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DATE: June 8, 2026

Justification for Waiver of LDC section 3.1.3.I.3 to allow a wall up a signature entrance sign to exceed 6' in height for a total of 14'

Project Name: Echo Trail Subdivision Section 1
Address: 2405 Echo Trail Louisville, KY 40245

The waiver will not adversely affect adjacent property owners since the two closest dwellings to the sign are 200' and 225' away.

Community Form goal 1, policy 14 calls to ensure that signs are compatible with the Form District pattern and contribute to the visual quality of their surroundings, to promote signs of a size and height adequate for effective communication and conducive to motor vehicle safety, and to give careful attention to signs in historic districts, parkways, scenic corridors, design review districts and other areas of special concern. The purpose of the Floyds Fork Overlay District is to protect waterways, integrate development into the natural environment, preserve hillsides and valleys, and respect the high-quality visual character of the area. The waiver will not violate the goals, objectives, and policies of Plan 2040, and it furthers the goals and intent of the Floyds Fork Overlay District since the sign will incorporate natural materials into the design to be compatible with the scenic nature of the corridor.

The extent of the waiver of the regulation is the minimum necessary to afford relief since the sign area and height are proposed to provide adequate and effective communication for motor vehicle safety, and since the sign will incorporate natural materials into the design to be compatible with the scenic nature of the corridor.

The applicant is incorporating natural materials in the design to be compatible with the scenic nature of the corridor that exceeds the minimum requirement and compensates with non-compliance. Furthermore, the strict application of the provision would create an unnecessary hardship since similar signature entrances are permitted in other subdivisions, and since the applicant is incorporating natural materials in the design to be compatible with the scenic nature of the corridor.

The waiver will not adversely impact the health of the waterways of the Floyds Fork Special Zoning Overlay District since the sign is not near the Floyds Fork or its tributaries, and since the sign will have virtually no impact on water quality in the area.

The waiver will not adversely impact the visual quality of the waterways or designated Floyds Fork Special Zoning Overlay scenic corridor since the sign will incorporate natural materials into the design to be compatible with the scenic nature of the corridor.

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