

18VARIANCE1110

Jefferson Boulevard Variance



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

**Zach Schwager, Planner I
January 7, 2019**

Request

- **Variance:** from Land Development Code section 4.8.1 to allow a freestanding monument sign to encroach into the required streamside zone of a Type “B” stream buffer.

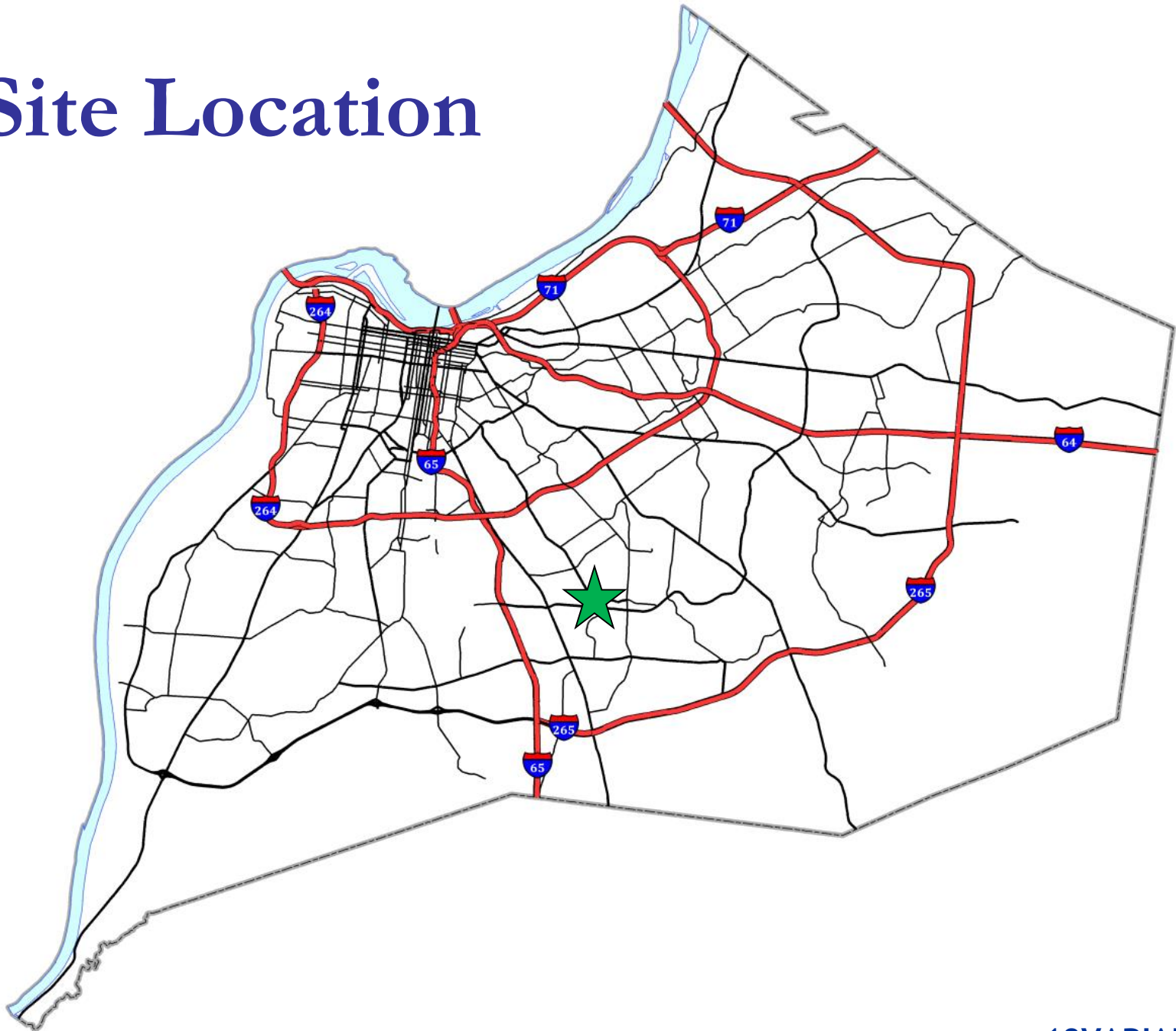
Case Summary / Background

- The subject property is located in Okolona.
- The applicant requests a variance for a proposed freestanding monument sign.

