



Variance Application

Louisville Metro Planning & Design Services

Case No.: 18 Variance 1104 Intake Staff: KP

Date: 11/14/18 Fee: _____

Applications are due on Mondays at 2:00 p.m. in order to be processed that week. Once complete, please bring the application and supporting documentation to: Planning and Design Services, located at 444 South 5th Street, Suite 300. For more information, call (502) 574-6230 or visit <http://www.louisvilleky.gov/PlanningDesign>.

Project Information:

This is a variance from Section 8 of the Land Development Code, to allow Allow for additional 4 sq ft of sign

Primary Project Address: 10501 Dixie Highway Louisville, KY 40272

Additional Address(es): _____

Primary Parcel ID: 104700730000

Additional Parcel ID(s): _____

Proposed Use: Same Existing Use: Convience and Gas

Existing Zoning District: C2 Existing Form District: Suburban Marketplace

Deed Book(s) / Page Numbers²: D 11257937

The subject property contains 1.18550 acres. Number of Adjoining Property Owners: 4

Has the property been the subject of a previous development proposal (e.g., rezoning, variance, appeal, conditional use permit, minor plat, etc.)? *This information can be found in the Land Development Report (Related Cases)*¹ Yes No

If yes, please list the docket/case numbers:

Docket/Case #: _____ Docket/Case #: OCT 24 2018

Docket/Case #: _____ Docket/Case #: _____

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Contact Information:

Owner: Check if primary contact

Applicant: Check if primary contact

Name: George Stamper

Name: Bill Richards

Company: KPS Holdings LLC

Company: Kentucky Signs

Address: [REDACTED]

Address: [REDACTED]

City: Winchester State: KY Zip: 40391

City: Winchester State: KY Zip: 40391

Primary Phone: [REDACTED]

Primary Phone: [REDACTED]

Alternate Phone: _____

Alternate Phone: _____

Email: [REDACTED]

Email: [REDACTED]

Owner Signature (required): _____

Attorney: Check if primary contact

Plan prepared by: Check if primary contact

Name: _____

Name: Bill Richards

Company: _____

Company: Kentucky Signs

Address: _____

Address: [REDACTED]

City: _____ State: _____ Zip: _____

City: Winchester State: KY Zip: 40391

Primary Phone: _____

Primary Phone: [REDACTED]

Alternate Phone: _____

Alternate Phone: _____

Email: _____

Email: [REDACTED]

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Certification Statement: A certification statement **must be submitted** with any application in which the owner(s) of the subject property is (are) a limited liability company, corporation, partnership, association, trustee, etc., or if someone other than the owner(s) of record sign(s) the application.

I, George Stamper, in my capacity as President, hereby *representative/authorized agent/other*

certify that KPS Holdings LLC is (are) the owner(s) of the property which *name of LLC / corporation / partnership / association / etc.*

is the subject of this application and that I am authorized to sign this application on behalf of the owner(s).

Signature: *George Stamper* Date: 10-22-18

I understand that knowingly providing false information on this application may result in any action taken hereon being declared null and void. I further understand that pursuant to KRS 523.010, et seq. knowingly making a material false statement, or otherwise providing false information with the intent to mislead a public servant in the performance of his/her duty is punishable as a Class B misdemeanor.

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Variance Justification:

In order to justify approval of any variance, the Board of Zoning Adjustment considers the following criteria. Please answer all of the following items. Use additional sheets if needed. A response of yes, no, or N/A is not acceptable.

1. Explain how the variance will not adversely affect the public health, safety or welfare.

Logo and Gas Price Sign replacing existing sign

2. Explain how the variance will not alter the essential character of the general vicinity.

Sign is 104 sq ft and will not alter present site

3. Explain how the variance will not cause a hazard or a nuisance to the public.

Public will see only logo change

4. Explain how the variance will not allow an unreasonable circumvention of the requirements of the zoning regulations.

Sign will use same space as present sign

Additional consideration:

1. Explain how the variance arises from special circumstances, which do not generally apply to land in the general vicinity (please specify/identify).

