

18VARIANCE1067
6621 Southside Drive



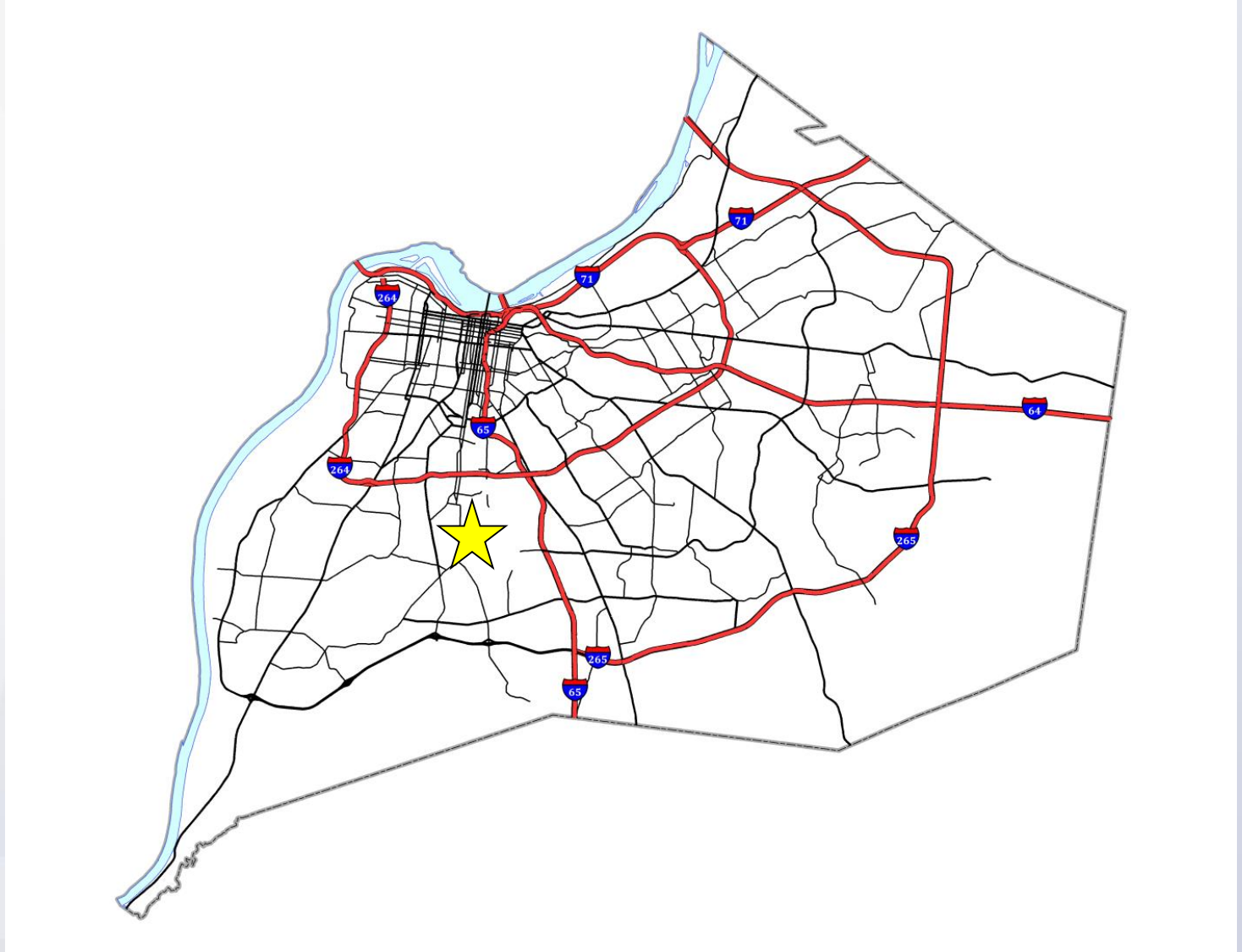
Louisville Metro Board of Zoning Adjustment

Public Hearing

Ross Allen, Planner I

August 20, 2018

Site Location



Requests

- Variance #1 from Land Development Code (July 2018a) 8.3.3; table 8.3.2 for a proposed replacement attached static sign to exceed the 60 sq. ft. on the Evangeline Avenue façade frontage on a C-1 zoned parcel within the Traditional Neighborhood Form District.

Requests

- **Variance #2** from Land Development Code (July 2018a) 8.3.3; table 8.3.2 for a proposed replacement attached static sign to exceed the 60 sq. ft. on the Southside Drive façade frontage on a C-1 zoned parcel within the Traditional Neighborhood Form District.

