

Case No. 14VARIANCE1029

King Louie's Place



Louisville Metro Board of Zoning
Public Hearing

Christopher Brown, Planner II
June 16th, 2014

Request

- Variance #1: Variance from Chapter 5.3.4.D.3.a of the 2004 Land Development Code to allow a proposed addition to encroach into the required 25' front yard along North English Station Road

Location	Requirement	Request	Variance
Front yard setback	25'	12'	13'

Case Summary / Background

- Proposal to construct a 1,500 SF addition
- Front façade of the proposed and existing structures along North English Station Road
- Addition will encroach into 25' front yard
- Phasing project to await intersection improvements

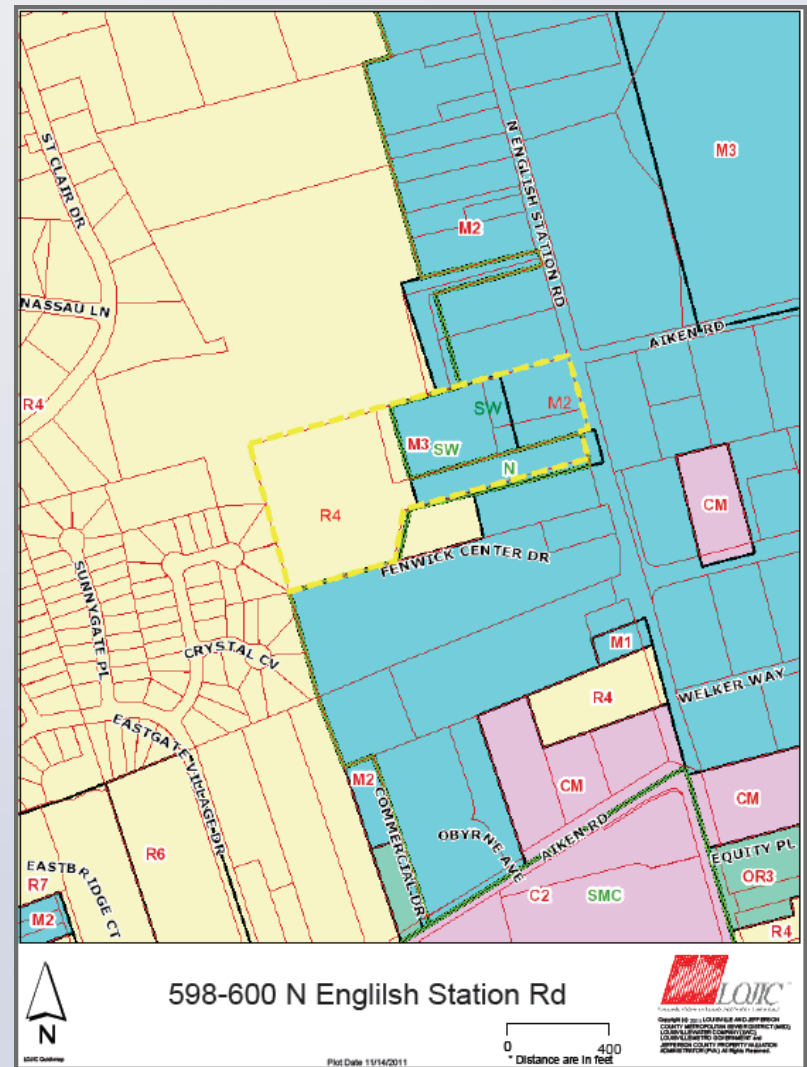
Zoning/Form Districts

- Subject Property:

- Existing: EZ-1/C-M/SW & N
- Proposed: EZ-1/C-M/SW & N

- Adjacent Properties:

- North: M-2, M-3, R-4/SW & N
- South: R-4, M-2/SW
- East: M-2/SW
- West: R-4/N



Aerial Photo/Land Use

■ Subject Property:

- Existing: Vacant
- Proposed: Amphitheater Restaurant, Café, Athletic facility

■ Adjacent Properties:

- North: Office/Warehouse, Residential, Vacant
- South: Office/Warehouse
- East: Office/Warehouse
- West: Residential



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



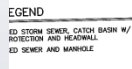
Site Photos-Subject Property



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A CONDITIONAL USE PERMIT FOR AN AMPHITHEATER WAS GRANTED ON MAY 9, 2013 BY SECTION 4.2.47 OF THE JULY 2004 EDITION OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE.



Applicable Plans & Policies

- Cornerstone 2020
- 2004 Land Development Code: City of Middletown

Technical Review

- Revised development plan, landscape waiver and binding element amendments being heard by DRC on June 18th (continued from June 4th hearing date)

Staff Analysis and Conclusions

- Standard of review met for variances
- Addition follows established encroachment pattern
- No impact along road frontage
- Project phased as road improvements are completed

Required Actions

- Approve or Deny
 - Variance from Chapter 5.3.4.D.3.a of the 2004 Land Development Code to allow a proposed addition to encroach into the required 25' front yard along North English Station Road