Replaces existing sign

2. Explain how the strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create unnecessary hardship.

To custom manufacture sign will cost more for owner of property

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3. Are the circumstances the result of actions of the applicant taken subsequent to the adoption of the regulation from which relief is sought?

No

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Land Development Report

October 11, 2018 2:16 PM

About LDC

Location

Parcel ID: 104700730000
 Parcel LRSN: 8104672
 Address: 10501 DIXIE HWY

Zoning

Zoning: C2
 Form District: SUBURBAN MARKETPLACE CORRIDOR
 Plan Certain #: NONE
 Proposed Subdivision Name: NONE
 Proposed Subdivision Docket #: NONE
 Current Subdivision Name: NONE
 Plat Book - Page: NONE
 Related Cases: NONE

Special Review Districts

Overlay District: NO
 Historic Preservation District: NONE
 National Register District: NONE
 Urban Renewal: NO
 Enterprise Zone: NO
 System Development District: NO
 Historic Site: NO

Environmental Constraints

Flood Prone Area

FEMA Floodplain Review Zone: NO
 FEMA Floodway Review Zone: NO
 Local Regulatory Floodplain Zone or
 Combined Sewer Floodprone Area: NO
 Local Regulatory Conveyance Zone: NO
 FEMA FIRM Panel: 21111C0105E

Protected Waterways

Potential Wetland (Hydric Soil): NO
 Streams (Approximate): NO
 Surface Water (Approximate): NO

Slopes & Soils

Potential Steep Slope: NO
 Unstable Soil: NO

Geology

Karst Terrain: NO

Sewer & Drainage

MSD Property Service Connection: YES
 Sewer Recapture Fee Area: NO
 Drainage Credit Program: MS4 (outside of incentive area)

Services

Municipality: LOUISVILLE
 Council District: 25
 Fire Protection District: PLEASURE RIDGE PARK
 Urban Service District: NO

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Google Maps 5716 Barrett Ln

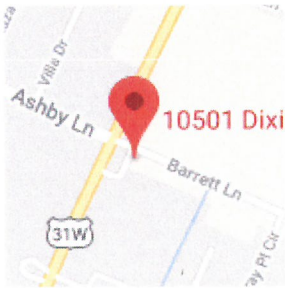


Image capture: Dec 2015 © 2018 Google

Louisville, Kentucky

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Street View - Dec 2015



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Google Maps 10532 Dixie Hwy

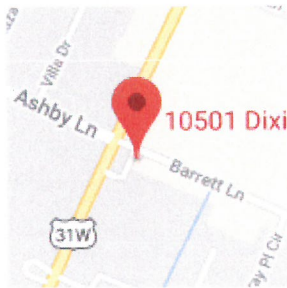


Image capture: Sep 2017 © 2018 Google

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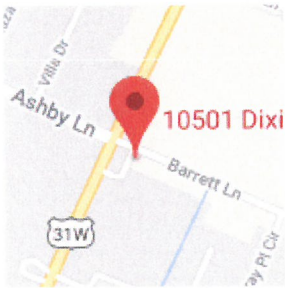
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Google Maps 10500 Dixie Hwy



