

16VARIANCE1048
1123 S Floyd Street



Louisville Metro Board of Zoning Adjustment
Public Hearing

Laura Mattingly, Planner I
August 1, 2016

Request(s)

- Variance from the Land Development Code Table 8.3.2 (Traditional Neighborhood) to allow an existing freestanding sign to exceed the minimum height and area.

Location	Requirement	Request	Variance
Sign height	6 ft.	30 ft.	24 ft.
Sign area	32 SF	172 SF	140 SF

Request(s)

- Waiver #1 from LDC section 8.2.1.D.6 to allow LED sign to be located within 300 feet of residentially zoned properties.
- Waiver #2 from LDC Section 8.3.3.B.9 to allow a freestanding pole-style sign in the Traditional Neighborhood Form District

Case Summary / Background

- Existing Shell gas station sign has remained unchanged since 1998
- Currently has “Grandfathered” status
- Applicant is proposing re-facing sign, including LED gas price display (no changes to structure)
- LED is within 300 feet of residential, causing sign to lose “Grandfathered” status
- All non-conforming elements of sign must now seek relief

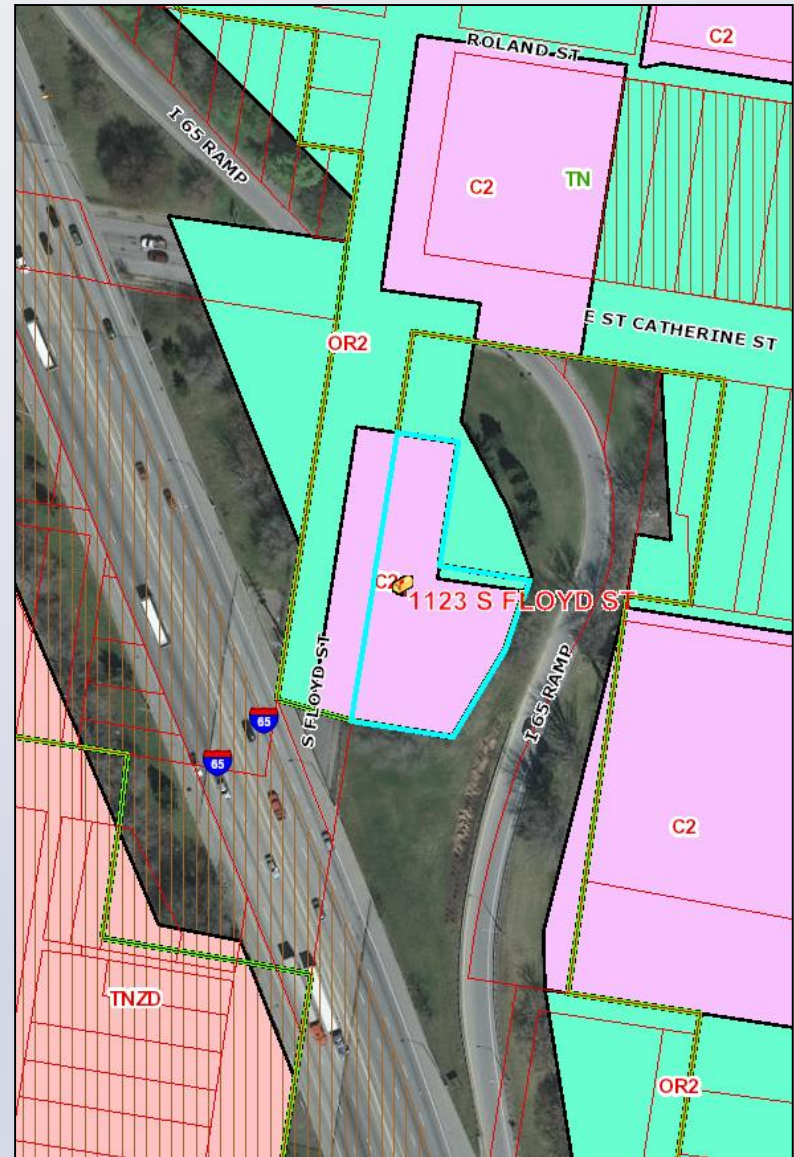
Zoning/Form Districts

Subject Property:

- Existing: C-2/Traditional Neighborhood
- Proposed: C-2/Traditional Neighborhood

Adjacent Properties:

- North: OR-2, C-2/Traditional Neighborhood
- South: NA/NA
- East: NA/NA
- West: NA/NA



