

# 16VARIANCE1094

## 8001/8003 Shelbyville Road



**Louisville Metro Board of Zoning Adjustment**

**Public Hearing**

**Ross Allen, Planner I**

**January 9, 2017**

# Request(s)

**Variance:** from the Land Development Code (City of Lyndon Feb. 2016) section 8.3.3, table 8.3.2 Regional Center to allow a proposed replacement sign to exceed the **area** of a freestanding sign on an arterial road with 4 lanes or less with a single tenant. **AND** a **Variance:** from the Land Development Code (City of Lyndon Dec. 2015) section 8.8.3, table 8.3.2 Regional Center to allow a proposed replacement sign to exceed the **height** of a freestanding sign on an arterial road with 4 lanes or less with one tenant.

Location	Requirement	Request	Variance
Area (Regional Center Form District)	100 sf.	298 sf.	198 sf.
Height (Regional Center Form District)	24 ft.	28.67 ft.	4.67 ft.

# Case Summary / Background

- Proposing to replace an existing Toyota/Scion freestanding sign located at 8003 Shelbyville Rd., the Toyota at Oxmoor Car Dealership.
- Replacement sign will be in the exact dimensions of the existing sign and will simply have a Scion logo removed.
- The Land Development Code for the City of Lyndon (Dec. 2015) allows for a sign height of 24 feet and 100 square feet in area within a Regional Center Form District, for a commercial land use for a single tenant located on an arterial street with more than 4 lanes.

