

STAFF REPORT

APPLICANT: Corporex Parks of Kentucky, Inc.  
LOCATION: Circleport Business Center at Mineola Pike & I-275  
ZONE: Industrial One, I-1  
DATE: February 12, 1986  
REQUEST:

Variance under Article 19, Section 1910 of the Zoning Regulations, to allow a sign advertising the sale, lease, or rental of the premises to be 192 square feet. Under Section 1910, such signs are permitted a maximum of 32 square feet in area. The proposed sign will be 9½ feet tall and 24 feet wide. It will be located at the rear of lot number 11 and face onto I-275 (See attached drawings.)

Special Information:

The Circleport development is on an 80 acre tract off Mineola Pike at I-275. Work is presently underway on an interchange at this location. There currently exists a sign, approximately six feet in height and ten feet in length, which is clearly visible to motorists on I-275, which serves a function similar to the proposed sign for which a variance is requested. According to plans submitted by the applicant, the existing sign will be displaced by expansion of the right-of-way for the east bound freeway exit ramp (See attached drawings.)

Analysis:

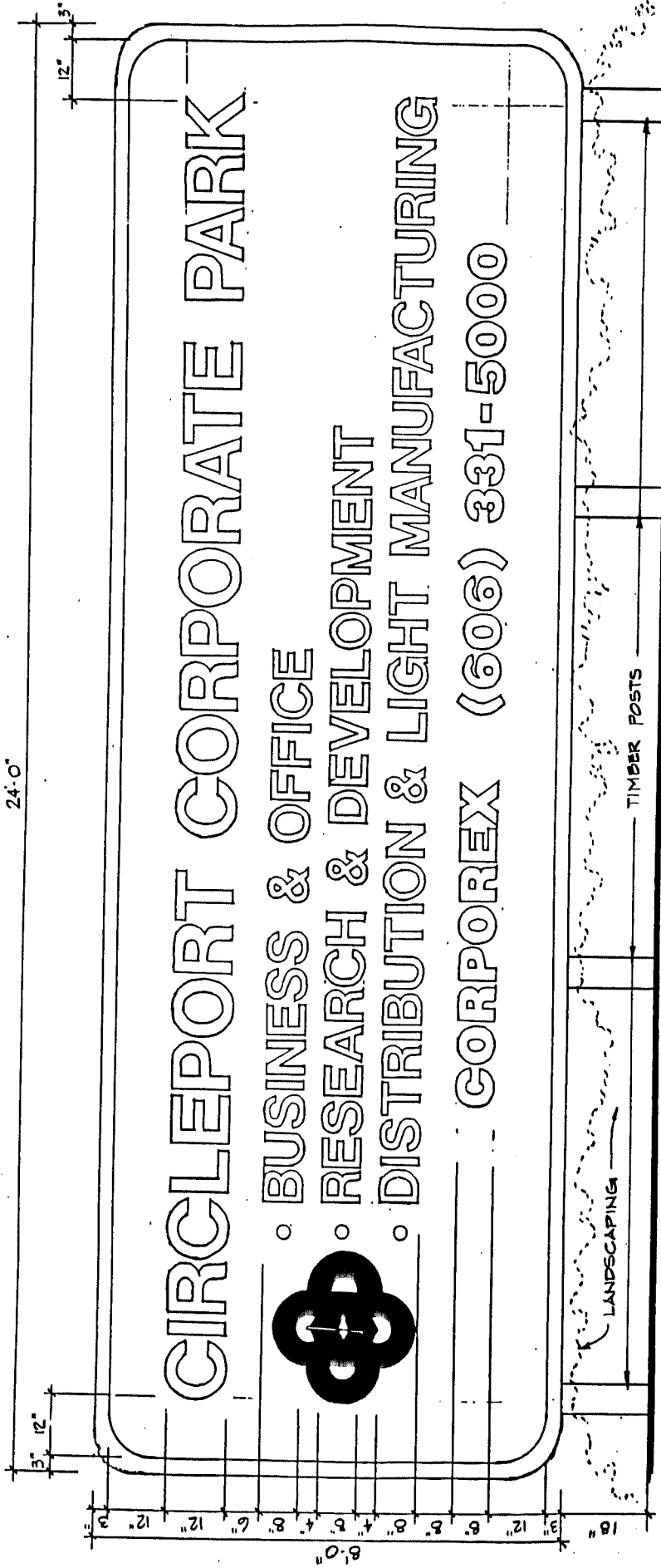
The following addresses the findings of fact necessary for granting a variance under Article 2, Section 244 of the Zoning Regulations:

- 1) This parcel does have frontage to and good visibility from I-275.
- 2) Strict applications of the regulation would not deprive the applicant of a reasonable use of the property.
- 3) Plans submitted by the applicant indicate a portion of the property will be taken by the enlarged right-of-way for the freeway exit ramp. This would require removal or relocation or replacement of the existing sign on the property. (Staff is not aware of the conditions under which the existing sign was erected, except that the sign did not exist before the adoption of the current zoning regulations.)
- 4) I can find no reasons that this request would preserve the public safety and welfare. The proposed sign would present no greater of a distraction to passing motorists than the sign which presently exists on the site.

Jim Sturdevant <sup>GAN</sup>  
Jim Sturdevant  
Plans Examiner/ Planner

RECEIVED  
DEC 30 1995

24'-0"



MATERIALS:

WOOD FRAME CONSTRUCTION WITH DURAPLY / SHEET METAL  
FACES AND 6" x 6" PRESSURE-TREATED POSTS. POSTS WILL  
BE 4' DEEP WITH COMPACTED EARTH. ALL COPY WILL BE PAINTED.

