

Board of Zoning Adjustment
Staff Report
May 20, 2019



Case No:	19VARIANCE1026
Project Name:	Courtyards Sign Variance
Location:	2301 Curry Farms Dr
Owner(s):	Perfection Signature Properties
Applicant:	Perfection Signature Properties
Jurisdiction:	Louisville Metro
Council District:	19 – Anthony Piagentini
Case Manager:	Jay Lockett, AICP, Planner I

REQUEST(S)

- **Variance** from Land Development Code 4.4.3.B.6 to allow a signature entrance sign to exceed 15 SF by approximately 12 SF

CASE SUMMARY/BACKGROUND

The applicant is proposing to install a signature entrance sign for a new single-family subdivision located along Aiken Rd at Johnson Rd in the Eastwood area of Louisville Metro. The sign on one side of the proposed signature entrance would exceed the allowable sign area per the Land Development Code. Both Aiken Rd and Johnson Rd are scenic corridors in this area.

STAFF FINDING

The request is not adequately justified and does not meet the standard of review.

TECHNICAL REVIEW

There are no outstanding technical issues associated with this request.

INTERESTED PARTY COMMENTS

Staff has received no comments from interested parties concerning this request.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR VARIANCE

- (a) The requested variance will not adversely affect the public health, safety or welfare.

STAFF: The requested variance will not adversely affect the public health, safety or welfare as the sign would meet all required setbacks.

- (b) The requested variance will not alter the essential character of the general vicinity.

STAFF: The requested variance will alter the essential character of the area by introducing excessive signage along a scenic corridor.

- (c) The requested variance will not cause a hazard or nuisance to the public.

STAFF: The requested variance will cause a nuisance to the public by allowing excessive signage that could disrupt views along the scenic corridor.

- (d) The requested variance will not allow an unreasonable circumvention of the zoning regulations.

STAFF: The requested variance will allow an unreasonable circumvention of the zoning regulations, as the applicant could create a compliant sign that still effectively identifies the development.

ADDITIONAL CONSIDERATIONS:

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

STAFF: The requested variance does not arise from special circumstances, as all land in the area is bound by the same regulations with respect to signature entrance signage.

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

STAFF: The strict application of the provisions of the regulation would not create an unnecessary hardship or deprive the applicant of the reasonable use of the land, as they could still construct a sign in compliance with the code that would effectively identify the development.

3. The circumstances are the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought.

STAFF: The circumstances are not the result of actions taken by the applicant.

REQUIRED ACTIONS:

- **APPROVE** or **DENY** the **Variance**

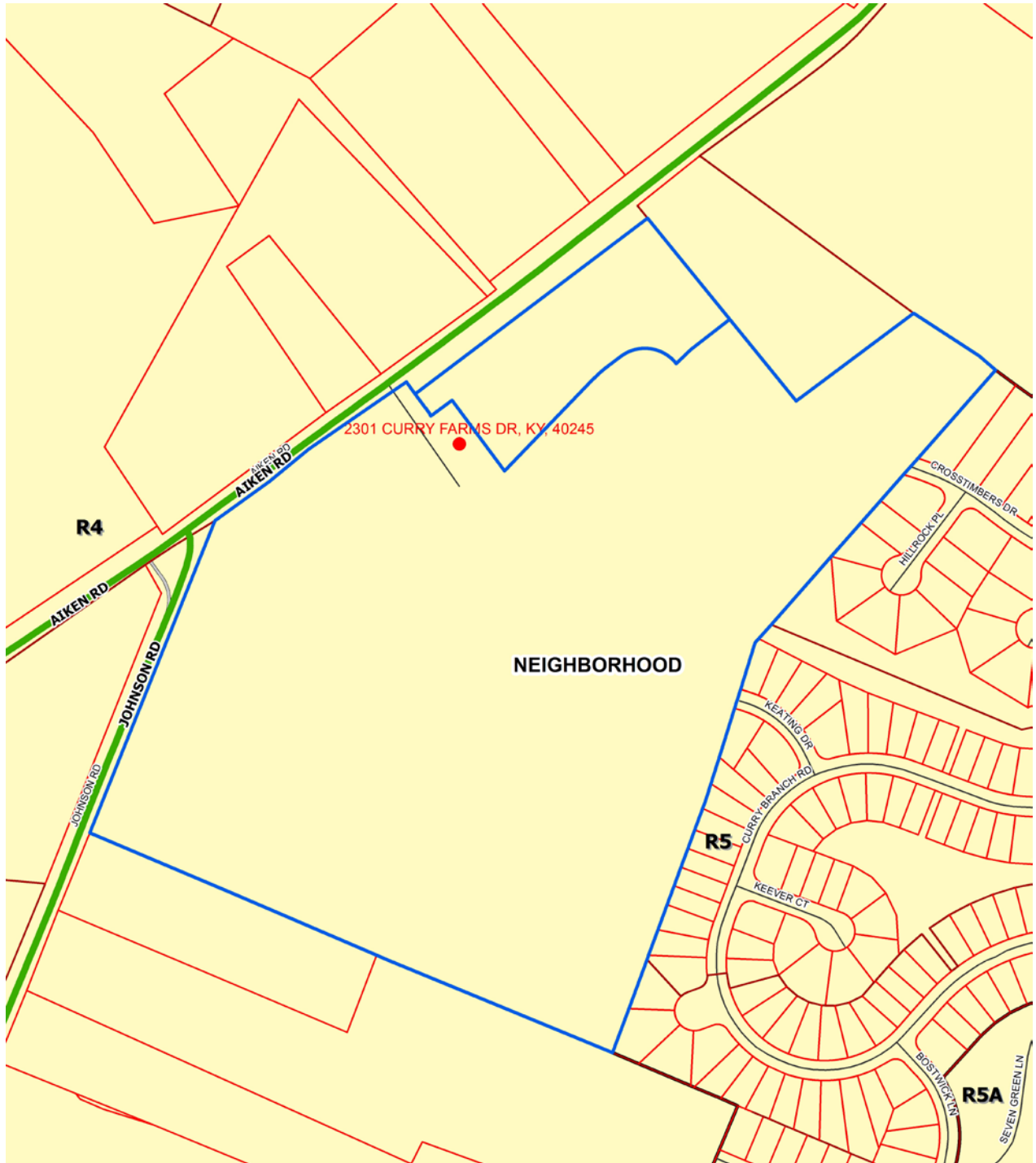
NOTIFICATION

Date	Purpose of Notice	Recipients
5-6-19	Hearing before BOZA	1 st tier adjoining property owners Registered Neighborhood Groups in Council District 19

ATTACHMENTS

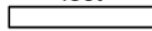
1. Zoning Map
2. Aerial Photograph

1. Zoning Map



19VARIANCE1026

feet



300

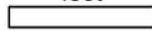
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2. Aerial Photograph



19VARIANCE1026

feet



300

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