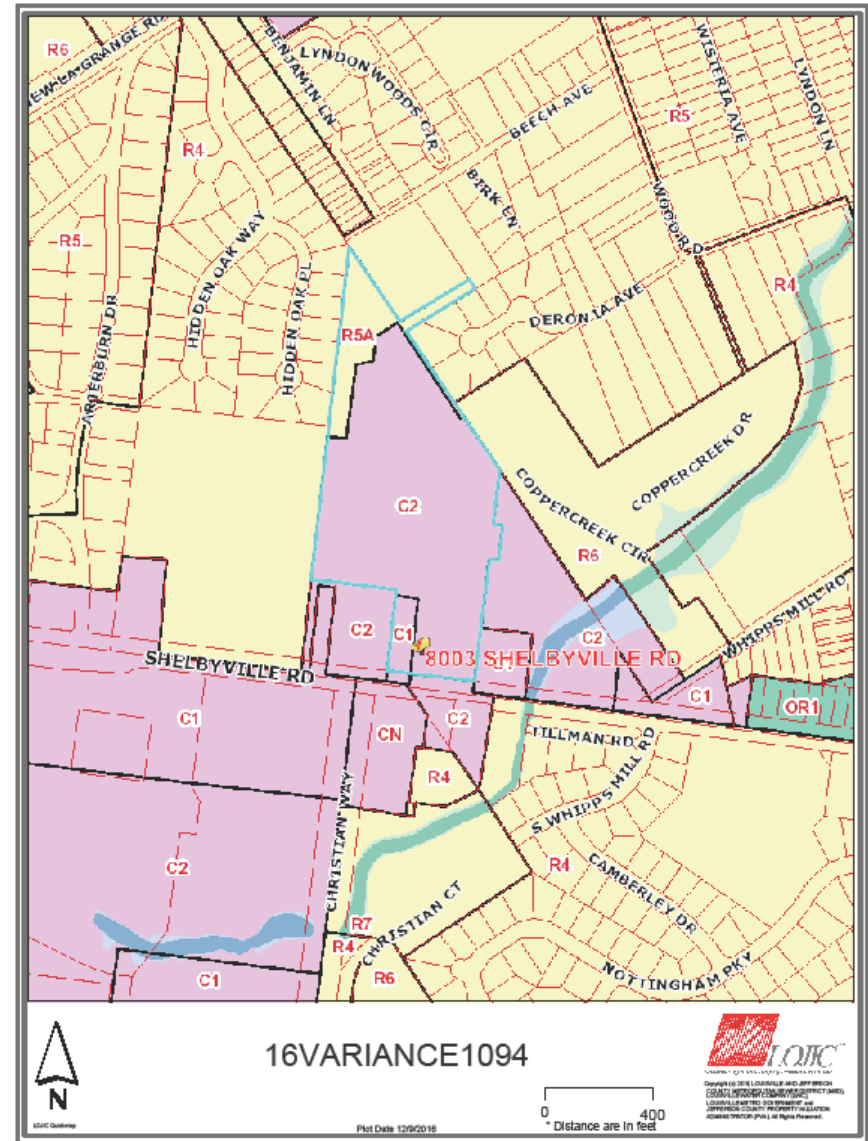
# Zoning/Form Districts

## Subject Property:

- Existing: C-2/Regional Center
- Proposed: C-2/Regional Center

## Adjacent Properties:

- North: R-5A/R-6 Neighborhood
- South: C-2/Neighborhood
- East: C-1/C-2 / Regional Center
- West: C-1/Regional Center



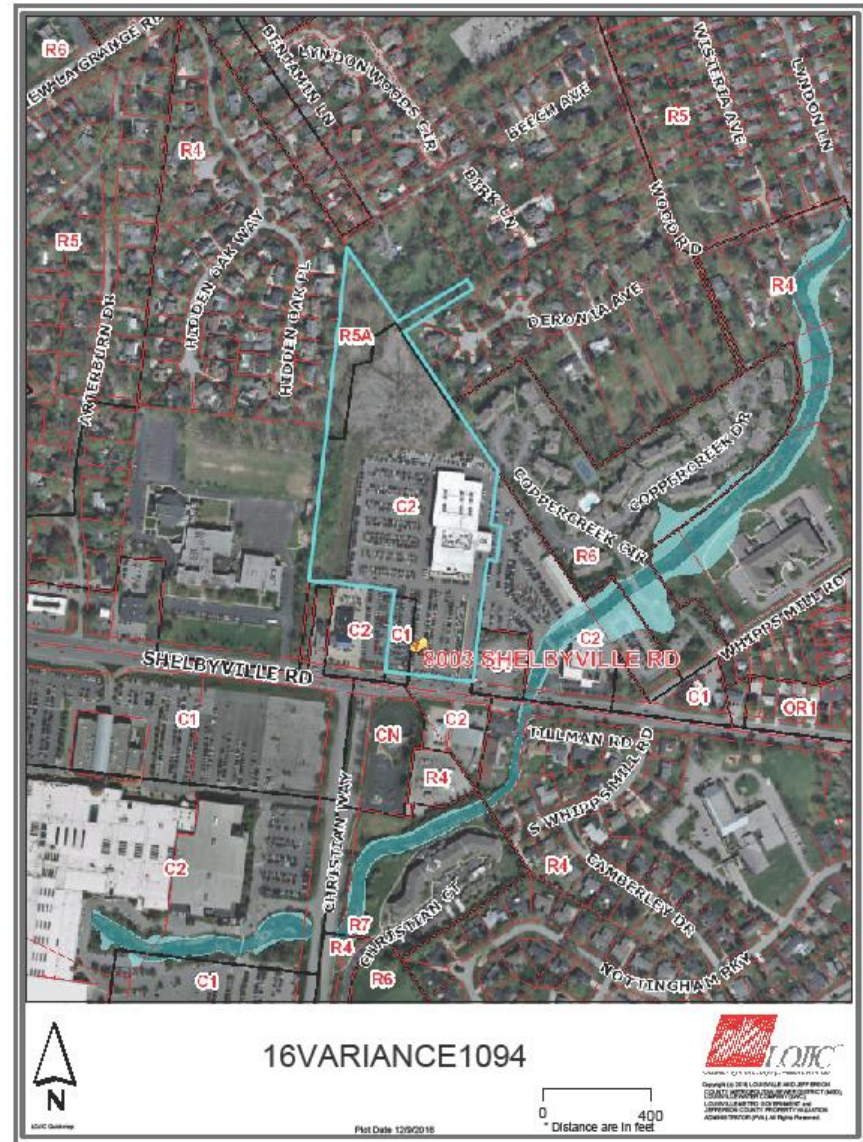
# Aerial Photo/Land Use

## Subject Property:

- Existing: Commercial
- Proposed: Commercial

## Adjacent Properties:

- North: Commercial
- South: Residential Single Family/Vacant
- East: Commercial
- West: Commercial



# Applicant's Site Plan

53+61



53+61

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The location of the existing and proposed location of the replacement sign.

