

17CUP1035 3202 Frankfort Avenue



Louisville Board of Zoning Adjustment Public Hearing

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Request

- A Conditional Use Permit for outdoor alcohol sales and consumption for a restaurant in the C-1 zoning district (LDC 4.2.41)

Case Summary/Background

- The applicant intends to convert a portion of an existing building to a restaurant and add a 950 sq ft outdoor deck
- 0.23 acre site is located on the south side of Frankfort Avenue between Crestwood and McCreedy Avenues
- Developed with a single building containing two commercial uses
- Indoor portion of restaurant will occupy 2,580 sq ft of the existing building for a combined total of 3,528 sq ft
- Remainder of the existing building occupied by a tavern with outdoor deck at the rear
- Waiver has been granted to reduce the required parking from 13 spaces to 10 spaces

Zoning / Form District

Subject Site

Existing: C-1/Traditional Marketplace Corridor

Proposed: C-1/ Traditional Marketplace Corridor w/ CUP

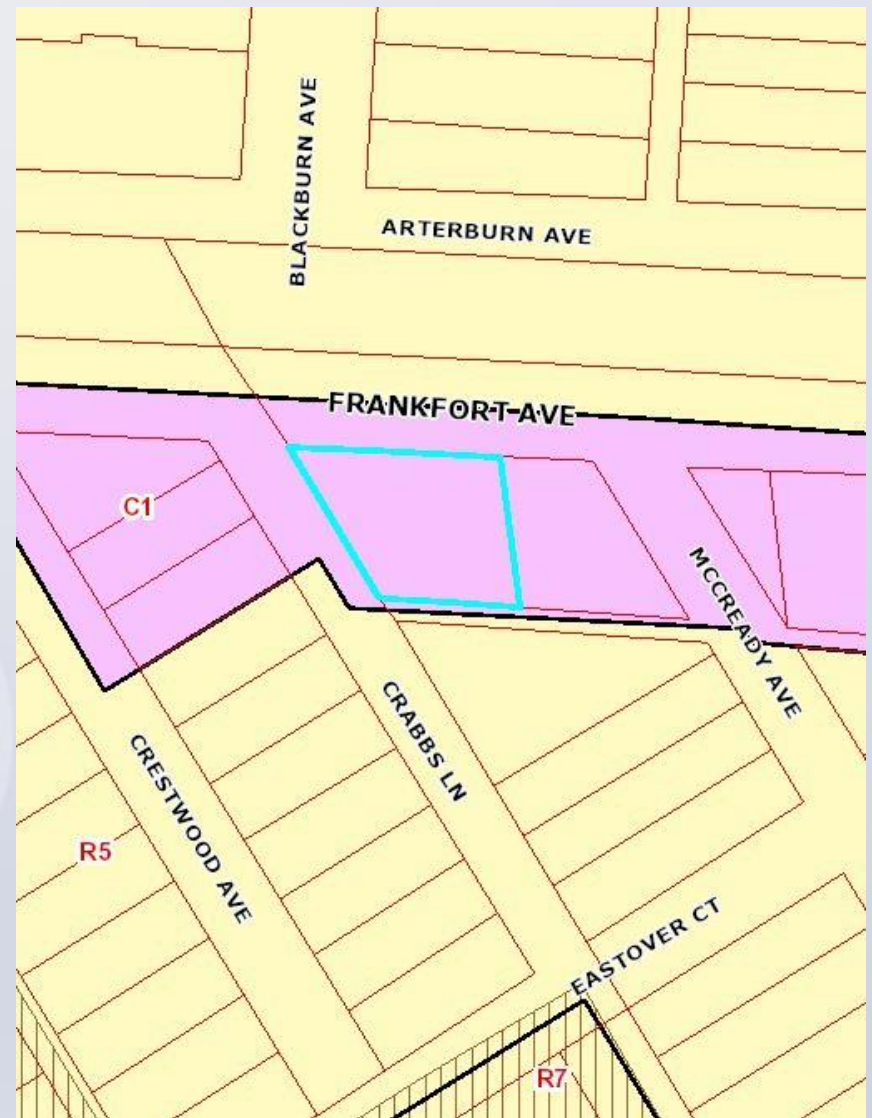
Adjoining Sites

North and South:

R-5/Traditional Neighborhood

East and West:

C-1/Traditional Marketplace Corridor



Land Use

Subject Site:

