

# 21-VARIANCE-0109

## 5801 Preston Highway



Louisville Board of Zoning Adjustment Public Hearing

Beth Jones, AICP, Planner II

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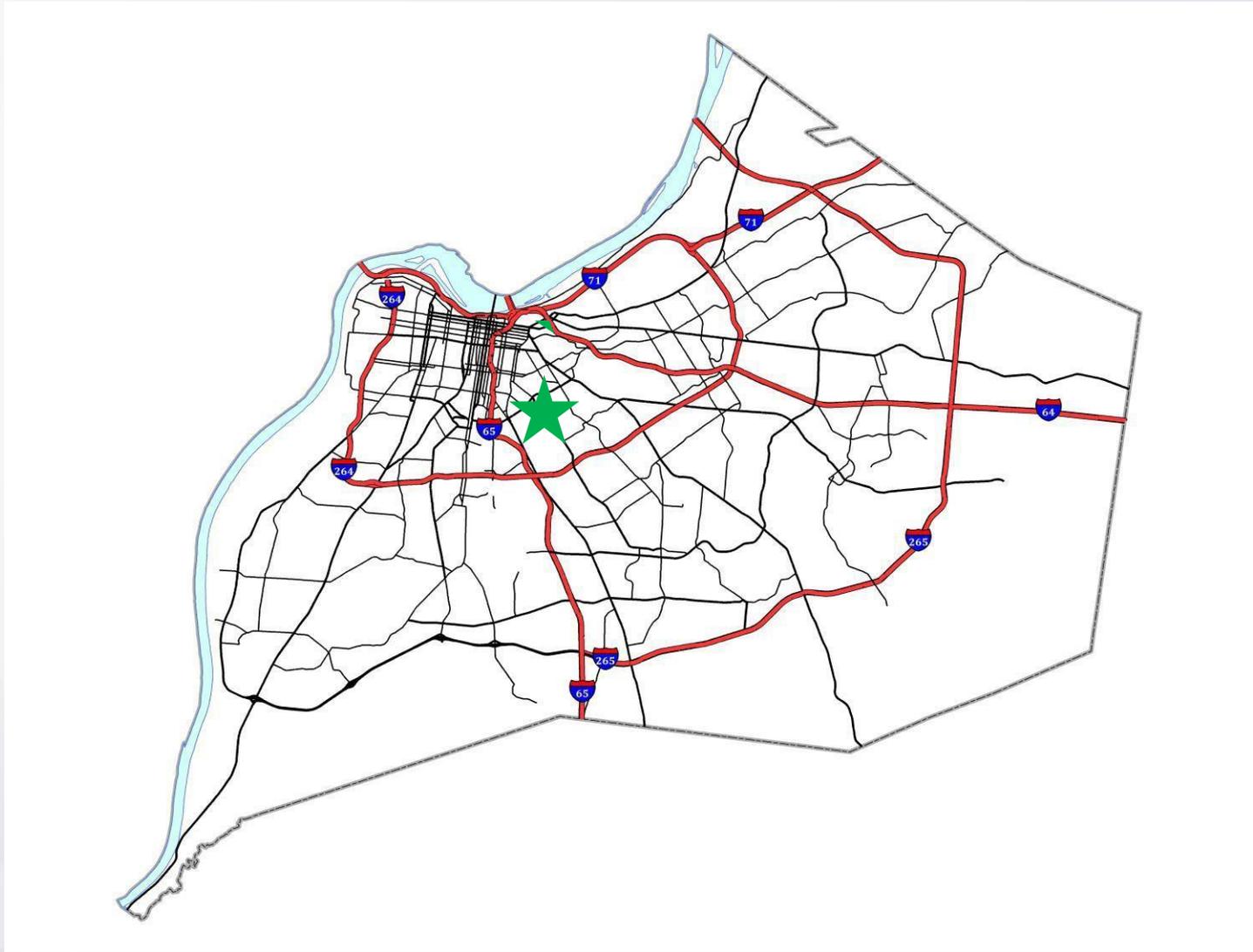
# Request

**VARIANCE** to permit a freestanding multi-tenant sign to exceed the total area permitted (LDC Table 8.3.2. Suburban Marketplace Corridor)

