

18VARIANCE1007/18DEVPLAN1010



Louisville Metro Board of Zoning Adjustment

Jay Lockett, Planner I

March 19, 2018

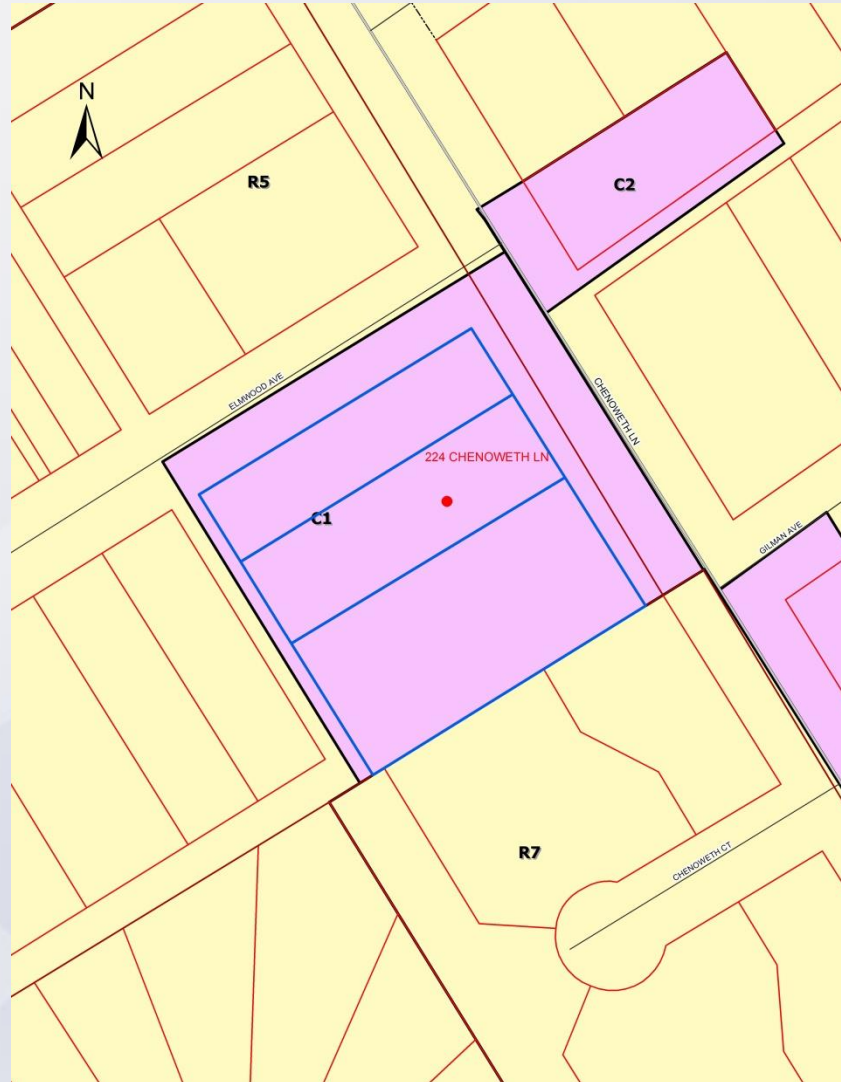
Requests

Variance from Land Development Code (St. Matthews) section 6.3.C.2 to allow parking areas and a dumpster enclosure to encroach up to 22' into a required 25' street side yard and up to 25' into a required 25' rear yard.

