

19VARIANCE1030
Dixie Highway Variance



Louisville Metro Board of Zoning Adjustment
Public Hearing

Zach Schwager, Planner I

May 20, 2019

Request

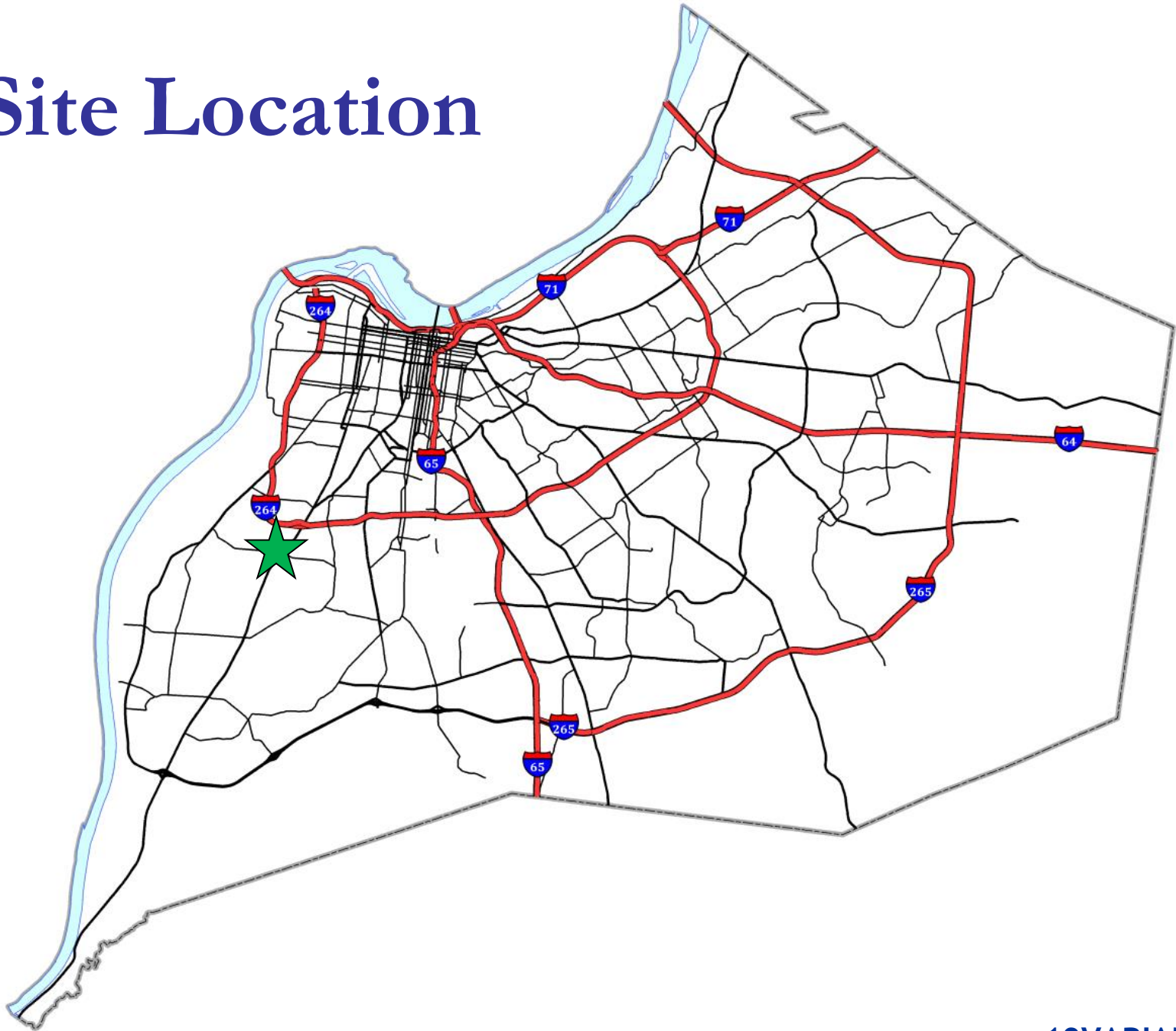
- **Variance #1:** from Land Development Code table 8.3.2 to allow a sign to exceed the allowable height in the Suburban Marketplace Corridor Form District.
- **Variance #2:** from Land Development Code table 8.3.2 to allow a sign to exceed the allowable area in the Suburban Marketplace Corridor Form District.

Location	Requirement	Request	Variance
Height	24 ft.	29 ft. 10 in.	5 ft. 10 in.
Area	100 sq. ft.	188.68 sq. ft.	88.68 sq. ft.

Case Summary / Background

- The subject property is located in Pleasure Ridge Park on the west side of Dixie Highway at the intersection with Meyers Lane.
- The applicant is proposing to add an LED portion to an existing freestanding sign that exceeds the allowable height and area. The requested variances will bring the sign into conformance.