# Case Summary/Background

- Suburban Marketplace Corridor; subject parcel zoned R-4/C-2/C-1
- Subject business on separate parcel with only street access through shopping center on adjoining site
- Shared access point allows subject business to be included on existing freestanding sign
- Existing 1993 sign has non-conforming status; existing tenant panels already exceed total area permitted under current regulations
- Proposed addition to existing sign is only option available for business for a roadside sign

# Site Location



# Land Use

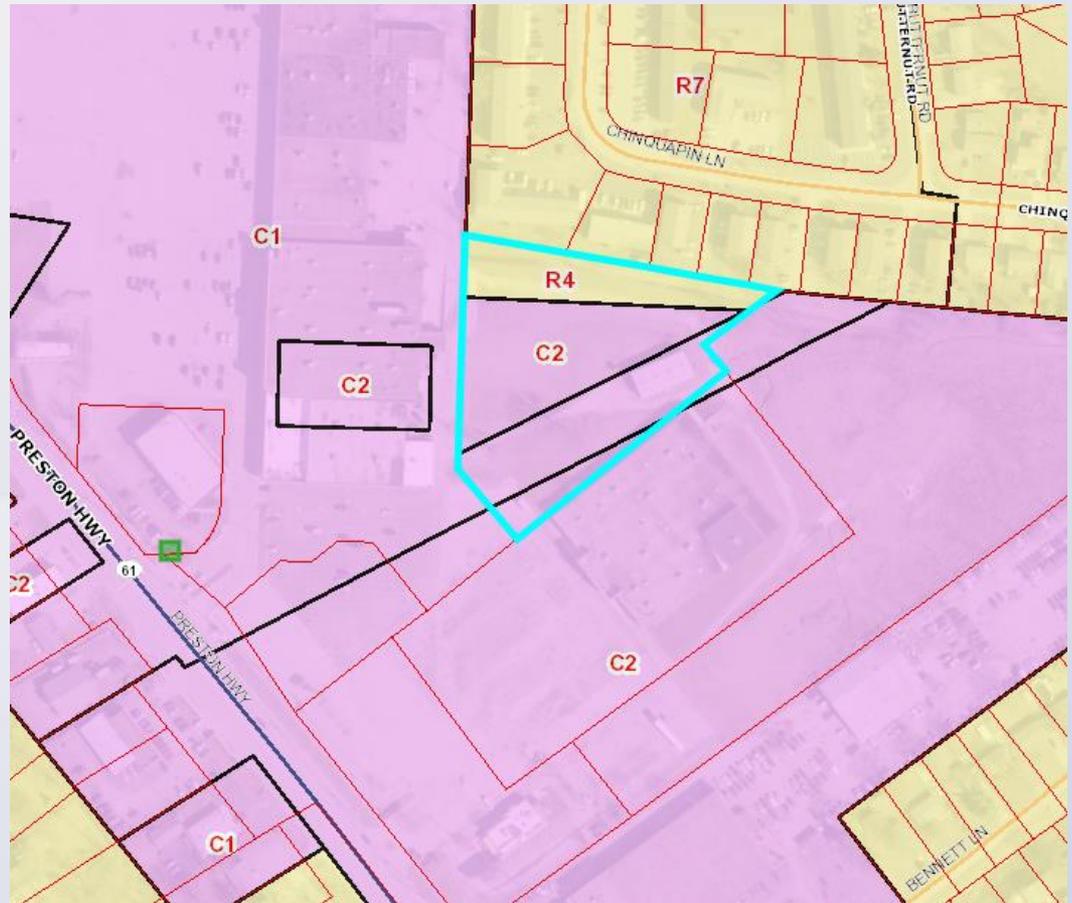
## Subject Site

Commercial

## Adjoining Sites

North: Multi-family residential

South/East/West:  
Commercial



# Aerial View



# Site View

from Preston Highway



# Site View



# Street View

Across Preston Highway



# Existing Sign



# Proposed Sign



# Conclusions

- Proposed sign will not adversely affect adjacent property owners
- Proposed sign does not violate Plan 2040
- The proposal is the applicant's only option for freestanding signage
- The proposal meets all LDC regulations and standards with the exception of the requested variance

# Required Action

## APPROVE or DENY

**VARIANCE** to permit a freestanding multi-tenant sign to exceed the total area permitted (LDC Table 8.3.2. Suburban Marketplace Corridor)