Case Summary / Background

- Table 4.8.1 of the Land Development Code requires 25 ft. for the streamside zone, 50 ft. for the middle zone, and 25 ft. for the outer zone of a Type “B” stream buffer as determined by the form district.
- The proposed sign will be in the streamside zone within 5 ft. of the top of bank.

Site Location



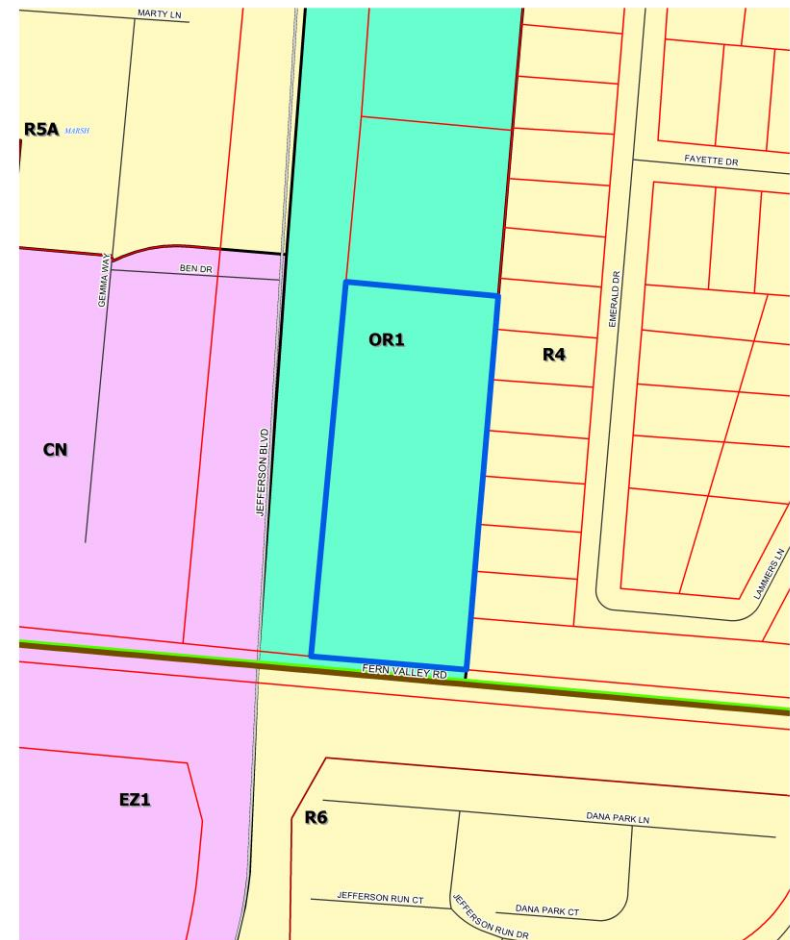
Zoning/Form Districts

Subject Property:

- Existing: OR-1/Neighborhood

Adjacent Properties:

- North: OR-1/Neighborhood
- South: R-6/Suburban Workplace
- East: R-4/Neighborhood
- West: C-N/Neighborhood



5161 Jefferson Boulevard



feet
150
Map Created: 12/11/2018



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Aerial Photo/Land Use

Subject Property:

- Existing: Commercial
- Proposed: Multi Family Residential

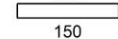
Adjacent Properties:

- North: Public and Semi Public
- South: Multi Family Residential
- East: Single Family Residential
- West: Single Family Residential & Public and Semi Public



