

19VARIANCE1038

Airport Industrial Center



**Louisville Metro Board of Zoning Adjustment
Public Hearing**

Lacey Gabbard, AICP, Planner I

July 8, 2019

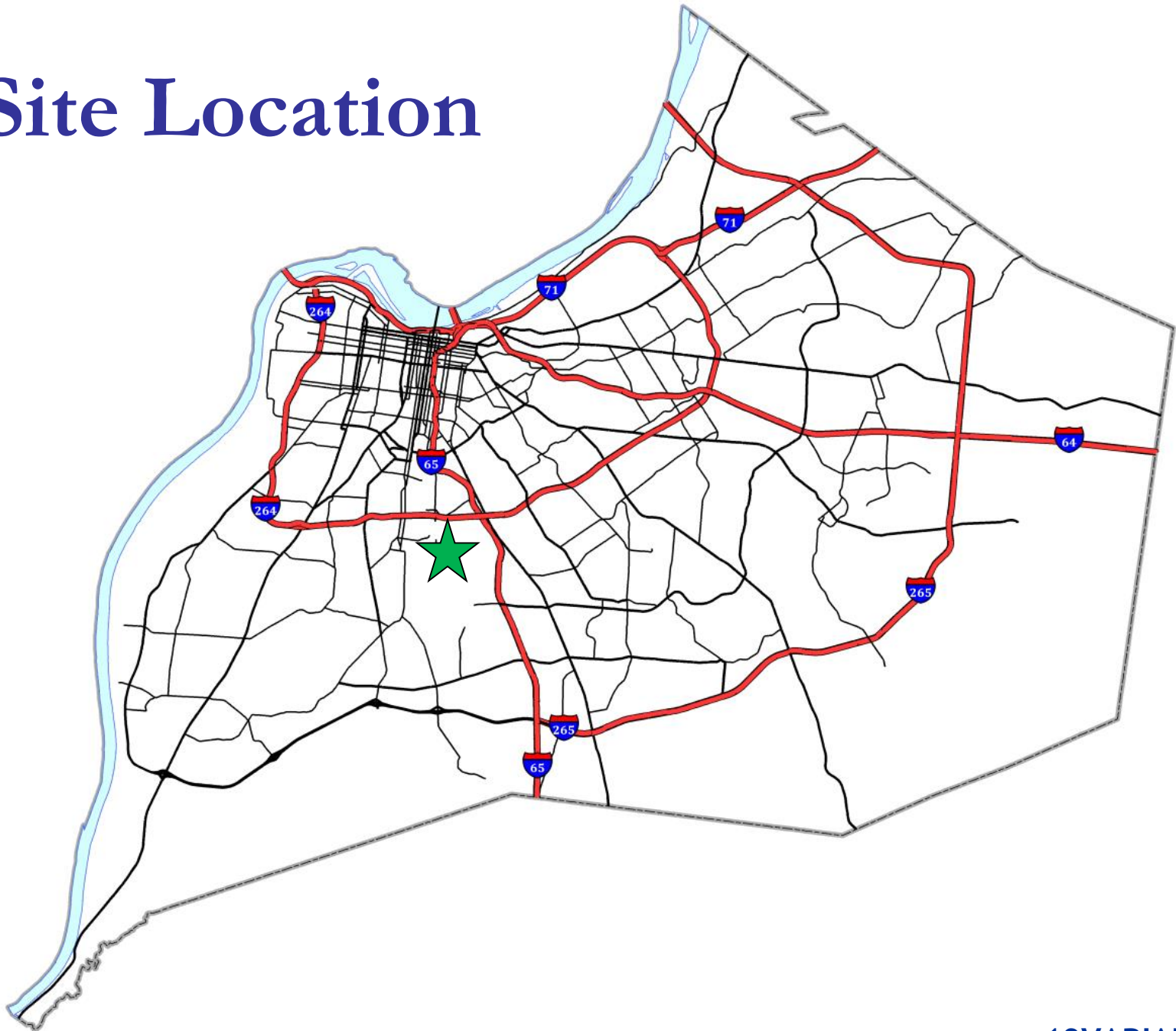
Request

- **Variance:** from Land Development Code section 5.3.4.D.3.a to allow parking and vehicular maneuvering to be permitted in the setback with no required landscaping.