**Q**  
Inshore  
Engineering  
Planning  
85 Mid Water Blvd  
Suite 300  
Lynchburg, Virginia  
24502  
TEL: 800-880-2332  
FL: 202-891-8320  
www.inshore.com

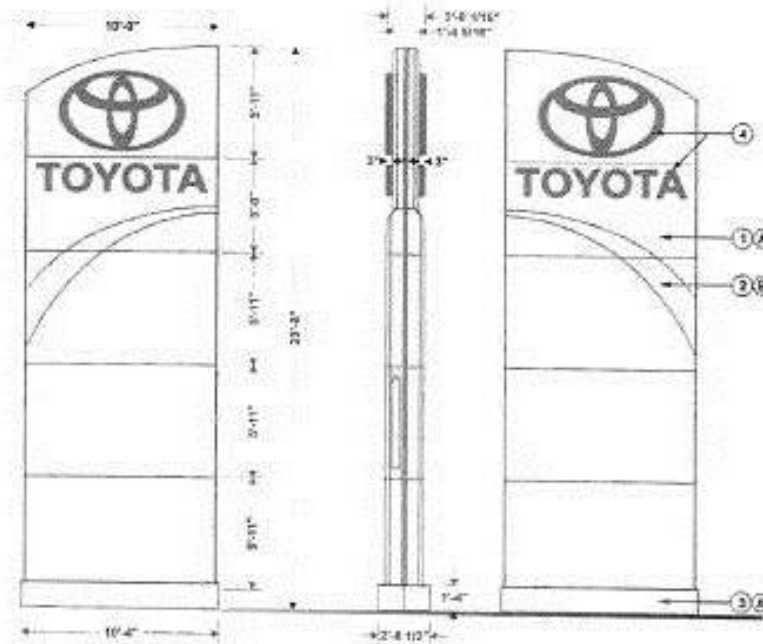
**MINOR SUBDIVISION PLAT**  
APPLICANT: [Name]  
PROPERTY: [Address]  
DATE: [Date]

**NOTICE**  
[Text]

**RECORDED BY [Name]**  
[Text]

16+22

# Elevations



TOY2P1A7011	
1030	
Installation:	Interior: <input type="checkbox"/> Exterior: <input checked="" type="checkbox"/>
Electrical specifications:	
Voltage:	120/277 Amp: 1.5 Circuit: 1
Description:	
1	10" ALUMINUM FABRICATED PANEL
2	1/2" ALUMINUM 30 "WOOD" FINISH
3	1/2" ALUMINUM 30 "BASE COVER"
4	CLOUD & CHANNEL DETAILS SEE PAGE 2
5	ELECTRICAL DETAILS SEE PAGE 3
Notes:	
1	SEE DRAWING FOR TOYOTA LOGO
Color:	
1	PAINTED TOYOTA WHITE
2	PAINTED 31 MEDIUM GRAY

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# Site Photos-Subject Property



Looking west  
perpendicular to  
Shelbyville Rd.



Looking east  
perpendicular to  
Shelbyville Rd.



# Conclusions

- The variance request appears to be adequately justified and meets the standard of review.
- Board of Zoning Adjustment must determine if the proposal meets the standard of review for granting a variance as established in the Land Development Code (Feb. 2016) from section 8.3.3, table 8.3.2 Regional Center to allow a proposed replacement free standing sign to exceed the area by approximately 198 sf. and the height by approximately 4.67 feet on an arterial road with 4 lanes or less and having a single tenant, in the City of Lyndon.

# Required Actions

- VARIANCE from LDC (City of Lyndon Feb. 2016) section 8.8.3, table 8.3.2 Regional Center for a freestanding sign on an Arterial, with more than 4 lanes and having a single tenant to exceed the area and height requirements.

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Approve/Deny