

19VARIANCE1003

Goodfellas Pizza



Louisville Metro Board of Zoning Adjustment

Public Hearing

Jay Lockett, AICP, Planner I

April 1, 2019

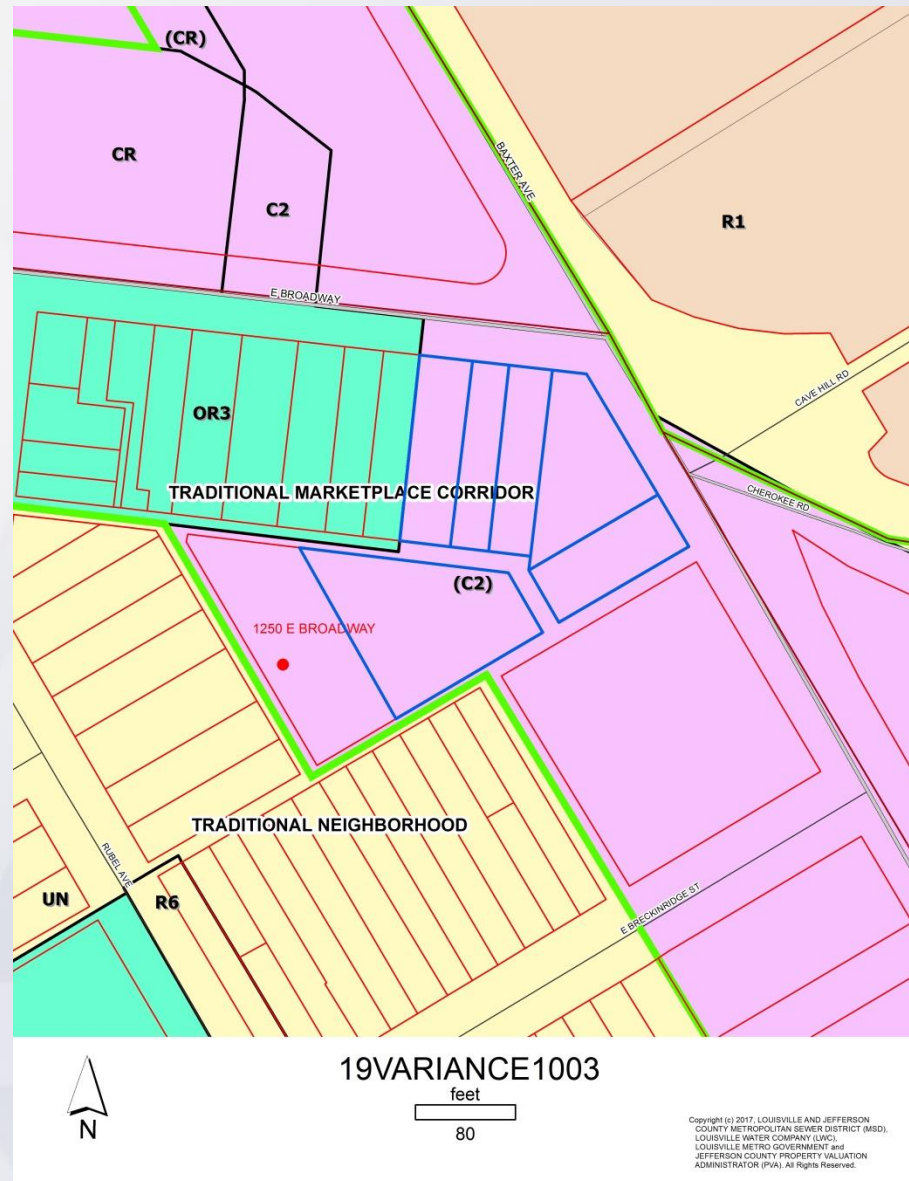
Requests

- 1. **Variance** of Land Development Code section 5.5.1.A.2 to allow a structure to exceed the 5' maximum setback for a non-residential structure on a corner lot in in the Traditional Marketplace Corridor form district by up to 159' as shown on the development plan.
- 2. **Variance** of Land Development Code section 5.2.3.D.3.d.i. to allow parking and a dumpster enclosure to encroach into the 15' rear yard setback up to 15' as shown on the development plan.
- 3. **Waiver** of Land Development Code section 5.5.1.A.3.a to permit parking to be located in front of the structure within the Traditional Marketplace Corridor form district.
- 4. **Waiver** of Land Development Code section 10.2.4 to eliminate the 15 foot Property Perimeter Landscape Buffer area adjacent to the OR-3 zoned property to the west.

Site Context



Zoning / Form District



Aerial Photo



19VARIANCE1003

feet

80

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View from Baxter Ave



View from Broadway – area of greatest variance and area of waiver requests.



View from Alley – area of proposed dumpster and requested variance.



Proposed Rendering Pedestrian entry to site at corner



Proposed Rendering New bar area



Proposed Rendering Main structure from parking area





Staff Analysis and Conclusions

- The requests are adequately justified and meet the standards of review.

Required Actions

- **APPROVE or DENY the Variances.**
- **APPROVE or DENY the Waivers.**