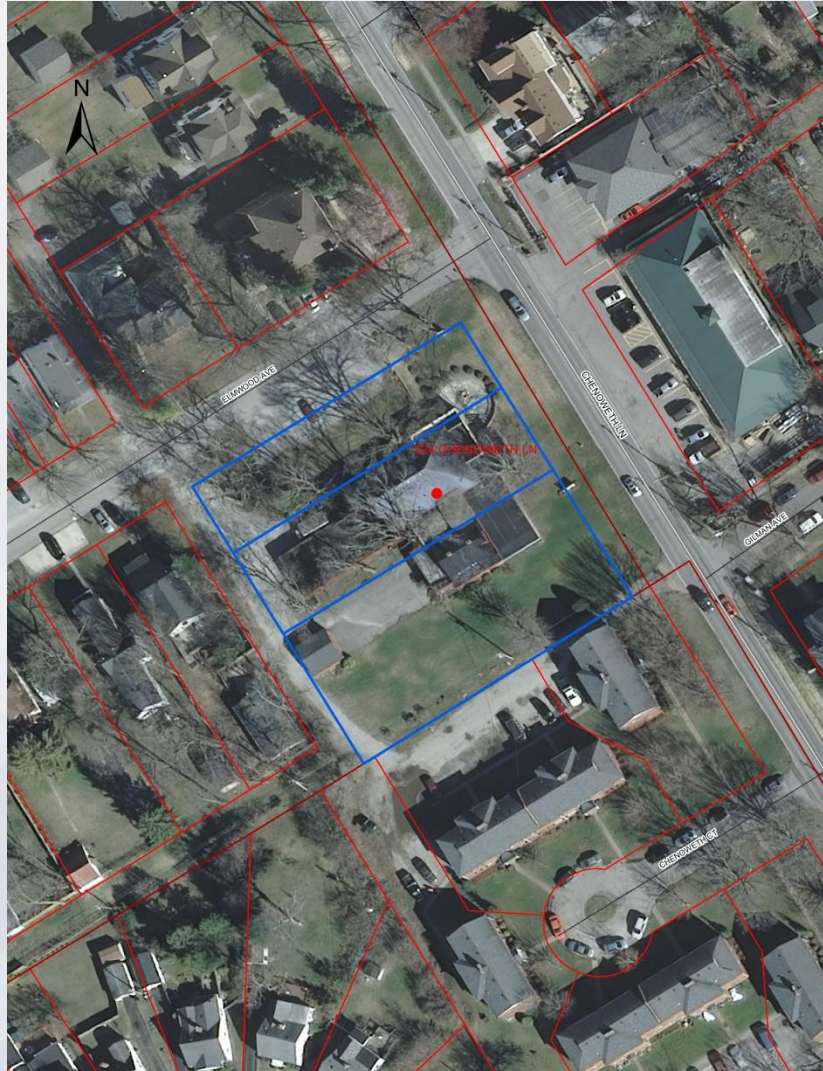
Site Context



Zoning / Form District



Aerial Photo



Subject Site - Front



Subject Site – From Corner



Subject Site – SSY Variance Area

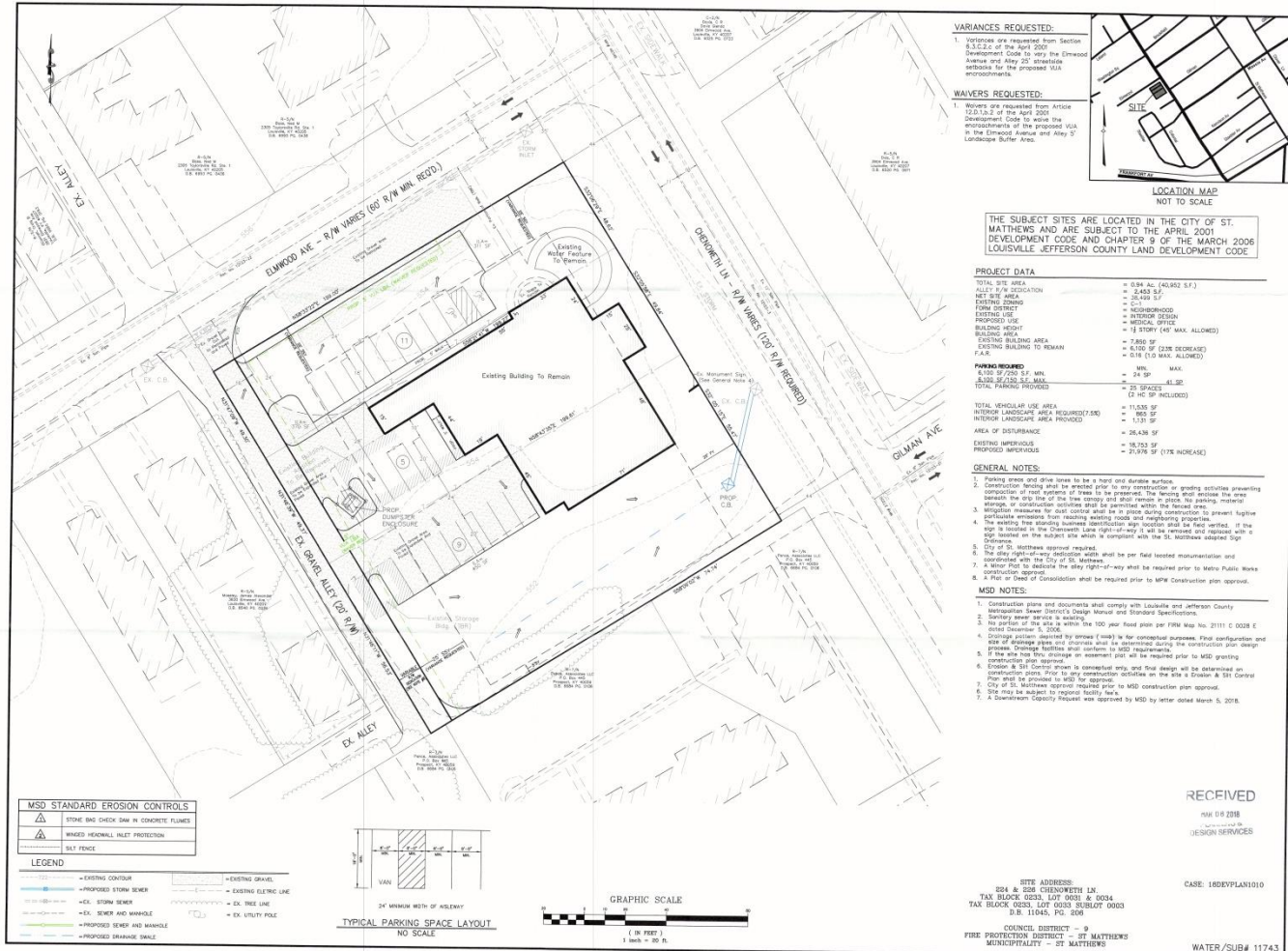


Subject Site – RY Area



Development Plan

C:\Current Projects\17184\DWG\Planning\17184-0209.dwg, Layout1, 18/09/18 11:43:39 AM

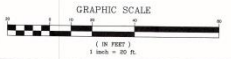
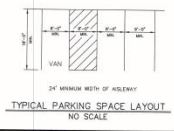


MSD STANDARD EROSION CONTROLS

	STORM AND SILTATION BAR IN CONCRETE FORMWORK
	SILT FENCE

LEGEND

	EXISTING CONTOUR		EXISTING GRAVEL
	PROPOSED STORM SEWER		EXISTING ELECTRIC LINE
	EXISTING STORM SEWER		EXISTING TREE LINE
	EXISTING SEWER AND MANHOLE		EXISTING UTILITY POLE
	PROPOSED STORM AND MANHOLE		
	PROPOSED DRAINAGE DITCH		



- VARIANCES REQUESTED:**
- Variances are requested from Section 8.3.2.2 of the 2001 Development Code to vary the Emwood Avenue and Ek Alley 20' minimum setbacks for the proposed VLA encroachments.
- WAIVERS REQUESTED:**
- Waivers are requested from Article 12.0.1.b.2 of the April 2001 Development Code to waive the encroachments of the proposed VLA in the Emwood Avenue and Ek Alley 2' Landscape Buffer Area.