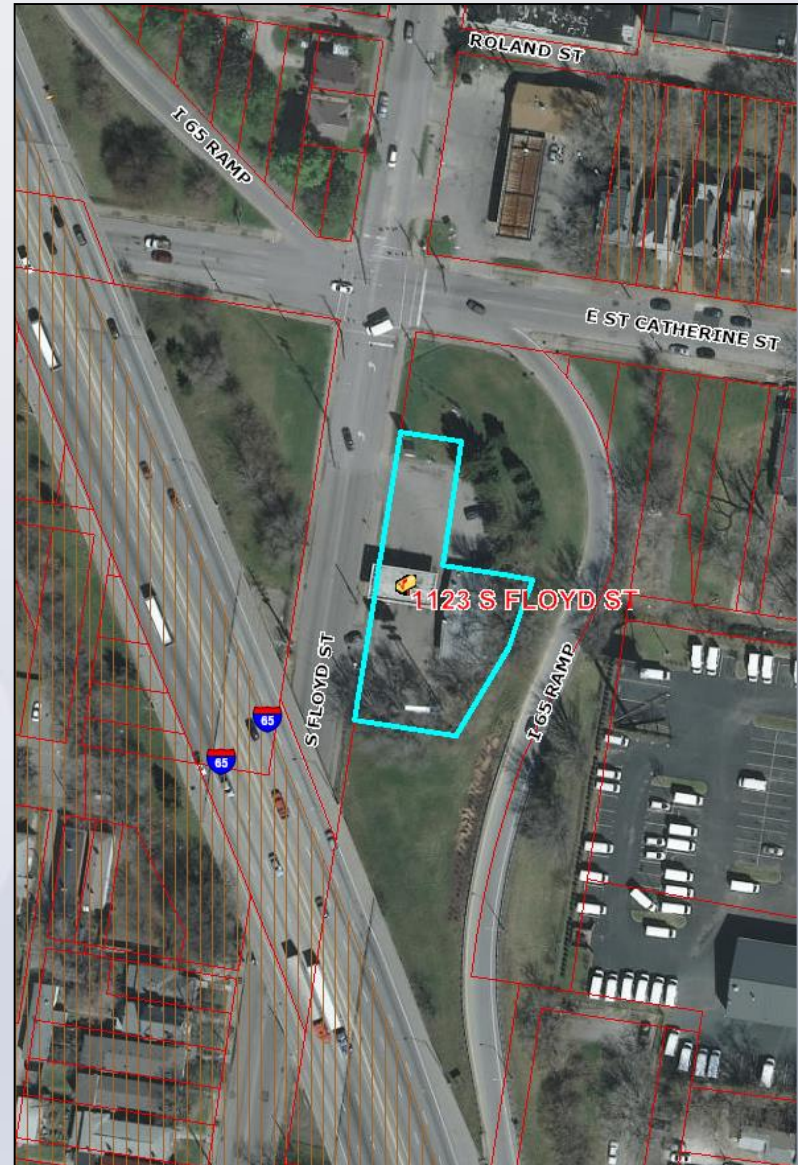
Aerial Photo/Land Use

Subject Property:

- Existing: Gas Station
- Proposed: Gas Station

Adjacent Properties:

- North: Gas Station
- South: Interstate
- East: Interstate Ramp
- West: Interstate



Site Photos-Subject Property



S. Floyd Street frontage looking north, taken from subject site parking lot.

Site Photos-Subject Property



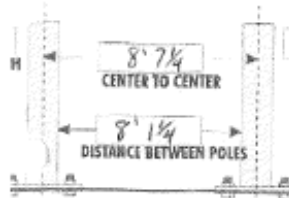
Intersection of St. Catherine and S Floyd, looking South.

Applicant's Sign Plan

Re-Face Existing Main ID Sign -
No Change in Square Footage or Height

RVI Evolution Global
Retro-Fit Faces on
Existing 8' RVI
Modified Cabinets.