Location	Requirement	Request	Variance
Variance #1: Attached Sign Area (Evangeline Street)	60 sq. ft.	101 sq. ft.	41 sq. ft.
Variance #2: Attached Sign Area (Southside Drive)	60 sq. ft.	101 sq. ft.	41 sq. ft.

Case Summary / Background

- Applicant would like to replace two signs as mounted on the mansard roof.
- The existing signage is 112 sq. ft. per sign and applicant intends to replace the existing signage with a 101 sq. ft. sign per frontage.
- The need for the variance is the result of the signage exceeding the 60 sq. ft. area for attached signage as located on a C-1 zoned parcel within a Traditional Neighborhood Form District.

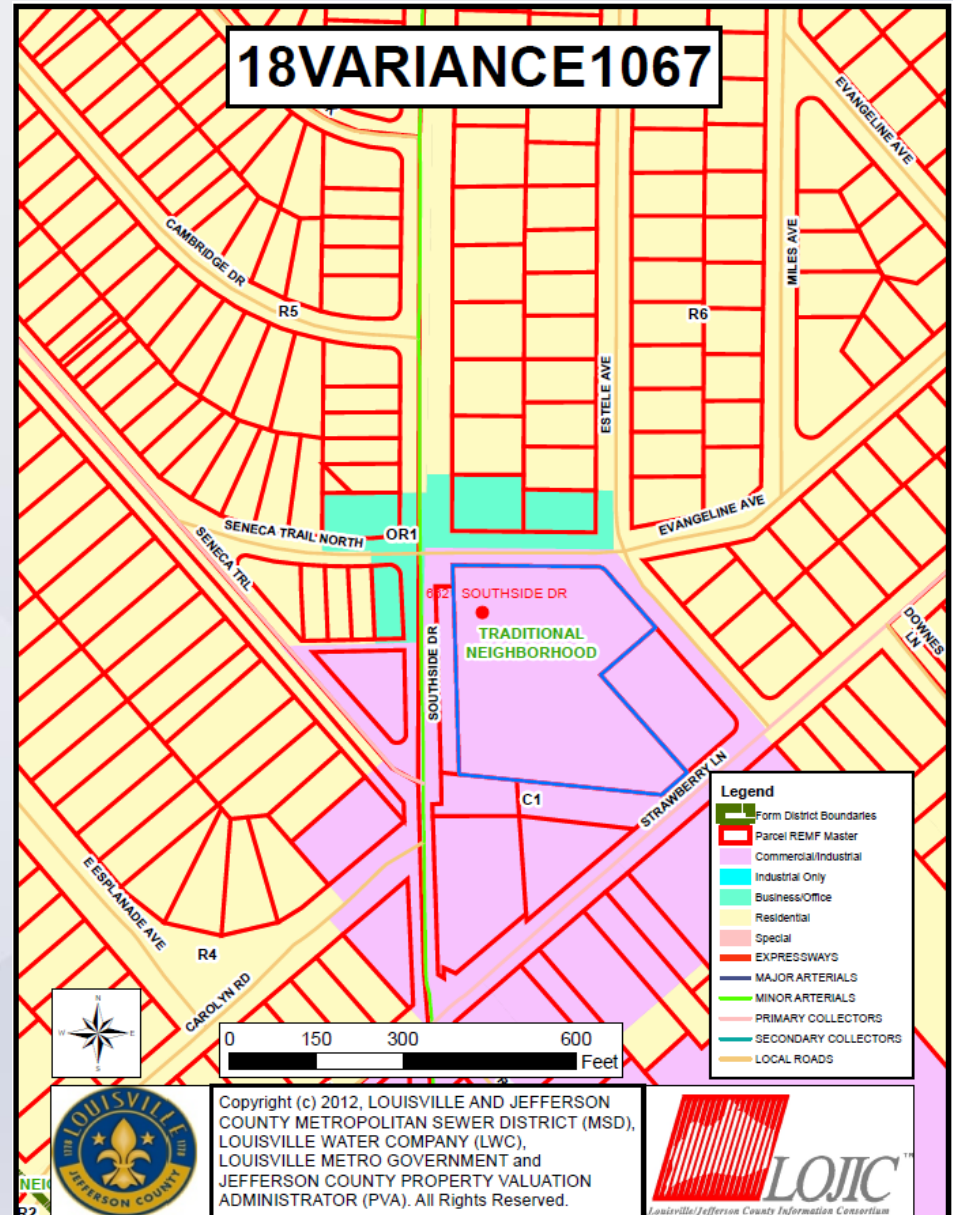
Zoning/Form Districts

Subject Property:

- Existing: C-1/Traditional Neighborhood
- Proposed: C-1/Traditional Neighborhood

Adjacent Properties:

- North: OR-1/Traditional Neighborhood
- South: C-1/Traditional Neighborhood
- East: C-1, R-6/Traditional Neighborhood
- West: OR-1, C-1/Traditional Neighborhood



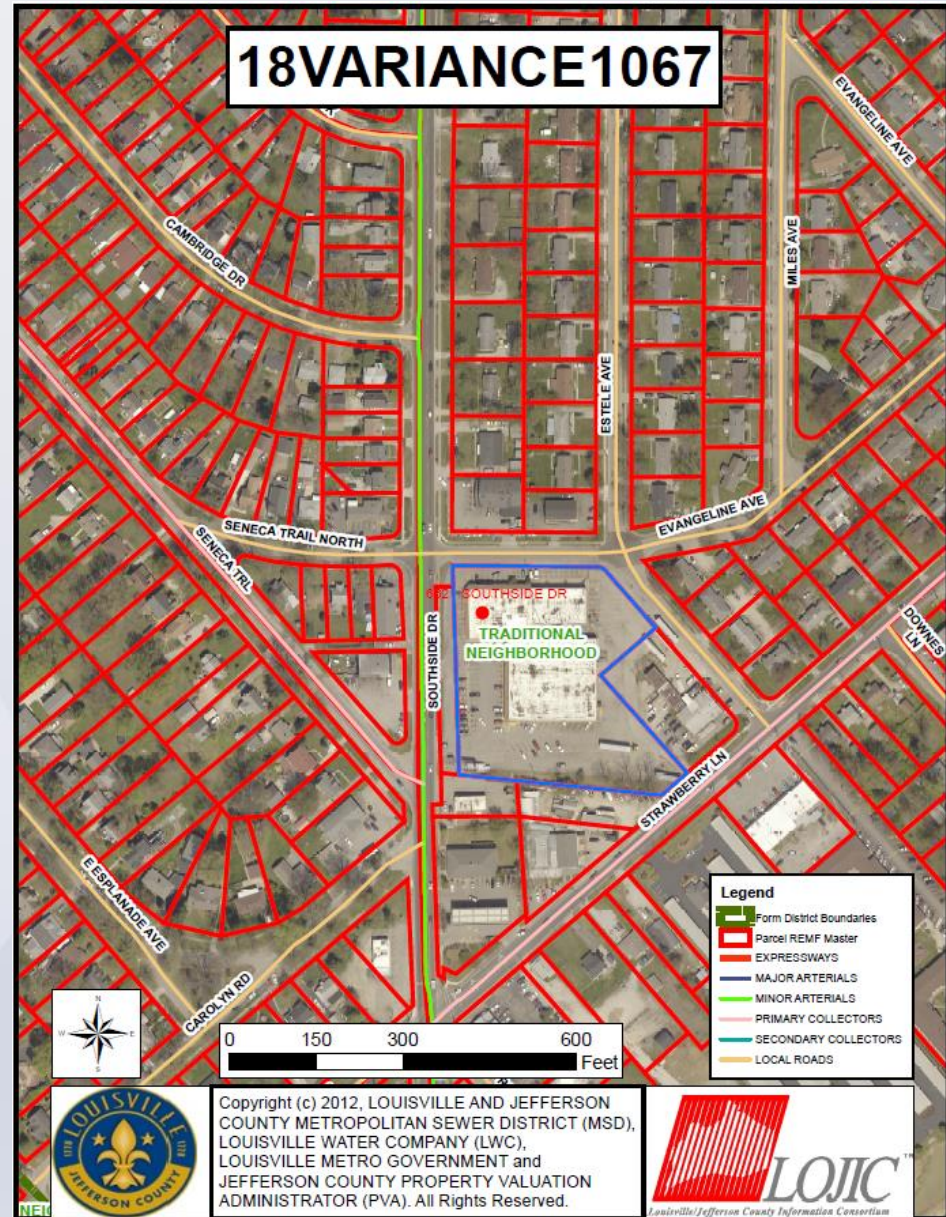
Aerial Photo/Land Use

Subject Property:

- Existing: Commercial
- Proposed: Commercial

Adjacent Properties:

- North: Multi-Family Residential and Commercial
- South: Commercial
- East: Commercial and Single Family Residential
- West: Commercial



Site Photos-Subject Property



Site Photos-Subject Site



Site Photos-Adjacent Property



Looking north towards Evangeline Ave.