Case Summary / Background

- The subject property is located in the Airport Industrial Center.
- The applicant is proposing to demolish the existing buildings (with the exception of the structure in the M-3 zoned portion of the site) and construct a 120,000 square foot building in Phase I, and an 80,000 square foot building in Phase II.

Site Location



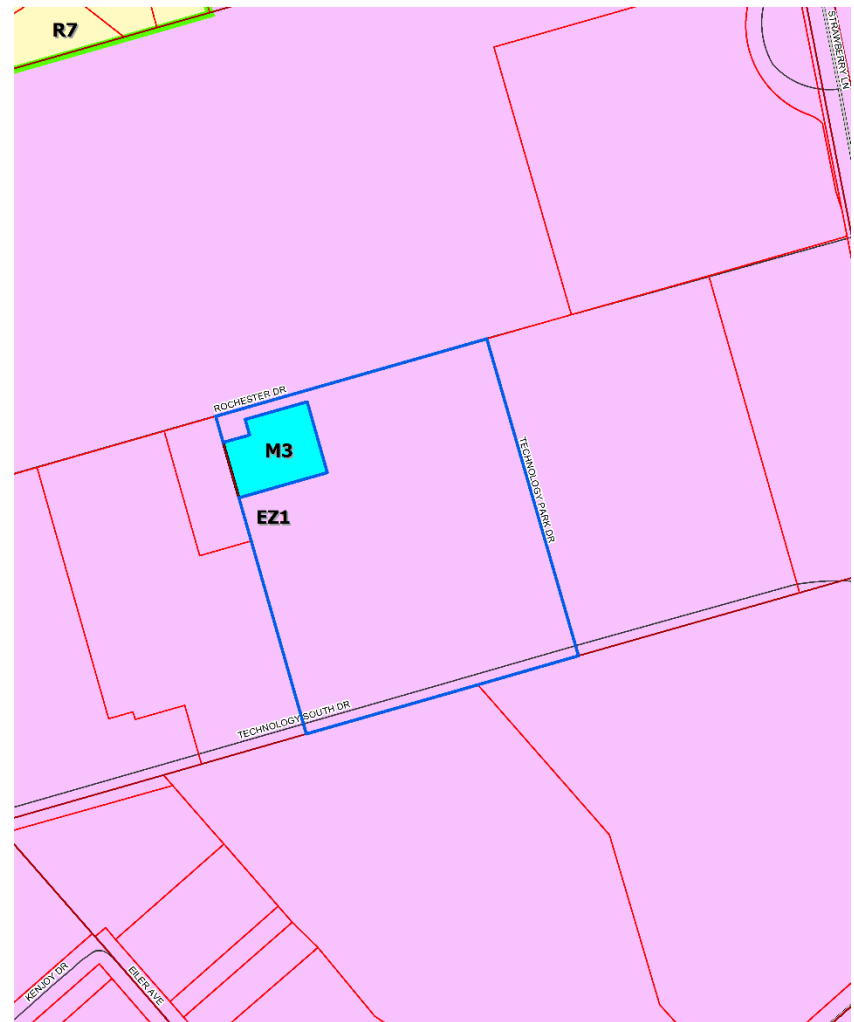
Zoning/Form Districts

Subject Property:

- Existing: EZ-1/Suburban Workplace (with a small portion zoned M-3)

Adjacent Properties:

- North: EZ-1/Suburban Workplace
- South: EZ-1/Suburban Workplace
- East: EZ-1/Suburban Workplace
- West: EZ-1/Suburban Workplace



114 ROCHESTER DR
feet

240

Map Created: 5/9/2019



Copyright (c) 2019, LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT (MSD), LOUISVILLE WATER COMPANY (LWC), LOUISVILLE METRO GOVERNMENT and JEFFERSON COUNTY PROPERTY VALUATION ADMINISTRATOR (PVA). All Rights Reserved.