Existing: Vacant Commercial

Proposed: Restaurant and outdoor patio

Adjoining Sites:

North: Single-family Residential

South: Single-family Residential

East: Commercial

West: Commercial, Single-family Residential, Multi-family Residential



Site Photos



Street View

Site Photos



Street View

Site Photos



Adjoining Property to North

Site Photos



Adjoining Property to South

Site Photos



Adjoining Property to East

Site Photos

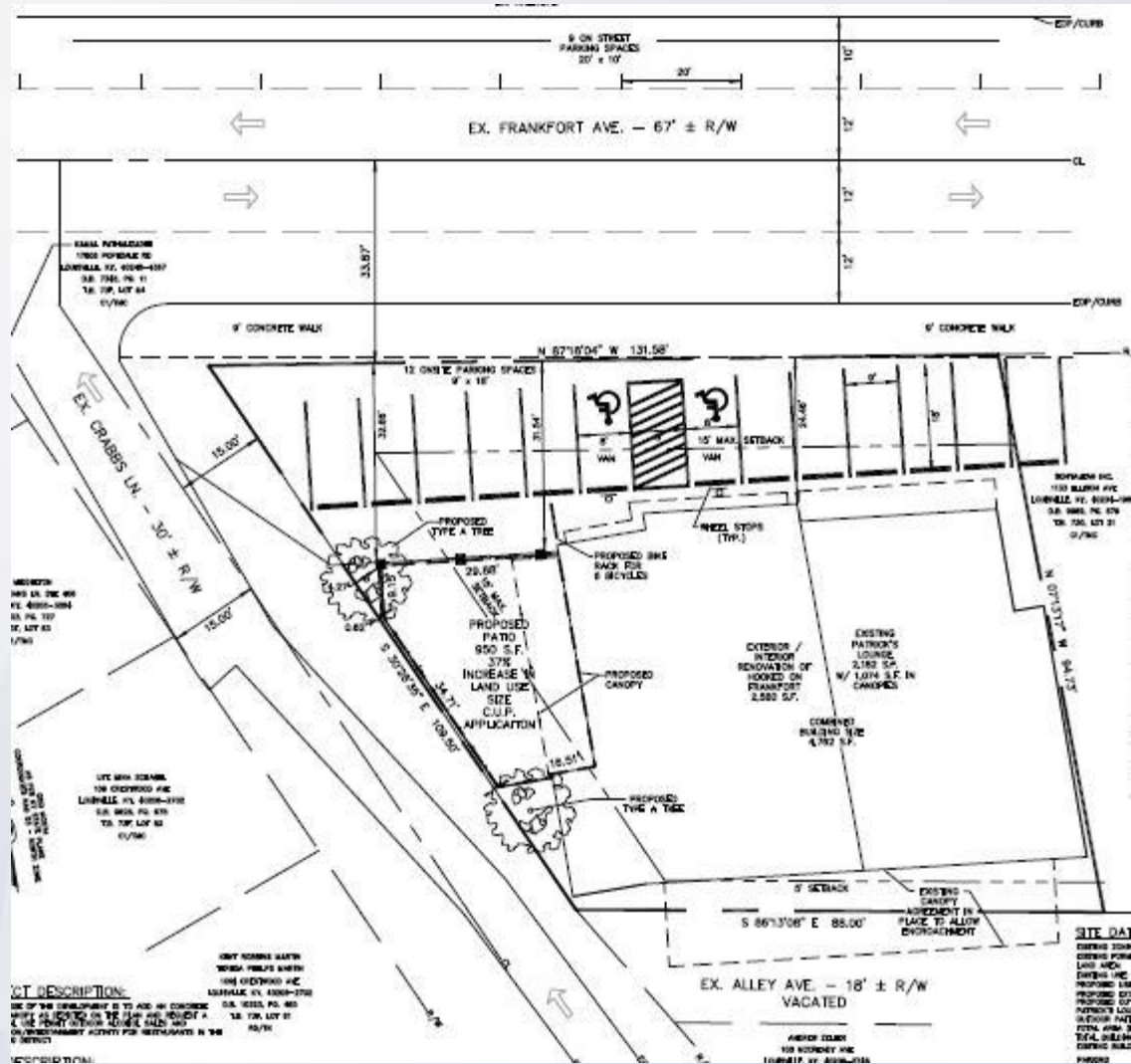


Site Photos

