R7 (orange), C1 (purple), M1 (blue), EZ1 (pink), SW (green), and EZI (light green). Major roads like I-290 and I-55 are shown in red. A red dot is located in the R6 zone near the intersection of E 12th St and E 13th St. The map includes numerous street names and labels for various areas and landmarks.

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