

19-VARIANCE-0051

19-WAIVER-0067

13651 Aragon Way



Louisville Board of Zoning Adjustment Public Hearing

Beth Jones, AICP, Planner II

October 28, 2019

Request

- **VARIANCE** to permit attached signs for a residential use in a Neighborhood form district to exceed the maximum permitted size of 12 sq ft (LDC Table 8.3.1)

	Permitted Size	Proposed Size	Variance
Variance 1: Public Entrance Sign	12 sq ft	14.4 sq ft	2.4 sq ft
Variance 2: Identification Sign	12 sq ft	103 sq ft	91 sq ft

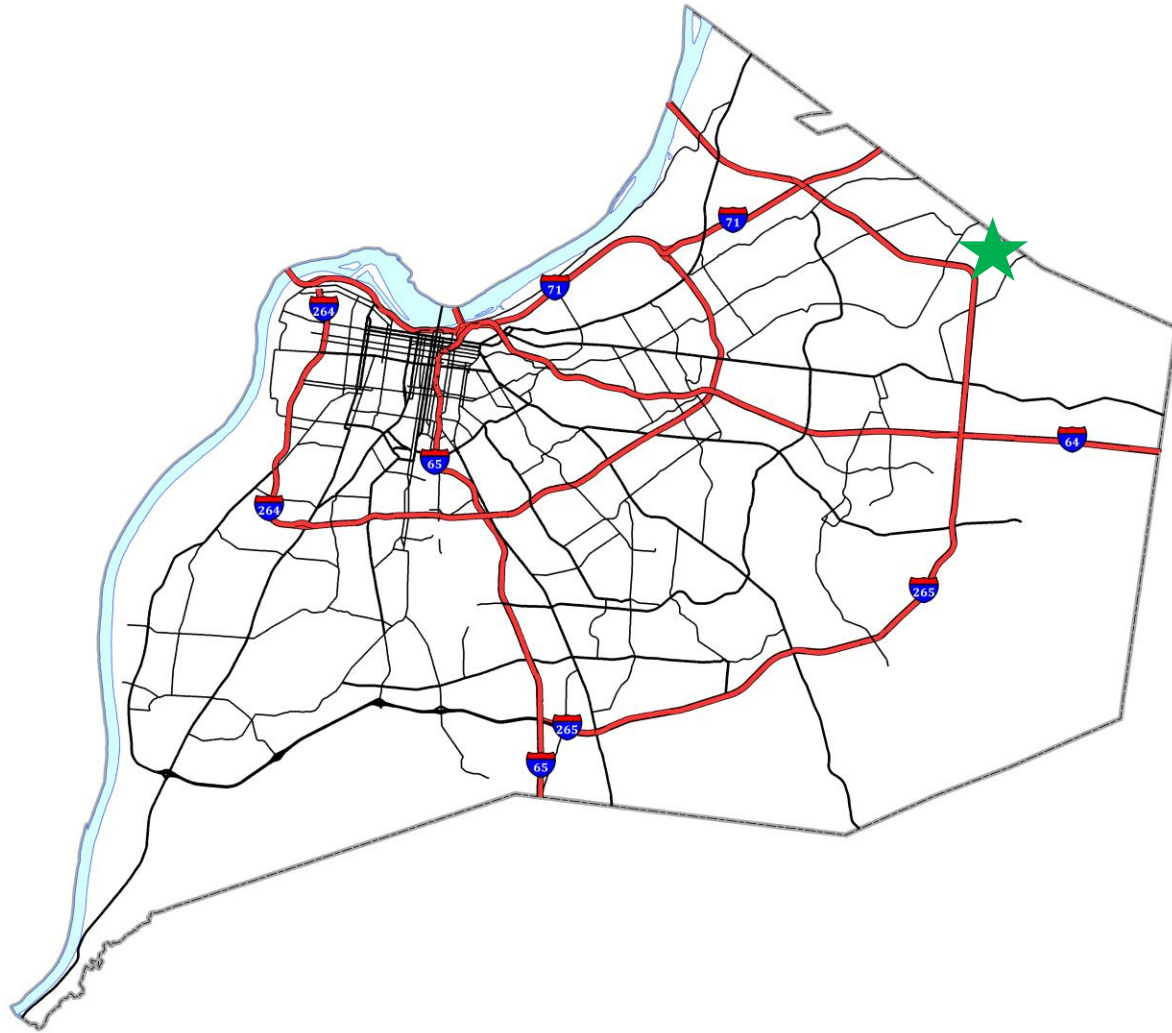
Request

- **WAIVER** to permit two attached signs per street for a residential use in a Neighborhood form district where one sign is permitted (LDC Table 8.3.1)

Case Summary/Background

- 274-unit residential apartment complex (17DEVPLAN1082)
- Zoned OR-3 in two form districts
 - Western: Suburban Workplace
 - Eastern: Neighborhood
- Signs located within Neighborhood portion of site
- Size variance required for each sign
- Waiver required to permit one additional sign on façade than permitted
- Adjoined by undeveloped and residentially-developed properties
- Notice of hearing sent 10/11/2019

