

# 18VARIANCE1109

## Story Avenue Variance



**Louisville Metro Board of Zoning Adjustment  
Public Hearing**

**Zach Schwager, Planner I  
January 7, 2019**

# Request

- **Variance:** from Land Development Code table 8.3.2 to allow existing attached signage to exceed 60 sq. ft. in area per façade.

Location	Requirement	Request	Variance
Street Side Yard	60 sq. ft.	395 sq. ft.	335 sq. ft.

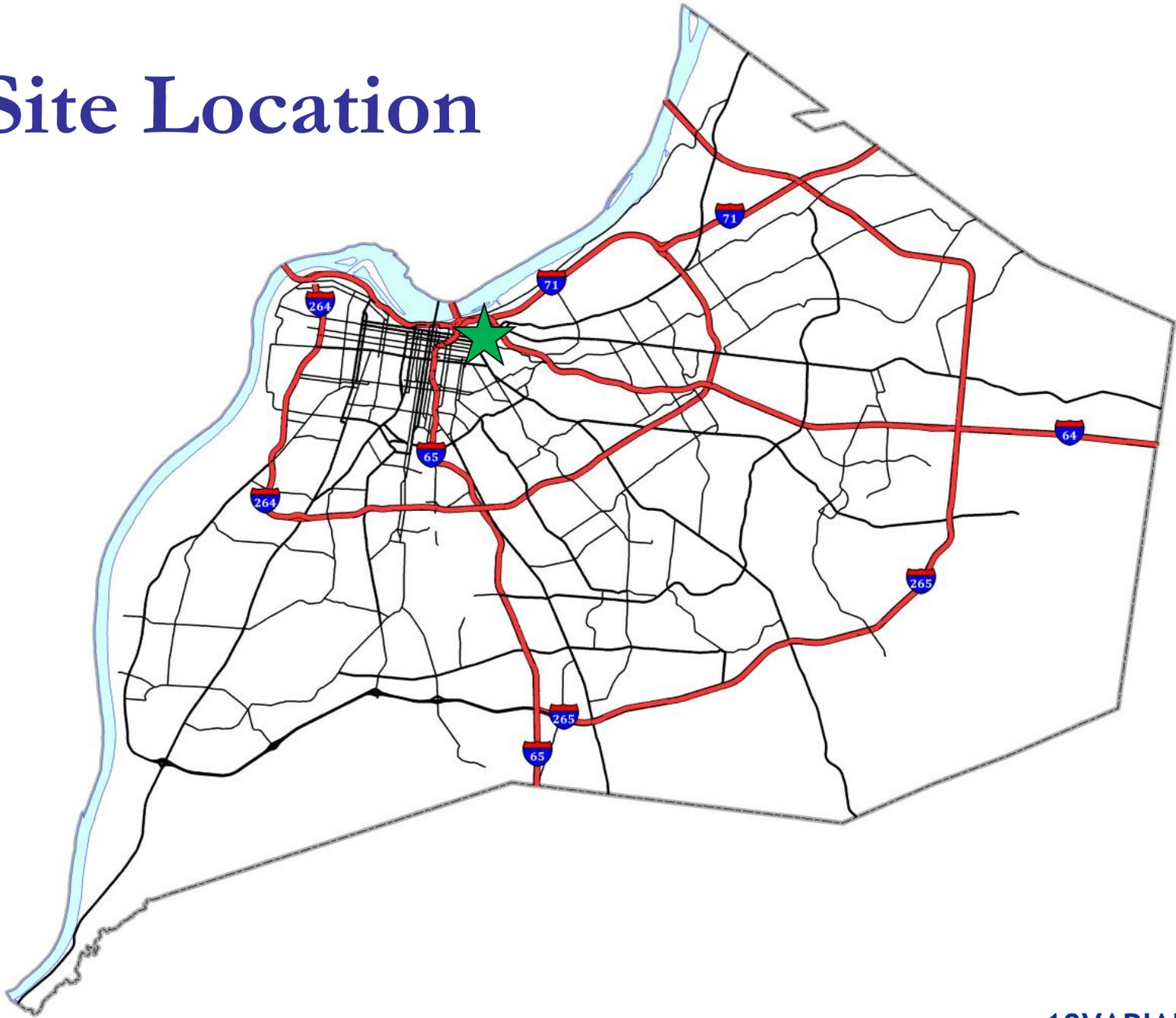
# Case Summary / Background

- The subject property is located in the Butchertown neighborhood and preservation district.
- The applicant requests a variance for existing signage to exceed the maximum allowed on the western façade of the building.