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Google Maps 5771 Barrett Ln

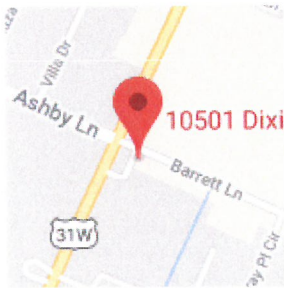


Image capture: Dec 2015 © 2018 Google

Louisville, Kentucky

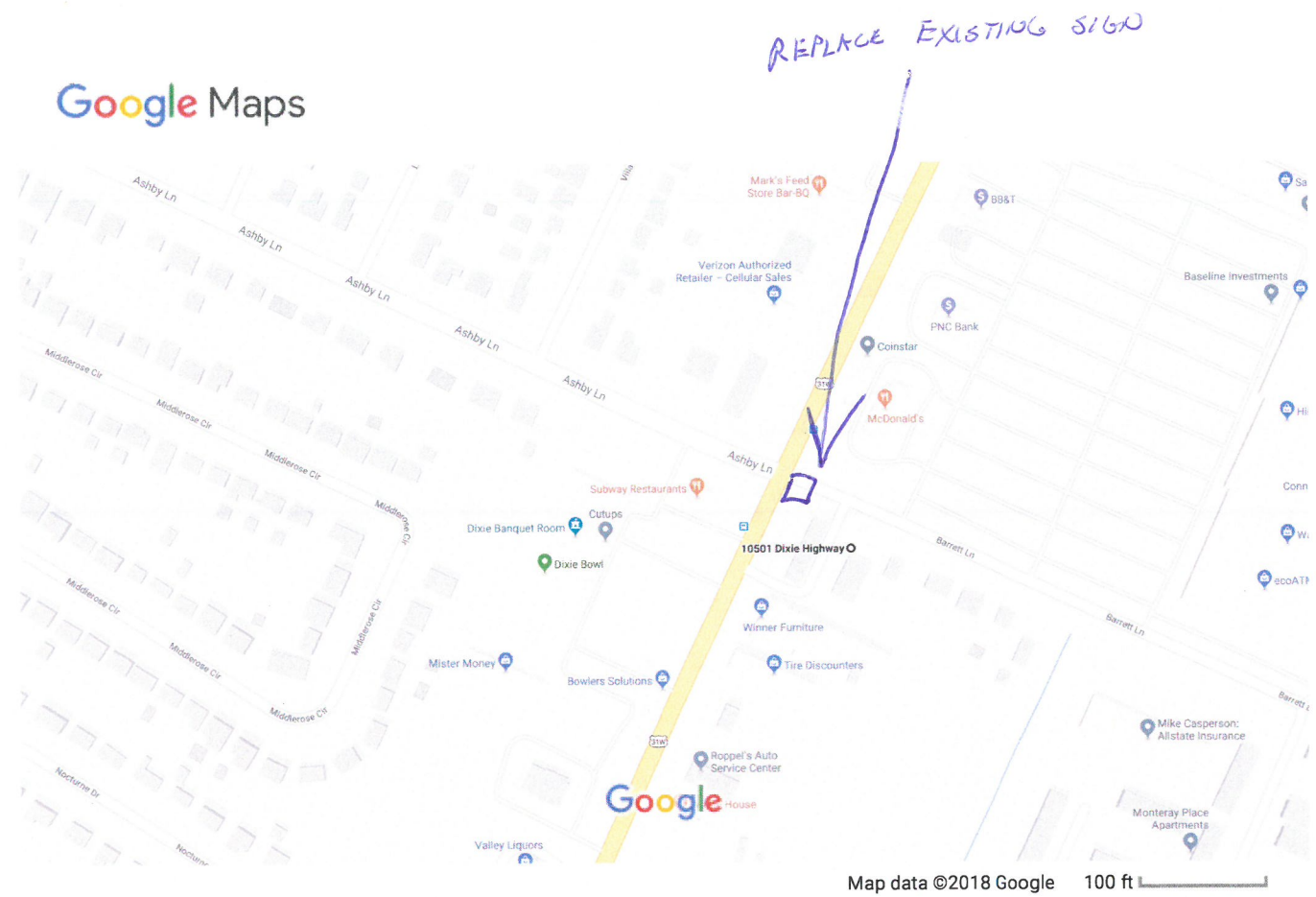
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DELAYS

Moderate traffic in this area

No known road disruptions. Traffic incidents will show up here.

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