

18VARIANCE1049

Family Dollar Sign



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

**Dante St. Germain, Planner I
June 18, 2018**

Requests

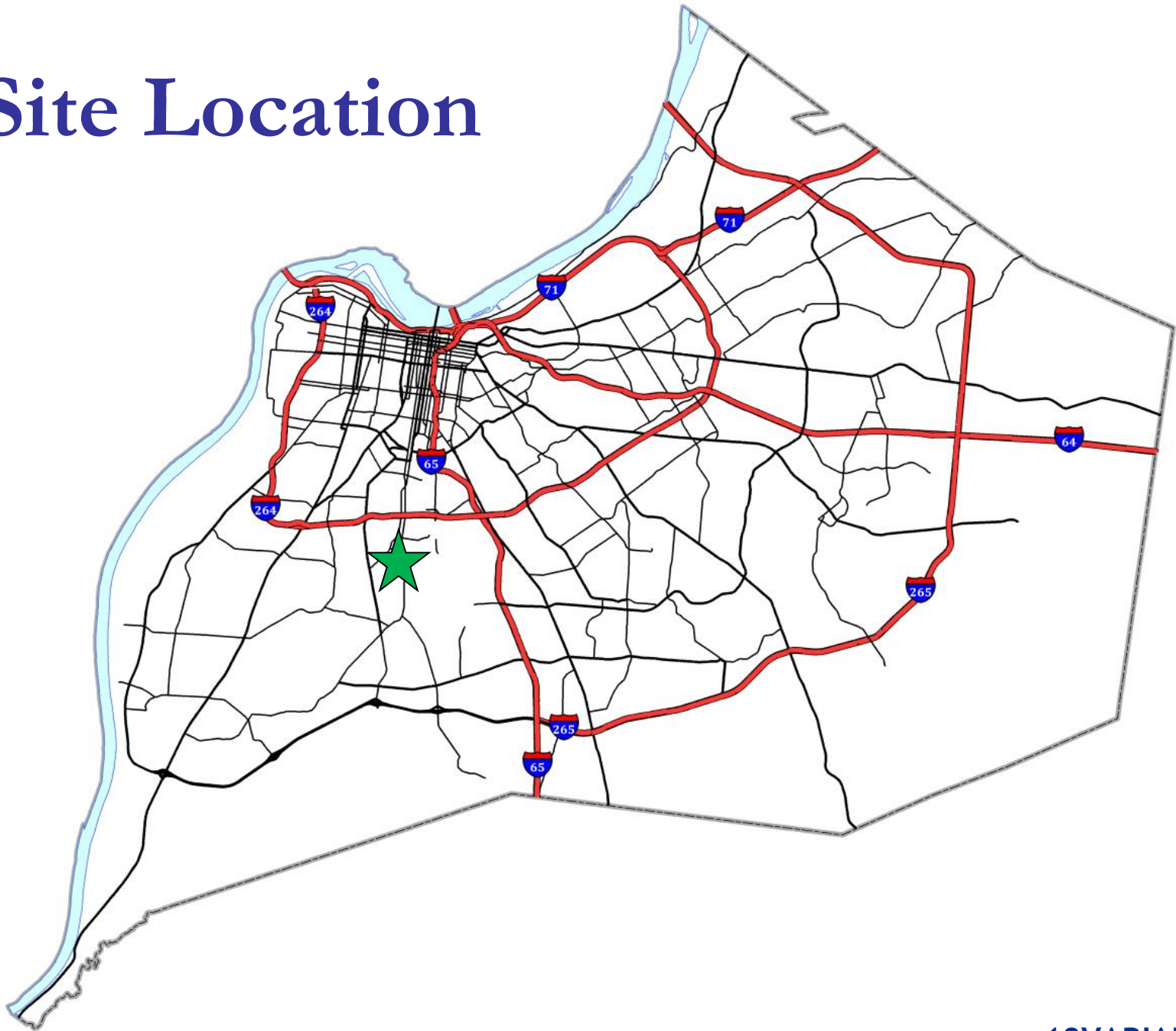
- **Variance:** from Land Development Code table 8.3.1 to allow a sign to exceed the allowable maximum area.

Location	Requirement	Request	Variance
Sign Area	60 sf.	135.86 sf.	75.86 sf.

Case Summary / Background

- The subject property is located in the Iroquois neighborhood, in the Iroquois Manor shopping center.
- The applicant proposes to replace an existing attached sign, which is 142.08 sf. in area, with a new attached sign, proposed to be 135.86 sf. in area.
- The maximum allowable area in the Traditional Neighborhood form district is 60 sf.

