

Zoning Change Application  
1045 Goss Ave.  
Project: The Post  
Applicant: Laura Neely

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PLANNING &  
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### Development Compliance with Cornerstone 2020

The proposed change in zoning from C1 to C2 for the property located at 1045 Goss Avenue is in compliance with the Cornerstone 2020 plan and aligns with the goals of the current Traditional Neighborhood form district. The redevelopment of this property as a C2 zoned restaurant space will encourage the theme of Cornerstone 2020 by bringing people together in a distinct neighborhood setting and encouraging the ongoing progress of making Germantown/Schnitzelburg one of Louisville's most livable communities.

Redevelopment plans for 1045 Goss Avenue are in line with the Traditional Neighborhood form district. This property has been a staple neighborhood gathering place for decades as a former Veterans of Foreign Wars Post. Plans to renovate this property and open it to the public as a restaurant/neighborhood pub align with the redevelopment, enhancement and preservation of existing neighborhood spaces (Traditional Neighborhood Goal C1). This property has a prominent location along Goss Avenue and will be a focal point of the Goss Avenue Beautification Project currently proposed by the Schnitzelburg Area Community Council (SACC). Plans for Goss Avenue, in addition to the redevelopment of 1045 Goss Avenue contribute to making the entire commercial corridor a healthy, vibrant, livable place (Traditional Neighborhood Goal C2). Outdoor seating and planter barriers at the property will contribute to the beautification of Goss Avenue streetscape as owners will work with SACC as corridor plans develop (Goal C2.5) This project will mean the redevelopment of an aging, distressed, currently vacant property (Goal C3.2) into a neighborhood gathering space that encourages outdoor congregation among neighbors and visitors. The property at 1045 Goss has an existing parking lot that will be used by patrons upon project completion which will help avoid any negative impacts on street parking for surrounding areas (Goal C4.7). There is an economic revival currently underway in Germantown/Schnitzelburg and The Post is a part of this effort. This project will create about a dozen jobs and revitalize a currently dilapidated, vacant property in the heart of a growing neighborhood (Goal K4 & D1).

The proposed zoning change from C1 to C2 will allow The Post more opportunity to thrive in its critical fledgling years. Outdoor food and drink service will encourage increased patronage during spring, summer and fall months. This outdoor dining area will also help encourage the vibrant vision that community leaders have for the future of the Goss Avenue corridor. The current architectural renovation plans allow for about 85 seats in the indoor dining areas. Owners want to make the most of this small space and while initial plans do not include the service of liquor by the drink, a zoning change now will allow the business to grow into this revenue stream at its own pace while maintaining the comfortable, intimate dining arrangement that proposed plans call for.

13ZONE1022

**Variance Justification:**

In order to justify approval of any variance, the Board of Zoning Adjustment considers the following criteria. Please answer all of the following items. Use additional sheets if needed. A response of yes, no, or N/A is not acceptable.

**1. Explain how the variance will not adversely affect the public health, safety or welfare.**

The variance will allow construction of a wooden deck area for outdoor restaurant service. The patio will be built according to standard architectural safety regulation and handicapped accessibility regulations. A barrier will be constructed to separate patrons from adjacent traffic.

**2. Explain how the variance will not alter the essential character of the general vicinity.**

Surrounding buildings are located within the LDC approved setback distance. Construction of this patio within 18in of existing sidewalk will be in conformity with surrounding structures and encourage an appropriate outdoor gathering space.

**3. Explain how the variance will not cause a hazard or a nuisance to the public.**

The proposed patio will be constructed approx.. 3 feet from ground level and will include a barrier separating patrons from traffic on Goss Ave. It will not interfere with traffic or pedestrian patterns. Food and drink service will stop at 2am, per agreement with neighborhood associations for zoning change.

**4. Explain how the variance will not allow an unreasonable circumvention of the requirements of the zoning regulations.**

This variance will allow the construction of a deck in a currently unused, wasted space. Allowing the variance will bring more active use of the space and will not cause any eyesore or nuisance to the neighbors, but instead will enhance frontage of this property.

*Additional consideration:*

**1. Explain how the variance arises from special circumstances, which do not generally apply to land in the general vicinity (please specify/identify).**

**2. Explain how the strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create unnecessary hardship.**

Allowance of this variance will increase the value of the property for the proposed restaurant/bar purpose. It will also help enhance frontage of the property and contribute to beautification of Goss Ave. Denial of the variance would create a less welcoming frontage to patrons.

**3. Are the circumstances the result of actions of the applicant taken subsequent to the adoption of the regulation from which relief is sought?**