

19CUP1053

1044 East Chestnut Street



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

**Jon E. Crumbie, Planning & Design Coordinator
July 8, 2019**

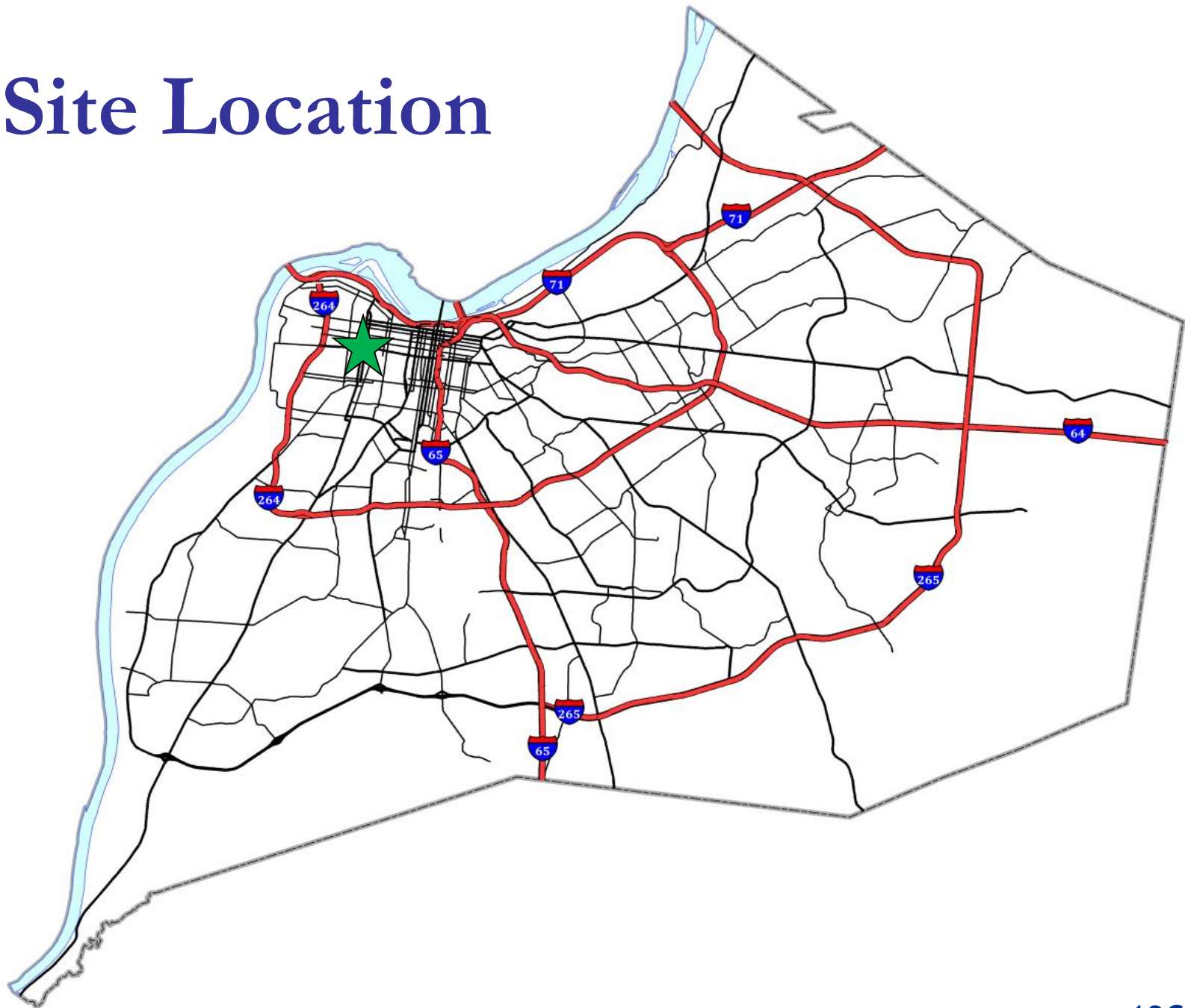
Request(s)

- Conditional Use Permit to allow a potentially hazardous or nuisance use in an EZ-1 zoning district.