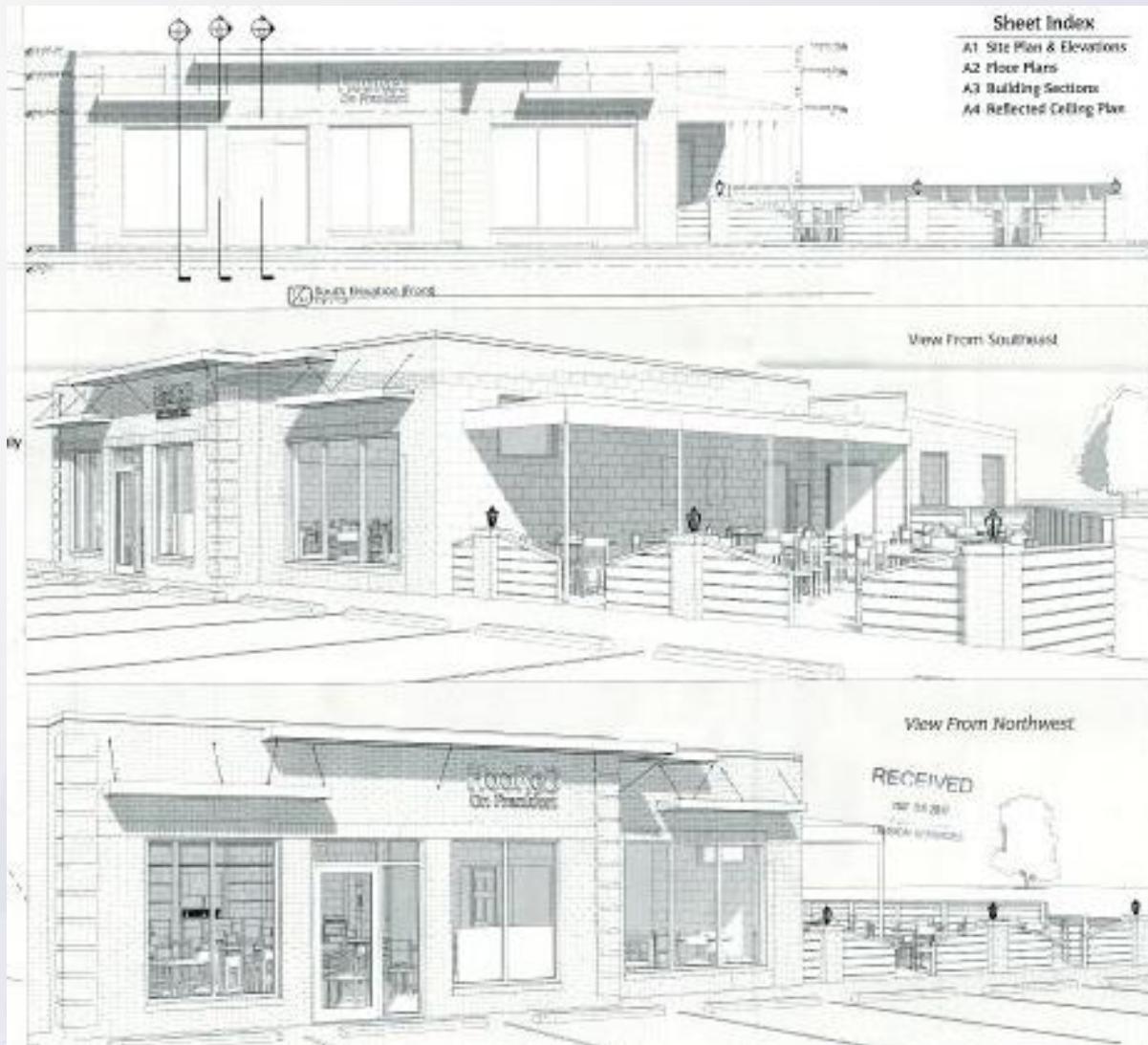


Deck Area

Development Plan



Deck Area Elevations



Conclusions

- Based upon the information in the staff report, the testimony and evidence provided at the public meeting, the Board of Zoning Adjustment must determine if the proposal meets the standards established in the LDC for the requested Conditional Use Permit

Required Actions

Approve or Deny

- A Conditional Use Permit for outdoor alcohol sales and consumption for a restaurant in the C-1 zoning district (LDC 4.2.41)