5161 Jefferson Boulevard

feet



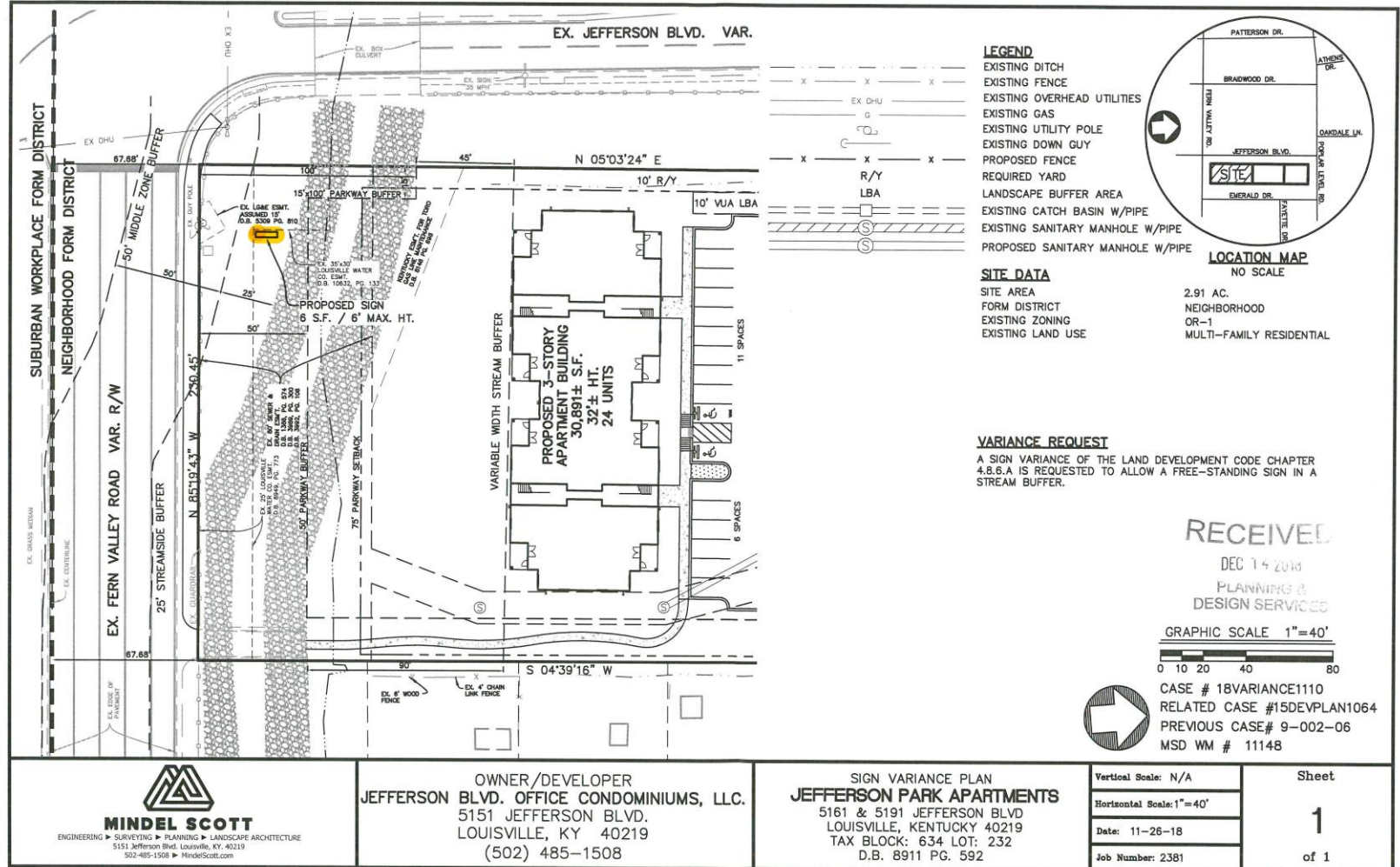
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Site Plan



Elevations



CUSTOMER / COMPANY: Jefferson Park Apts
 LOCATION:
 SALES PERSON: Lloyd
 DESIGNER: C.E.