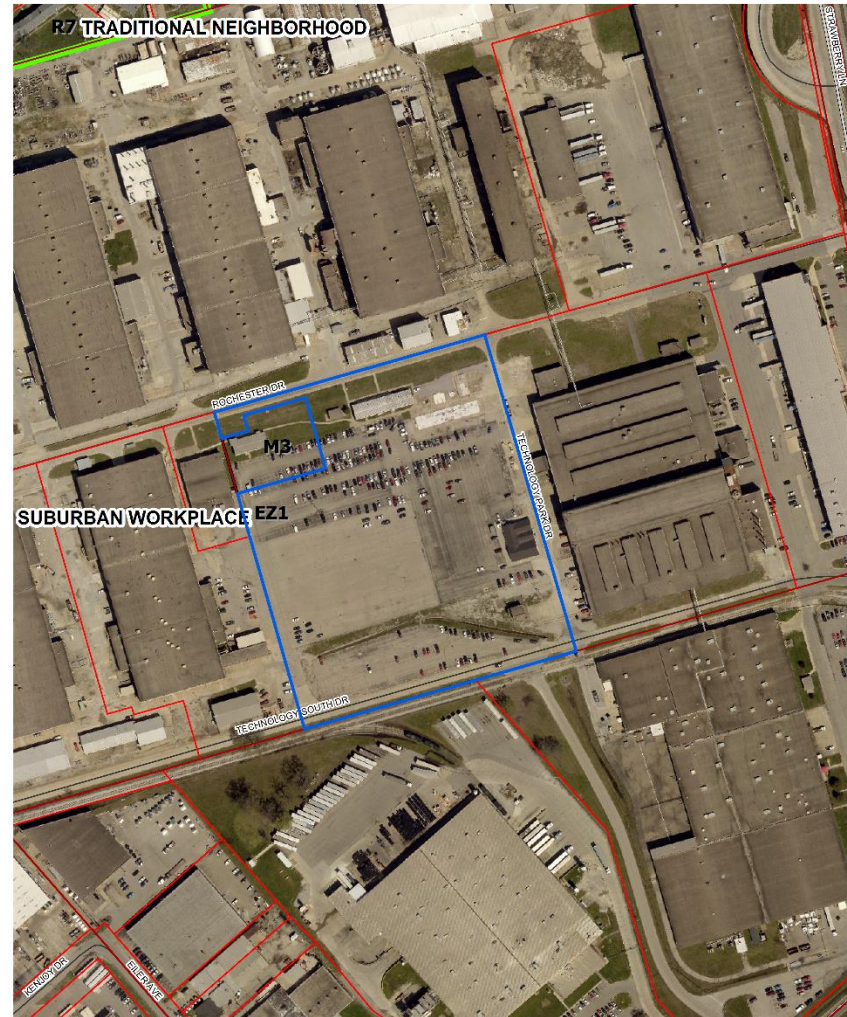
Aerial Photo/Land Use

Subject Property:

- Existing: Industrial
- Proposed: Industrial

Adjacent Properties:

- North: Industrial
- South: Industrial
- East: Industrial
- West: Industrial



114 ROCHESTER DR
feet

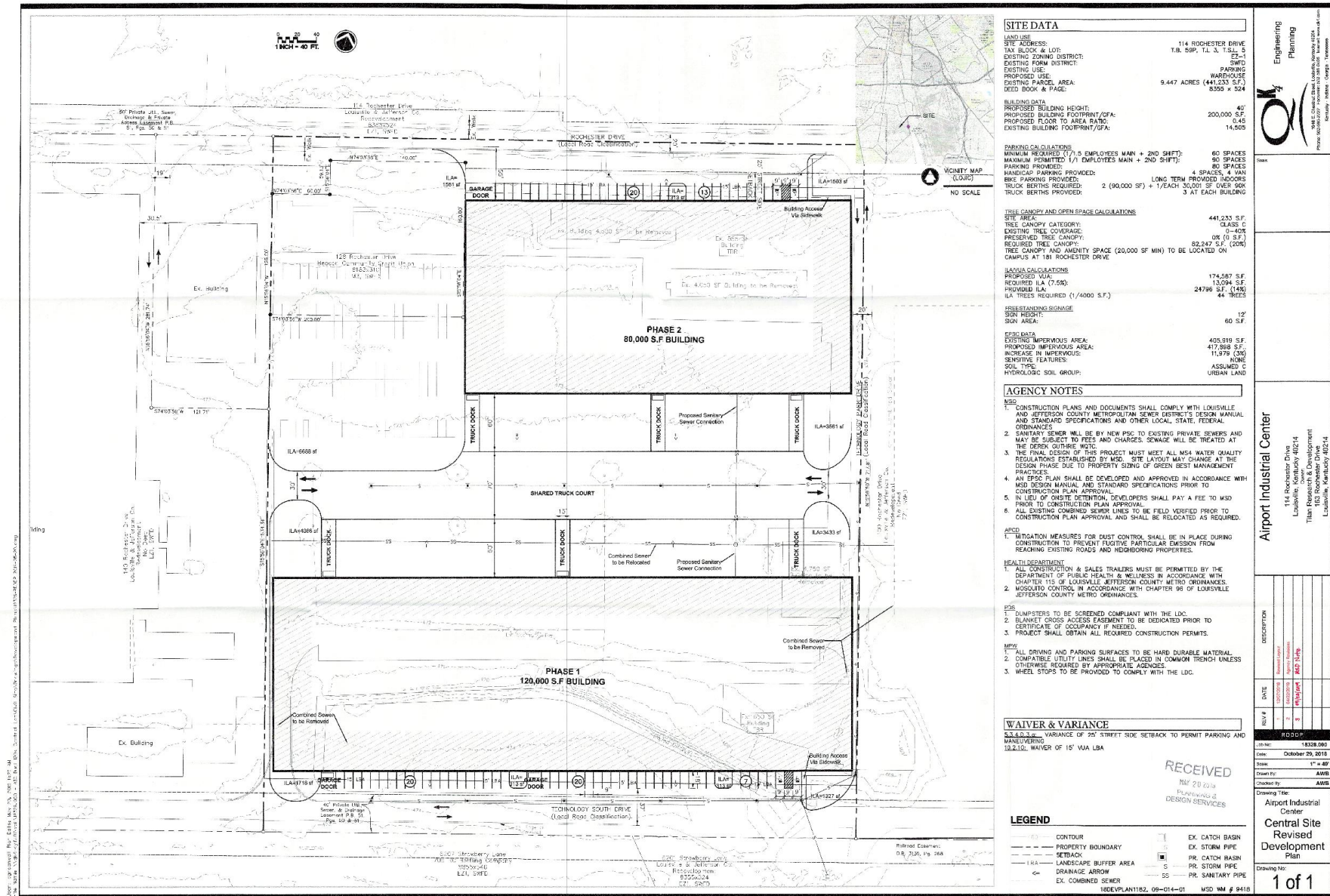
240

Map Created: 5/9/2019



Copyright (c) 2019, LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT (MSD), LOUISVILLE WATER COMPANY (LWC), LOUISVILLE METRO GOVERNMENT and JEFFERSON COUNTY PROPERTY VALUATION ADMINISTRATOR (PVA). All Rights Reserved.

Site Plan



Site Photos-Subject Property



Site Photos-Subject Property



06/07/2019 10:41

Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



 Existing car port across Pamela Jo Avenue.

19VARIANCE1038

Conclusion

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

Required Action

- **Variance:** from Land Development Code section 5.3.4.D.3.a to allow parking and vehicular maneuvering to be permitted in the setback with no required landscaping.