Site Location



Zoning / Form District

Subject Site

Existing: OR-3/Neighborhood and Suburban Workplace

Proposed: OR-3/Neighborhood and Suburban Workplace

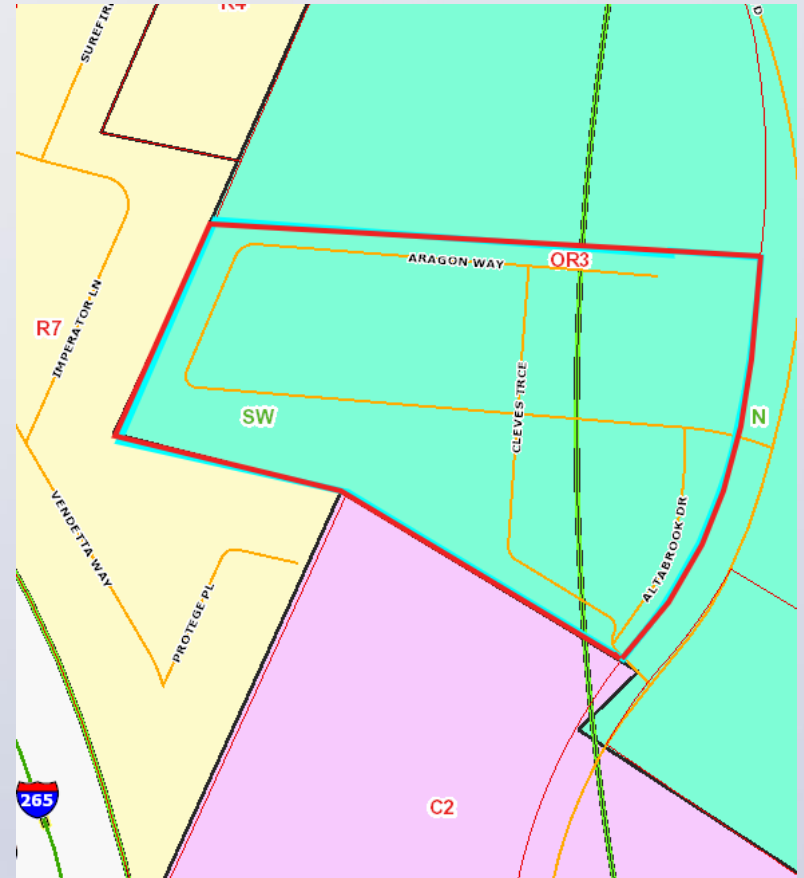
Adjoining Sites

North: OR-3/Neighborhood and Suburban Workplace

South: C-2/Neighborhood and Suburban Workplace

East: OR-3/Neighborhood

West: R-7/Suburban Workplace



Land Use

Subject Site

Existing: Vacant