Site Location



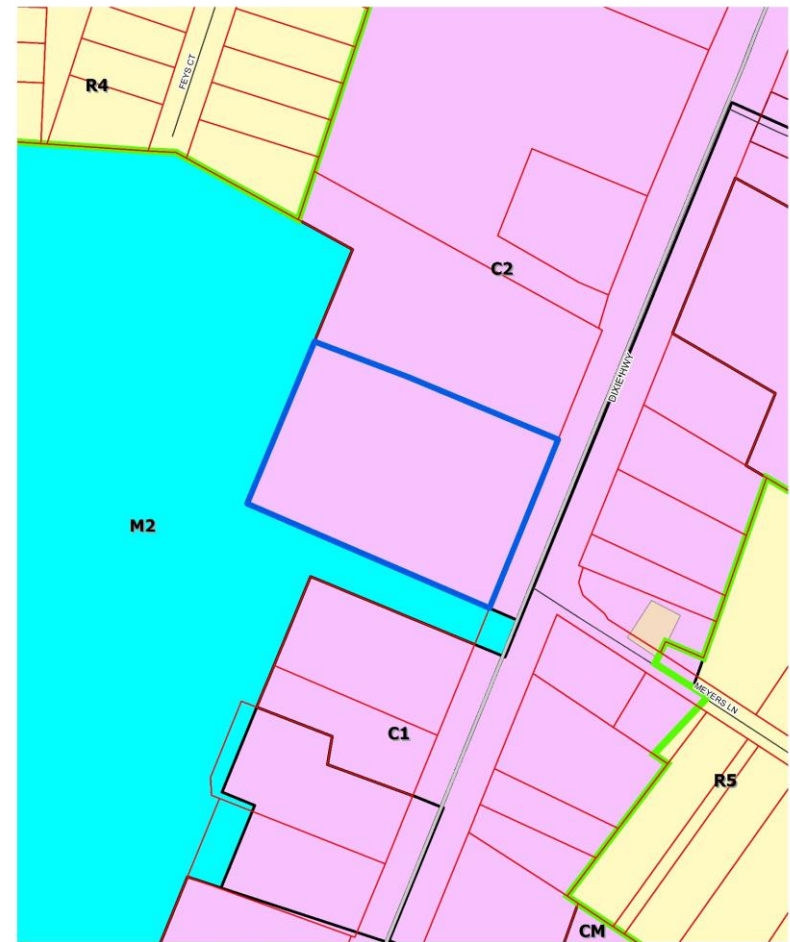
Zoning/Form Districts

Subject Property:

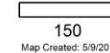
- Existing: C-2/Suburban Marketplace Corridor

Adjacent Properties:

- North: C-2/Suburban Marketplace Corridor
- South: M-2/Suburban Marketplace Corridor
- East: C-1/Suburban Marketplace Corridor
- West: M-2/Suburban Marketplace Corridor



5138 Dixie Highway
feet



Map Created: 5/9/2019



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Aerial Photo/Land Use

Subject Property:

- Existing: Commercial
- Proposed: Commercial

Adjacent Properties:

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



5138 Dixie Highway
feet

150

Map Created: 5/9/2019

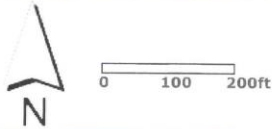


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Plan

4/1/2019

Print Layout



4/1/2019, 10:11:40 AM



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RECEIVED

APR 01 2019

DESIGN SERVICES

<https://apps.lojic.org/scripts/2.2/print/85x11-landscape.html>

Elevation

DOUBLE SIDED L.E.D. MESSAGE CENTER	
QUANTITY:	1
SIZE:	8' w x 6'h
	10 MM FULL COLOR

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APR 01 2019
DESIGN SERVICES



1824 Berry Blvd.
Louisville, KY 40215
502.368.7554
Fax 502.361.4490
www.commonwealthsign.com

CLIENT	Planet Fitness	
ADDRESS	5138 Dixie Hwy, Louisville, KY	
FILENAME	Planet Fitness Pylon Message Unit	
SALESPERSON	Lester Lemaster	
ARTIST	Robert Gastinger	
ART RENDERED DATE	01-17-19	
TYPE	CHECKED	
Proposal		
SCALE	1/2" = 1'	
REVISIONS / DATES		
Increase Size	02-19-19	
2nd	00-00-00	
3rd	00-00-00	
4th	00-00-00	
5th	00-00-00	
5th	00-00-00	
PAGE	1 OF 1	
SALES FINAL APPROVAL		
CUSTOMER APPROVAL		



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Conclusion

- The variance requests appear to be adequately justified and meet the standards of review.

Required Action

- **Variance #1:** from Land Development Code table 8.3.2 to allow a sign to exceed the allowable height in the Suburban Marketplace Corridor Form District.
Approve/Deny
- **Variance #2:** from Land Development Code table 8.3.2 to allow a sign to exceed the allowable area in the Suburban Marketplace Corridor Form District.
Approve/Deny

Location	Requirement	Request	Variance
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