

# 17VARIANCE1032

## Hilton Garden Inn Signage



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

**Dante St. Germain, Planner I**

**July 10, 2017**

# Requests

- **Variance:** from St. Matthews Development Code section 11.D.2.c to allow attached signs on a façade in the C-2 zoning district to exceed 25 feet in height above grade.

Location	Requirement	Request	Variance
Height of Signs	25 ft.	61.5 ft.	36.5 ft.

# Case Summary / Background

- A five-story, 150-room hotel is under construction on the subject property and is nearly at completion.
- The applicant proposes to place 4 signs on the building, 2 each on the north and south façades, at a height of 61.5 feet at the highest point.
- St. Matthews Development Code section 11.D.2.c restricts sign height in the C-2 zoning district to 25 feet from grade.

# Case Summary / Background

## Previous cases on site:

- 9-19-96 - Change in zoning from R-1 and R-2 to C-2 for a restaurant, then a revised detailed district development plan to change the proposed use from a restaurant to parking.
- 16DEVPLAN1038 - A revised detailed district development plan to change the proposed use from parking to a 150-room hotel.

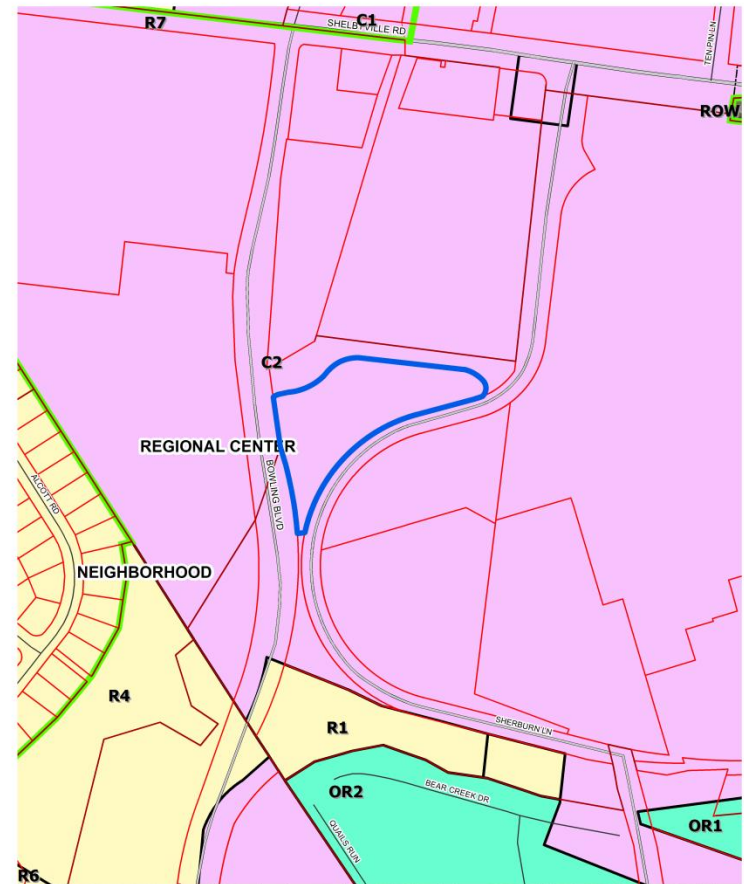
# Zoning/Form Districts

## Subject Property:

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

## Adjacent Properties:

- North: C-2/Regional Center
- South: C-2/Regional Center
- East: C-2/Regional Center
- West: C-2/Regional Center



400 Sherburn Lane  
feet



Map Created: 6/27/2017



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# Aerial Photo/Land Use

## Subject Property:

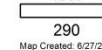
- Existing: Hotel (under construction)
- Proposed: Hotel

## Adjacent Properties:

- North: Commercial
- South: Parking & Vacant
- East: Commercial (Mall St. Matthews)
- West: Commercial



400 Sherburn Lane  
feet



290  
Map Created: 6/27/2017



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# Site Photos-Subject Property



The south façade of the hotel.

# Site Photos-Subject Property



The north façade of the hotel.



# Site Photos-Subject Property



The commercial center to the north (hotel  
in background)

# Site Photos-Subject Property



Dillard's (part of Mall St. Matthews) to the east.

# Site Photos-Subject Property



Cinemark (also part of Mall St. Matthews) to the east.

# Site Photos-Subject Property



The commercial center to the west with hotel in foreground.

# Elevations



**PROPOSED NEW SOUTH ELEVATION**

SCALE: 1/32" = 1'-0"



**PROPOSED NEW NORTH ELEVATION**

SCALE: 1/32" = 1'-0"

# Conclusions

- Must determine if the proposal meets the standard of review for granting a variance as established in the Development Code (Dec. 2003) from section 11.D.2.c to allow attached signs in the C-2 zoning district to exceed 25 feet in height from grade.

# Required Actions

- **Variance:** from Development Code section 11.D.2.c to allow attached signs to exceed 25 feet in height from grade. Approve/Deny

Location	Requirement	Request	Variance
Height of Signs	25 ft.	61.5 ft.	36.5 ft.