DATE/REVISIONS: 6/5/18

RECEIVED

NOV 30 2018

PLANNING &
 DESIGN SERVICES

PROJECT OVERVIEW
 Logo/Art: ☐ Provided ☐ Recreated
 Sides: ☐ Single ☐ Double ☐ Two Sides
 Surface: ☐ First ☐ Second

Description

JOB DETAILS

Print: ☒ HP ☐ Roland
 Lam: ☐ Gloss ☐ Matte ☐ Dry E. ☐ Spray
 Vinyl: ☒ RTA ☐ ABV ☐ Hi-Tac ☐ Wrap
☐ Trans. ☐ Perf ☐ Other
☐ Coro ☐ Foam ☒ Dibond ☐ Poly
 Banner: ☐ Gloss ☐ Retr. ☐ Mesh
 PVC: ☐ 3mm ☐ 6mm ☐ Other
 Acrylic: ☐ 1/8" ☐ 1/4" ☐ 1/2"
 Alum: ☐ .063 ☐ .080 ☐ 1/8"
☐ other

CHANNEL LETTER FABRICATION

☐ Standard ☐ Reverse
☐ .063 Alum. backs ☐ 1/8" Acrylic faces
☐ .040 Alum. returns
☐ other
 Raceway: ☐ 5" ☐ 7.5" ☐ Low Profile
 Raceway Length:

COLORS

☐ PMS
☐ PMS

Faces:
 TrimCap:
 Returns:
 Raceway color:

INSTALLATION DETAILS

Pertinent installation information

CUSTOMER APPROVAL

SIGNATURE

This design and drawing shown are property of Signarama Louisville-East. No transmittal or disclosure shall be made to any person, firm or corporation without written approval.

JEFFERSON PARK

APARTMENTS

48"

8"

4
 UNITS AVAILABLE

12"

dibond backer

DETAILS
 HP Printed Dibond
 Laminated
 1/8" black acrylic
 Qty: 2

12"

1/8" black acrylic
 w/gold vinyl #s

4
 9"
 6 1/2"

Managed by:

 502.451.0485

12"

dibond panel

DETAILS
 HP Printed Dibond
 Laminated
 Qty: 2

PLEASE REVIEW THIS PROOF CAREFULLY

SPELLING IS YOUR RESPONSIBILITY • DRAWING IS NOT TO SCALE
 COLORS ON FINISHED PRODUCT MAY VARY SLIGHTLY FROM ELECTRONIC PROOF

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☐ Trans. ☐ Perf ☐ Other
☐ Coro ☐ Foam ☒ Dibond ☐ Poly
 Banner: ☐ Gloss ☐ Retractable ☐ Mesh
 PVC: ☐ 3mm ☐ 6mm ☐ Other
 Acrylic: ☐ 1/8" ☐ 1/4" ☐ 1/2"
 Alum: ☐ .063 ☐ .080 ☐ 1/8"
☐ other

CHANNEL LETTER FABRICATION

☐ Standard ☐ Reverse
☐ .063 Alum. backs ☐ 1/8" Acrylic faces
☐ .040 Alum. returns
☐ other

Raceway: ☐ 5" ☐ 7.5" ☐ Low Profile
 Raceway Length:

COLORS

☐ PMS
☐ PMS

Faces:
 Trim/Cap:
 Returns:
 Raceway color:

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8 VARIANCE 1110

Site Photos-Subject Property



Location of Spring Ditch facing east.

Site Photos-Subject Property



Site Photos-Subject Property



Property across Fern Valley Road.

Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



The proposed sign will have an identical style as this existing sign on Jefferson Blvd.

Conclusion

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

Required Action

- **Variance:** from Land Development Code section 4.8.1 to allow a freestanding monument sign to encroach into the required streamside zone of a Type “B” stream buffer. Approve/Deny