Site Photos-Subject Site



Site Photos-Subject Property



Site Photos-Subject Property



08/03/2018 09:45

Site Plan

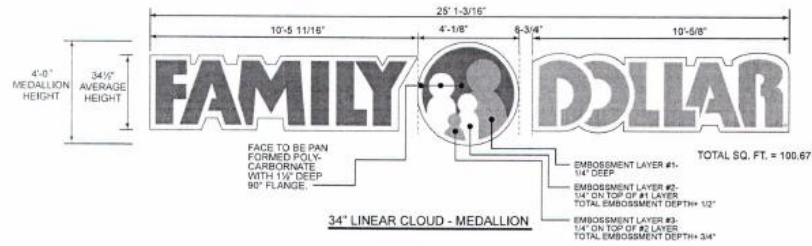
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BEFORE



AFTER



		<small>DISCLAIMER: Review on for graphic, proportion, and adherence to actual contractor dimensions. For detailed requirements, consult drawings and existing local, state and/or regulatory specifications and local drawings. These drawings and designs are the exclusive property of Everbrite LLC and/or its affiliates and may require written approval from Everbrite LLC prior to installation.</small>	
Customer: FAMILY DOLLAR	Project No: 379128	Scale: NTS	Description: 34" Cloud Sign with 48" Medallion
Date: 3/1/18	Drawn By: DB		Customer Approval: Graphics and colors on file will be used unless otherwise specified by customer. Please review drawing carefully. By signing below, you agree to graphics as shown above, and to location of sign as shown. Please return signed copy back to Everbrite.
Location & Site No: Louisville, KY FDD4110		Revised: _____	CUSTOMER SIGNATURE _____ DATE _____
		Revised: _____	CARETAKER SIGNATURE _____ DATE _____

18 VARIANCE 1067

Site Plan

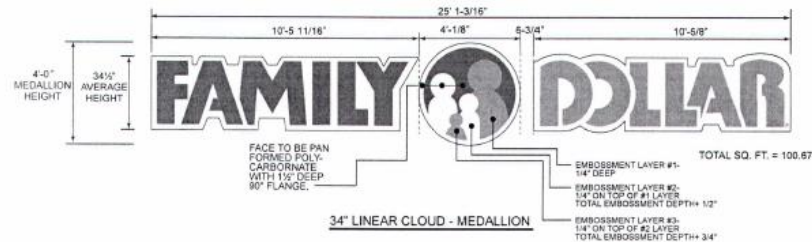
Side facing
Evangeline



BEFORE



AFTER



Everbite		<small>DISCLAIMER: Drawings are for graphic purposes only and not intended for use of contractor. Dimensions, for and/or requirements, actual dimensions and finishing detail, please refer to sign specifications and material samples. These drawings and designs are the exclusive property of Everbite LLC. Use of, or duplication in any manner without express written permission of Everbite LLC is prohibited.</small>	
Customer: FAMILY DOLLAR	Description: 34" Cloud Sign with 48" Medallion	Customer Approval: Graphics and colors on file will be used unless otherwise specified by customer. Please review drawing carefully. By signing below, you agree to graphics as shown above, and to location of sign as shown. Please return signed copy back to Everbite.	
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Date: 3/1/18	Drawn By: DB	LABELER SIGNATURE	DATE
Location & Site No: Louisville, KY FDC4110	Revised:		

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18 VARIANCE 1067

Site Plan

FAMILY DOLLAR

Site Plan For Variance

Legend

- 6621 Southside Dr
- Evangeline @ Southside

6621 Southside Dr

FAMILY DOLLAR

Google Earth

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50 ft

VARIANCE 1067

Conclusions

- Variance request appears to be adequately justified and meet the standard of review and being less area than is currently on the Family Dollar.

Required Actions

- Approve/Deny Variance #1 from Land Development Code (July 2018a) 8.3.3; table 8.3.2 for a proposed replacement attached static sign to exceed the 60 sq. ft. on the Evangeline Avenue façade frontage on a C-1 zoned parcel within the Traditional Neighborhood Form District.

Required Actions

- Approve/Deny Variance #2 from Land Development Code (July 2018a) 8.3.3; table 8.3.2 for a proposed replacement attached static sign to exceed the 60 sq. ft. on the Southside Drive façade frontage on a C-1 zoned parcel within the Traditional Neighborhood Form District.

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