Proposed: Multi-Family Residential

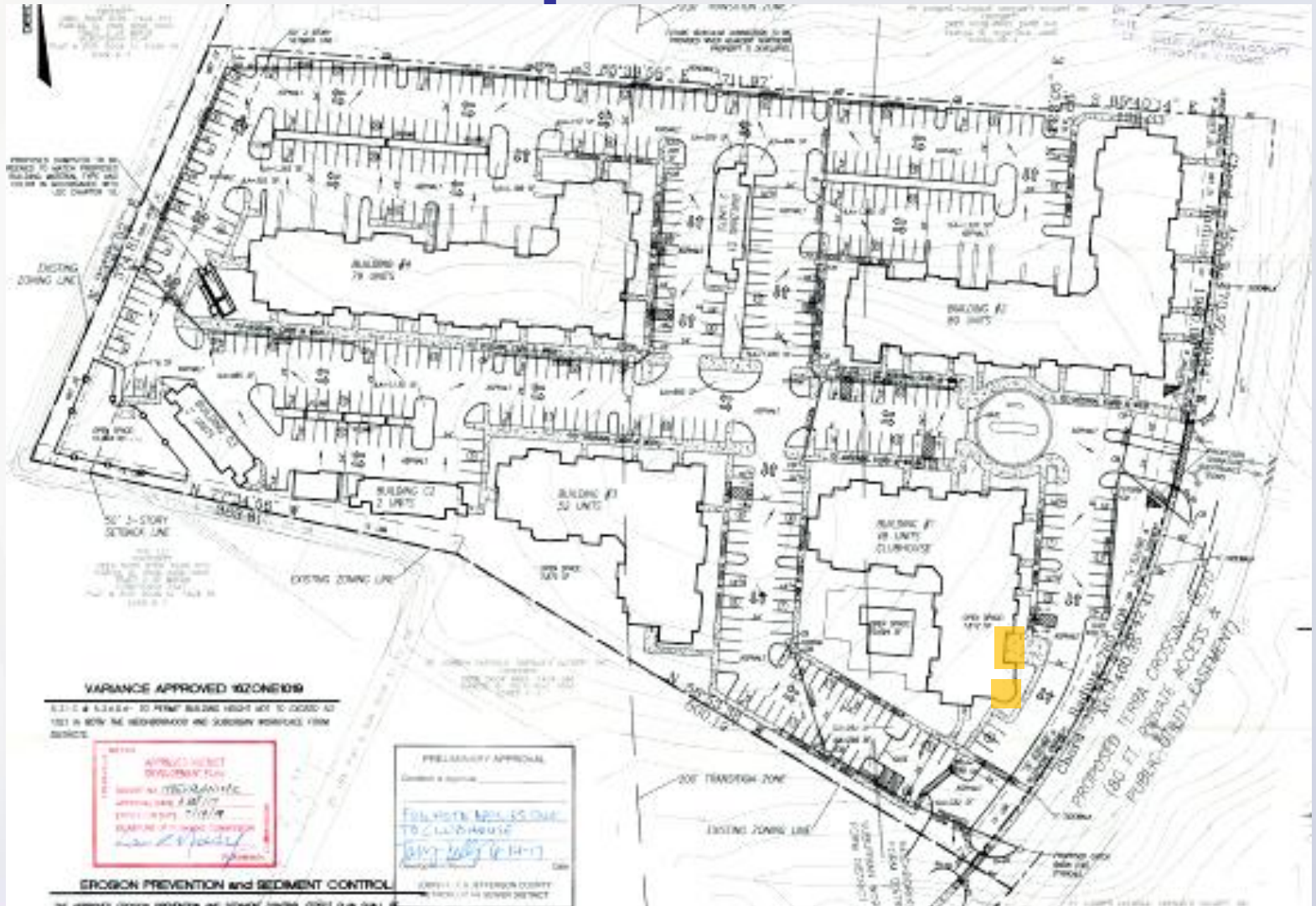
Adjoining Sites

North/South/East: Vacant

West: Multi-Family Residential



Development Plan



Site Photos



Site Photos



Site Photos



Site Photos



Conclusions

- The proposal meets the standard of review
- The requested variances and waiver are adequately justified

Required Actions

Approve/Deny

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