# Case Summary / Background

- Section 8.3.3.A.1 of the Land Development Code states allows for multiple use buildings to have one sign for each business.
- Historic Landmarks and Preservation Commission staff approved the sign under case number SI1079479 on November 12, 2018.

# Site Location



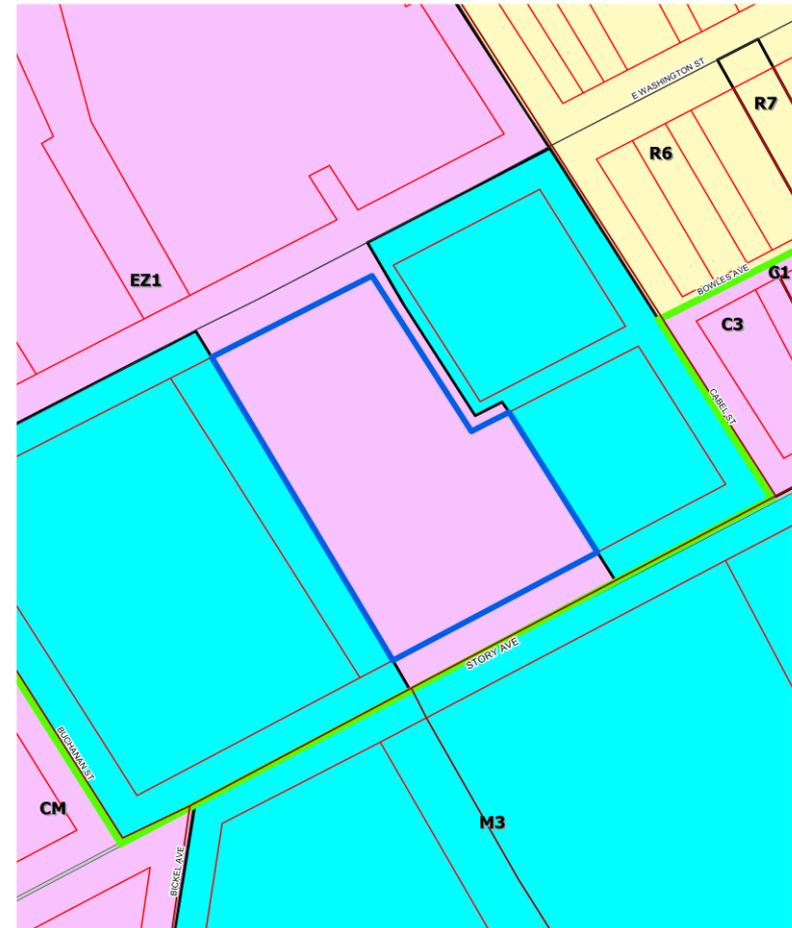
# Zoning/Form Districts

## Subject Property:

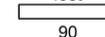
- Existing: EZ-1/Traditional Neighborhood

## Adjacent Properties:

- North: EZ-1/Traditional Neighborhood
- South: M-3/Traditional Marketplace Corridor
- East: M-3/Traditional Neighborhood
- West: M-3/Traditional Neighborhood



1201 Story Avenue  
feet



90  
Map Created: 12/11/2018



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# Aerial Photo/Land Use

## Subject Property:

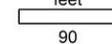
- Existing:  
Commercial/Industrial
- Proposed:  
Commercial/Industrial

## Adjacent Properties:

- North: Industrial
- South: Industrial
- East: Industrial
- West: Commercial



1201 Story Avenue  
feet



90  
Map Created: 12/11/2018



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# Site Photos-Subject Property



Western façade of subject property.

# Site Photos-Subject Property



Western façade of subject property.

# Site Photos-Subject Property



Property to the north.

# Site Photos-Subject Property



Property to the west.

# Site Photos-Subject Property



Property to the south.

# Site Photos-Subject Property



BOZA public hearing notice sign.

# Conclusion

- The variance request appears to be adequately justified and meets the standard of review.

# Required Action

- Variance: from Land Development Code table 8.3.2 to allow existing attached signage to exceed 60 sq. ft. in area per façade. Approve/Deny