

JUSTIFICATION FOR RELIEF

Docket No. 21-MCUP-0001 & 21-Waiver-0019 Louisville Elks Lodge No. 8 2824 Klondike Lane

The Applicant, Louisville Elks Lodge No. 8., proposes to replace 3 existing signs with a single changing image sign at the property located at 2824 Klondike Lane in Louisville, Kentucky. This is a modification of the approved Conditional Use Permit in Case No. 19-CUP-0209 to allow a private club.

The proposal conforms to the requirements of the Louisville Land Development Code (“LDC”) and the Listed Requirements of LDC §4.2.43 – except where relief is requested below -- and the Plan 2040 Comprehensive Plan as discussed below.

Requested Relief from Item D. The Applicant requests relief from Listed Item D. (LDC §4.2.43) to allow monument sign with a size greater than 20 square feet in area. The new sign is more aesthetically pleasing and is not out of character for the surrounding area and relief was previously granted in prior Case No. 19-CUP-0209.

The relief will not adversely affect adjacent property owners because the character and existing signage in the area. In addition, many of the adjacent property owners do not object to new sign. There is a similar sign for the parish directly across Klondike Lane and this non-commercial sign intended to advertise not commercial products, but rather lodge and civic activities. If not for the unique requirements of a CUP for a private club, the sign could be 60 square feet and 8 feet tall on a collector road like Klondike Lane.

The relief will not violate the Comprehensive Plan because this sign is compatible and related to a use that is in keeping with the residential properties in the area. The proposed sign has an aesthetically attractive design and is very similar to other signage in the area.

COMPREHENSIVE PLAN 2040

Community Form. The property is in a Neighborhood form district and zoned R4. The Neighborhood Form is characterized by predominantly residential uses that vary from low to high. The form district may contain civic uses and neighborhood centers as appropriate locations. The Elks Club has been a fixture of the neighborhood for 40 plus years. Many neighbors are also members of the club. It is appropriate for the location and across the street from a parish and school.

Policy 3.1.1 encourages the creation of common, usable and accessible open space. Nearby neighbors in the community access the property for community events and with use of the swimming pool.

Policy 14 seeks to ensure that signs are compatible with the Form District pattern and contribute to the surroundings and are conducive to motor vehicle safety. If freestanding signs are used, it is encouraged to use monument style. The proposed monument sign will ultimately replace what were originally three signs at the property. The proposed sign has an aesthetically attractive design and is very similar to other signage in the area. The changing image is recognized as not presenting a traffic or road safety hazard as long as the image does not change too frequently.

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