Survey Info

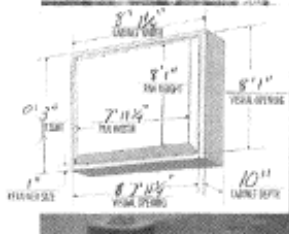


COLUMN HEIGHT 27' 2"
OVERALL HEIGHT 29' 7"
NOTE: OVERALL HEIGHT MEASURED FROM TOP OF SIGN TO GRADE

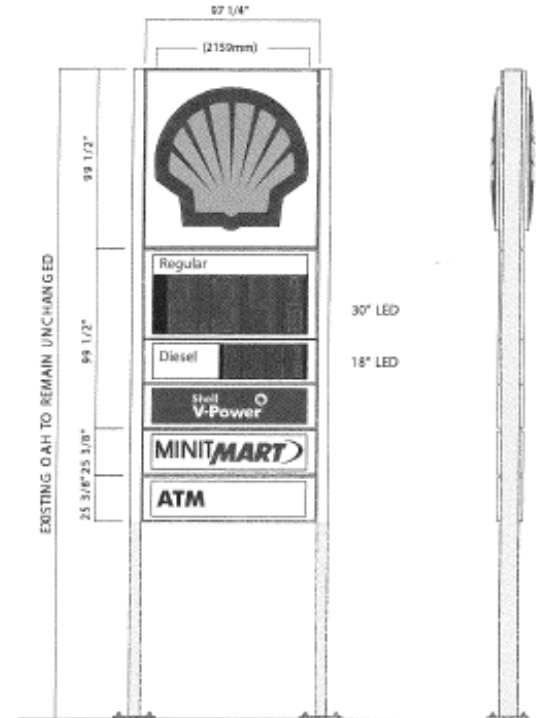
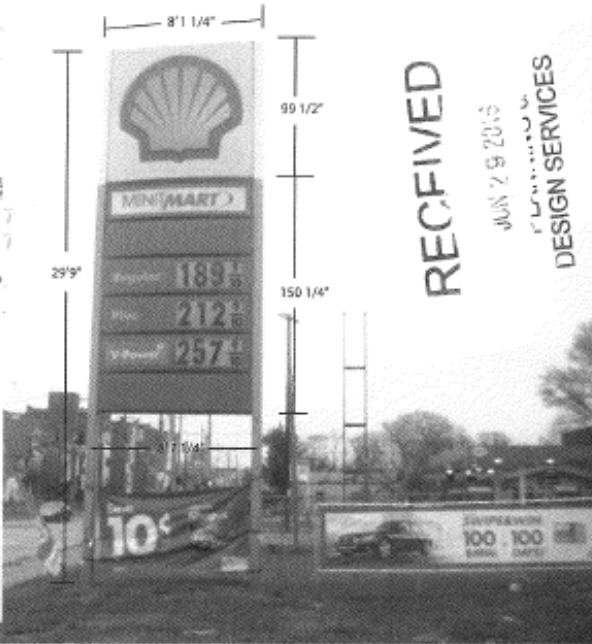
BASE PLATE THICKNESS 1"

FOUNDATION (CHECK ONE)

DIRECT BURIAL ANCHOR BOLT



Existing Elevation



CenterLine Group
17219 Bayl Drive, Suite B, Odessa, FL 33556
Office 813-948-1183 Fax 888-892-2916

Client: TravelCenters of America
24601 Center Ridge Road
Westlake, OH 44145

Project Location: TA AGES
2225 S Floyl St
Louisville, KY

Designer: Dustin Hobbberger
Scale: N.T.S.
Series: 01541
Manager: Amy French
DATE: 4/1/16

REVISION:	SCALE: 1/4" = 1'	DATE:
Original Drawing		1/28/16

Applicable Plans & Policies

- Land Development Code (Sections 8.3.2, 8.2.1.D.6, 8.3.3.B.9)
- Comprehensive Plan

Staff Analysis and Conclusions

- The variance and waivers appear to be adequately justified and meet the standard of review.
- Based upon the information in the staff report, the testimony and evidence provided at the public hearing, the Board of Zoning Adjustment must determine if the proposal meets the standards for granting a variance established in the Land Development Code from section 8.3.2 to allow an existing sign to exceed the minimum height and area; and waivers from LDC sections 8.2.1.D.6 and 8.3.3.B.9 to allow an LED sign to be located within 300 feet of residential and for the existing sign to not be columnar or monument style.

Required Actions

- Approve or Deny:
 - Variance from 8.3.2:
 - 24 foot height variance & 140 SF area variance

Location	Requirement	Request	Variance
Sign height	6 ft.	30 ft.	24 ft.
Sign area	32 SF	172 SF	140 SF

- Waiver from 8.2.1.D.6 to allow LED sign within 300 feet of residential
- Waiver from 8.3.3.B.9 to allow freestanding pole sign in Traditional Neighborhood Form District