Site Location



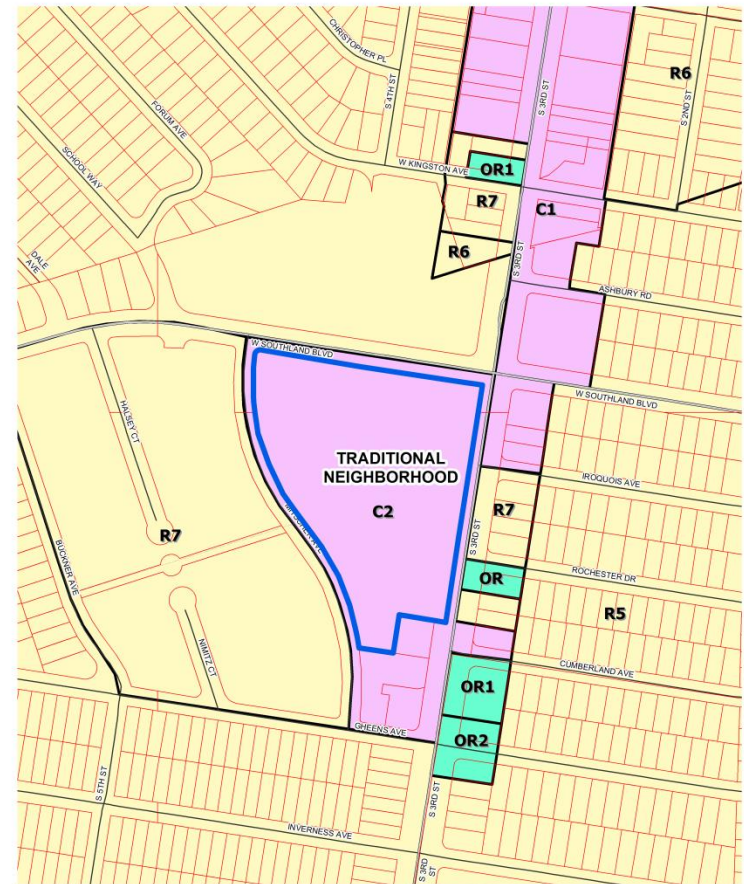
Zoning/Form Districts

Subject Property:

- Existing: C-2/Traditional Neighborhood

Adjacent Properties:

- North: R-5/Traditional Neighborhood
- South: C-2/Traditional Neighborhood
- East: C-2, R-7, OR/Traditional Neighborhood
- West: R-7/Traditional Neighborhood



5312 S 3rd Street
feet

290
Map Created: 6/7/2018



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Aerial Photo/Land Use

Subject Property:

- Existing: Commercial

Adjacent Properties:

- North: Rutherford Elementary School
- South: Commercial
- East: Commercial & Single Family Residential
- West: Multi Family Residential



5312 S 3rd Street
feet

230
Map Created: 6/7/2018



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Site Photos-Subject Property



The existing sign to be replaced.

Site Photos-Subject Property



Nearby signs.

Site Photos-Subject Property



Nearby signs.

Site Photos-Subject Property



Nearby signs.

Site Photos-Subject Property



Nearby signs.

Site Photos-Subject Property



Nearby signs.

Site Photos-Subject Property



Nearby signs.

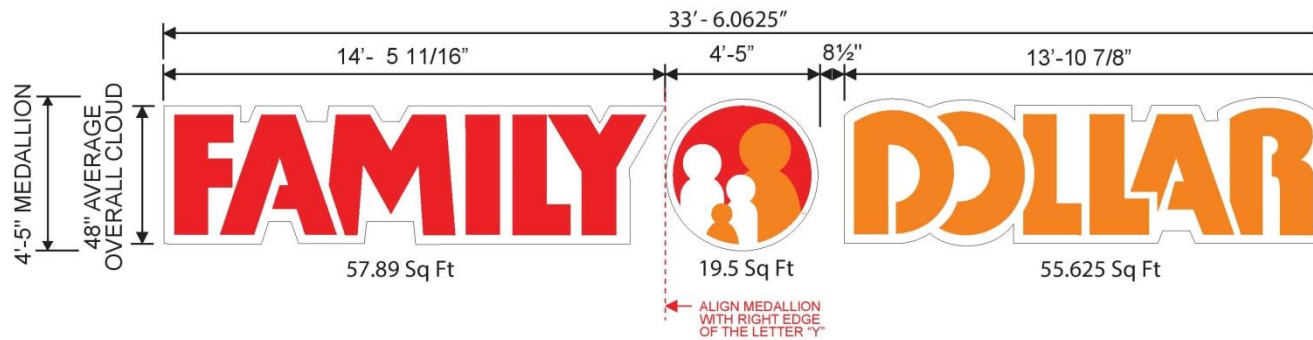
Elevations



BEFORE



AFTER



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Customer: FAMILY DOLLAR		Description: 48" Cloud Sign with 53" Medallion	Customer Approval: Graphics and colors on file will be used unless otherwise specified by customer. Please review drawing carefully. By signing below, you agree to graphics as shown above, and to location of sign as shown. Please return signed copy back to Everbrite.	
Project No: 384853	Scale: NTS			
Date: 6/7/18	Drawn By: DB			
Location & Site No: Louisville, KY	FDO2117	Revised:	CUSTOMER SIGNATURE	DATE
		Revised:	LANDLORD SIGNATURE	DATE

Conclusions

- The variance request appears to be adequately justified and meets the standard of review.

Required Actions

- **Variance:** from Land Development Code table 5.3.1 to allow a sign to exceed the maximum allowed area.
Approve/Deny

Location	Requirement	Request	Variance
Sign Area	60 sf.	135.86 sf.	75.86 sf.