THE SUBJECT SITES ARE LOCATED IN THE CITY OF ST. MATTHEWS AND ARE SUBJECT TO THE APRIL, 2001 DEVELOPMENT CODE AND CHAPTER 9 OF THE MARCH 2006 LOUISVILLE JEFFERSON COUNTY LAND DEVELOPMENT CODE

PROJECT DATA

TOTAL SITE AREA	= 0.94 AC. (40,822 S.F.)
ALLOT TO BE DEVELOPED	= 2,452 S.F.
EXISTING ZONING	= 26-430 S.F.
FORM OBJECTIVE	= MEDICAL OFFICE
EXISTING USE	= MEDICAL OFFICE
PROPOSED USE	= 1 1/2 STORY (45' MAX. ALLOWED)
BUILDING HEIGHT	= 7.600 SF
EXISTING BUILDING AREA	= 6,100 SF (23% DECREASE)
EXISTING BUILDING TO REMAIN	= 0.16 (1.0 MAX. ALLOWED)
F.A.R.	
PARKING REQUIRED	MIN. MAX.
8,100 SF (200 S.F. MIN.)	= 20 SPACES 41 SP.
8,100 SF (200 S.F. MAX.)	= 20 SPACES 41 SP.
TOTAL PARKING PROVIDED	= 20 SPACES 41 SP.
TOTAL VEHICULAR USE	= 20 SPACES 41 SP.
INTERNAL LANDSCAPE AREA REQUIRED (7.5%)	= 865 SF
INTERNAL LANDSCAPE AREA PROVIDED	= 1,135 SF
AREA OF DISTURBANCE	= 38,348 SF
EXISTING IMPERVIOUS	= 18,753 SF
PROPOSED IMPERVIOUS	= 21,978 SF (17% INCREASE)

- GENERAL NOTES:**
- Tearing areas and site lines to be a top and drainage surface.
 - Construction fencing shall be erected prior to any construction or grading activities preventing circulation of road systems of trees to be preserved. The fencing shall enclose the area beneath the drip line of the trees canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
 - The existing materials of lot corner shall be in place during construction to prevent lighted particulate emissions from reaching existing roads and neighboring properties.
 - The existing tree standing business identification sign location shall be fair marked. If the sign is located in the Chenoweth Lane right-of-way it will be removed and replaced with a sign located on the subject site which is compliant with the St. Matthews signage sign.
 - City of St. Matthews approval required. The site plan of any dedication shall be per field located communication and coordinated with the City of St. Matthews.
 - A color plan to delineate the site right-of-way shall be required prior to Metro Public Works construction approval.
 - A Plat or Deed of Dedication shall be required prior to MPA Construction plan approval.

- MSD NOTES:**
- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District's Design Manual and Standard Specifications.
 - Grading and erosion control shall be in accordance with the construction plan design.
 - No portion of this site is within the 100-year flood plain per FEMA Map No. 21111 C 003B E dated December 2, 2006.
 - Site of drainage pipes and stormwater shall be for construction purposes. Final configuration and erosion control shall be in accordance with the construction plan design.
 - If the site has any change in easement that will be required prior to MSD grading construction plan approval.
 - Grading and site control shall be in accordance with the construction plan design and shall be based on the construction plan design.
 - City of St. Matthews approval required prior to MSD construction plan approval.
 - Site plan shall be subject to proper field area.
 - A Determination Capacity Request was approved by MSD by letter dated March 5, 2018.

RECEIVED
MAR 08 2018
DESIGN SERVICES

CASE: 18DEVPLAN1010
WATER/SUB# 11743

REVISIONS

NO.	DATE	BY	DESCRIPTION

PROJECT DATA

PROJECT NO.	17194
DATE	11/14/18
PROJECT NAME	224 CHENOWETH LANE
OWNER	MANUELS PROPERTIES LLC
DESIGNER	L & D DESIGN SERVICES, INC.
ADDRESS	224 CHENOWETH LANE, LOUISVILLE, KY 40201

ENGINEER'S SEAL

REVIEWED DETAILED DISTRICT DEVELOPMENT PLAN

224 CHENOWETH LANE

MANUELS PROPERTIES LLC

OWNER

L & D DESIGN SERVICES, INC.

DESIGNER

17194

SHEET 1 OF 1



Staff Analysis and Conclusions

- The variance appears adequately justified and meets the standard of review.

Required Actions

APPROVE or **DENY** the **Variance** from Land Development Code (St. Matthews) section 6.3.C.2 to allow parking areas and a dumpster enclosure to encroach up to 22' into a required 25' street side yard and up to 25' into a required 25' rear yard.