Case Summary/Background

- The project is a small addition of 580 square feet to contain the chemicals used in the pharmaceutical labs for production of medicines for medical related treatments. The building is designed for fire and explosion resistance with fire protection systems, redundant HVAC and ventilation systems, and fire rated construction in accordance with the Kentucky building Code.

Site Location



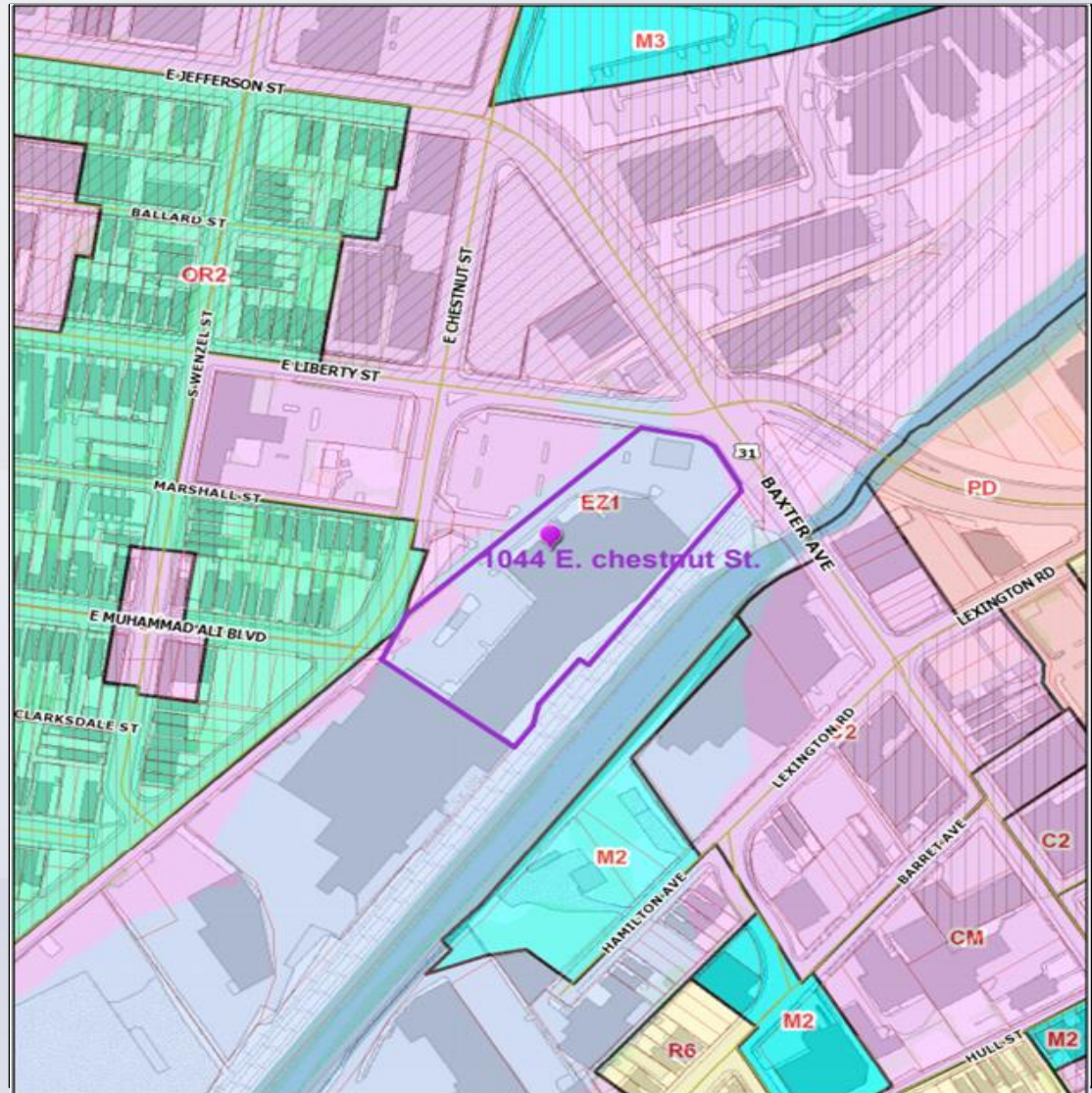
Zoning/Form Districts

Subject:

- Existing: EZ-1/TN
- Proposed: EZ-1/TN

Surrounding:

- North: C-2/TN
- South: EZ-1/TN
- East: C-2/TN
- West: OR-2/TN



Aerial Photo/Land Use

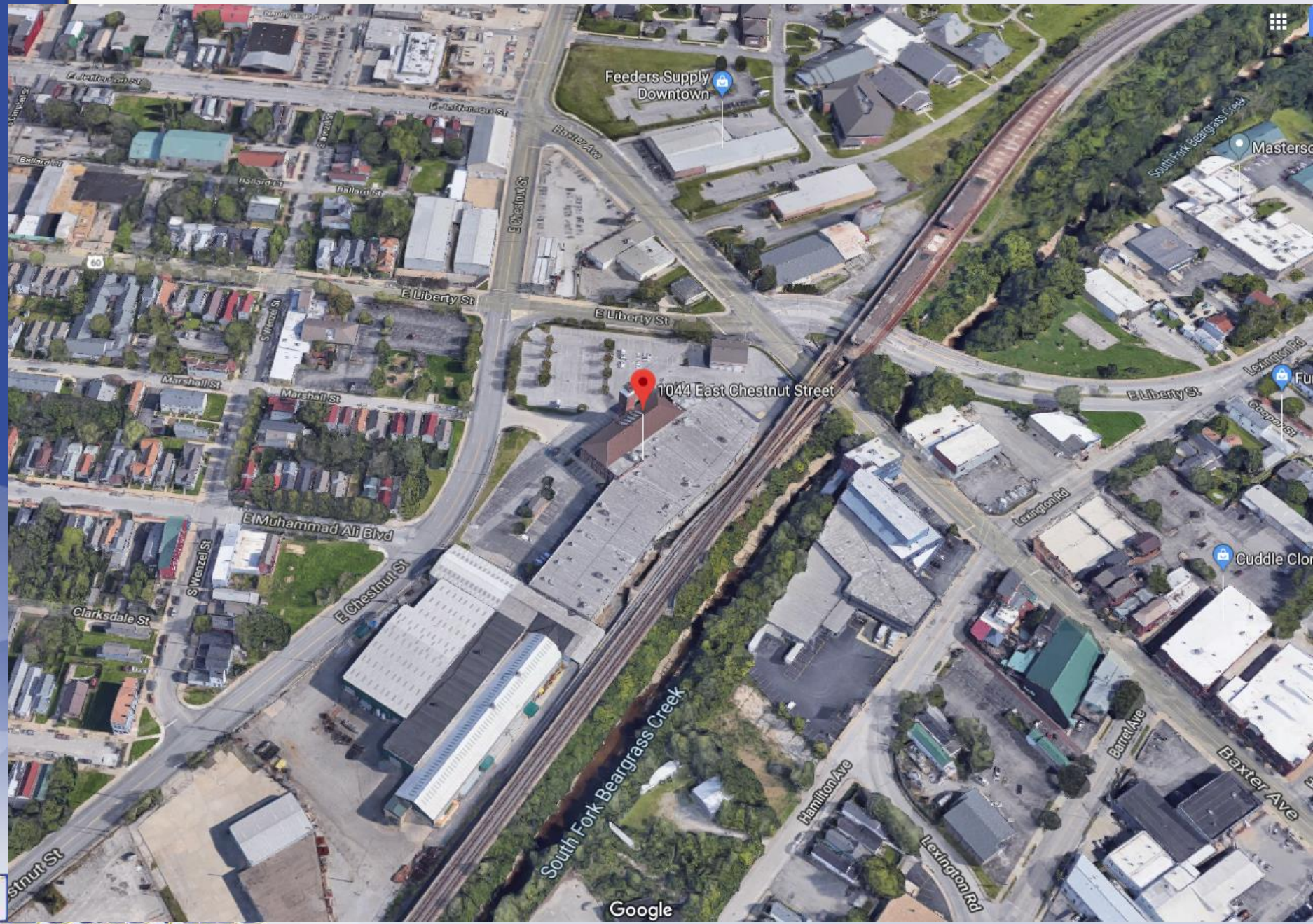
Subject:

- Existing: Industrial
- Proposed: Industrial

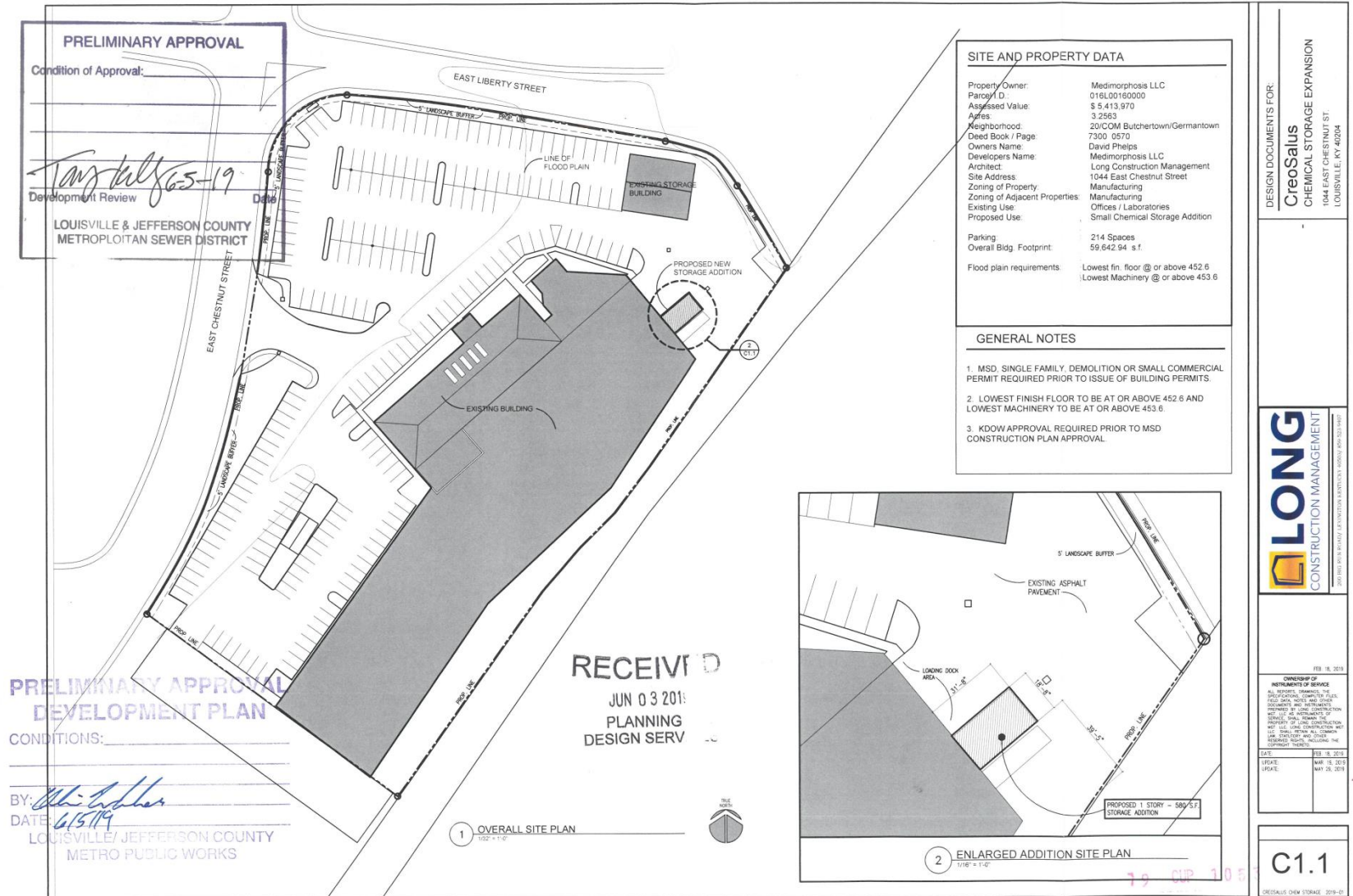
Surrounding:

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





Site Plan



Front



CUP Area



CUP Area



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CUP Area



Looking West From Site



Staff Findings

- There are four listed requirements and all appear to have been met. Based upon the information in the staff report and the testimony and evidence provided at the public hearing, the Board of Zoning Adjustment must determine if the proposal meets the standards established in the LDC for a Conditional Use Permit.

Required Actions

Approve or Deny:

- Conditional Use Permit to allow a potentially hazardous or nuisance use in an EZ-1 zoning district.