

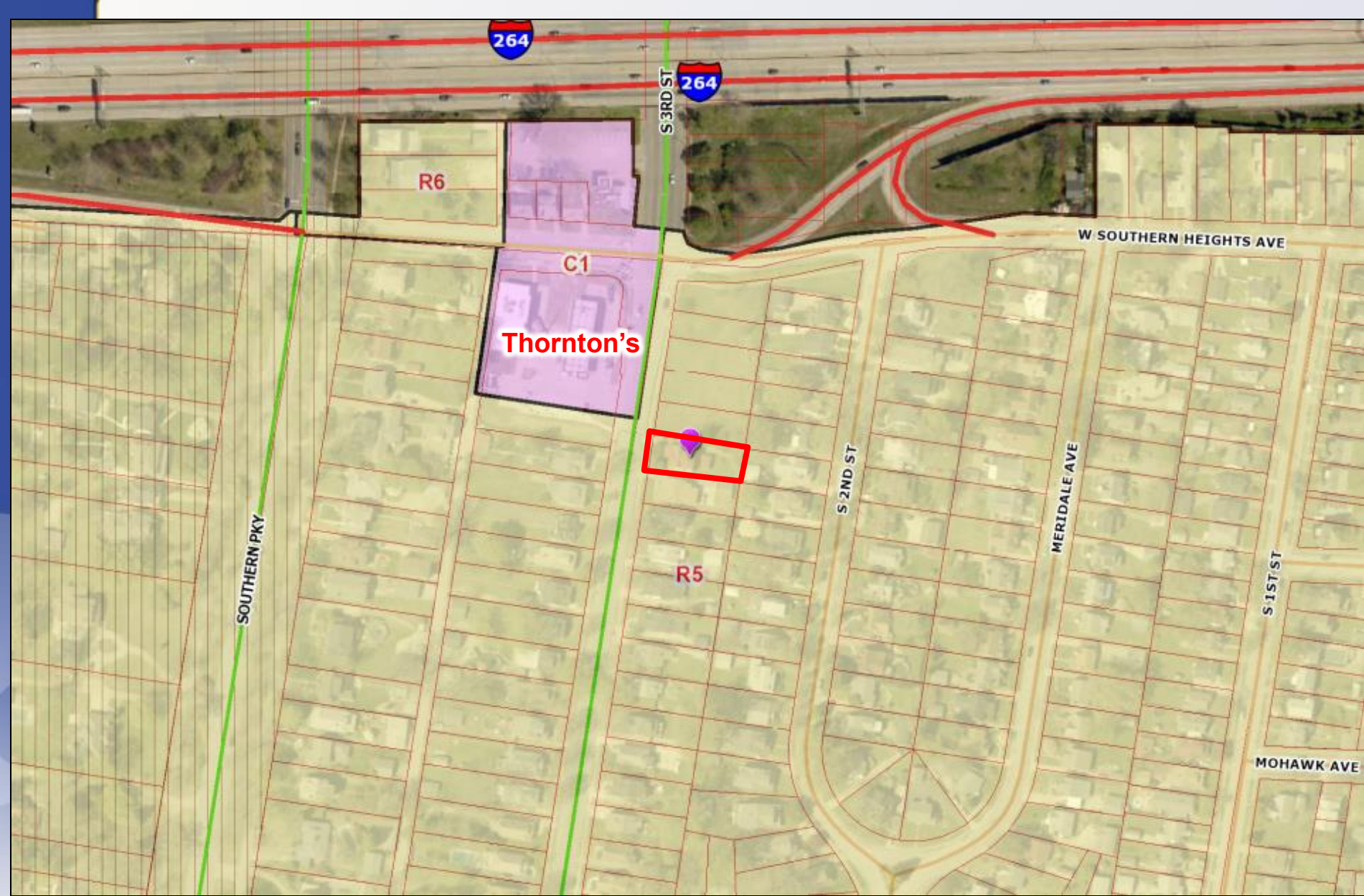
16ZONE1086 KY HOSPITALITY BOOKKEEPING

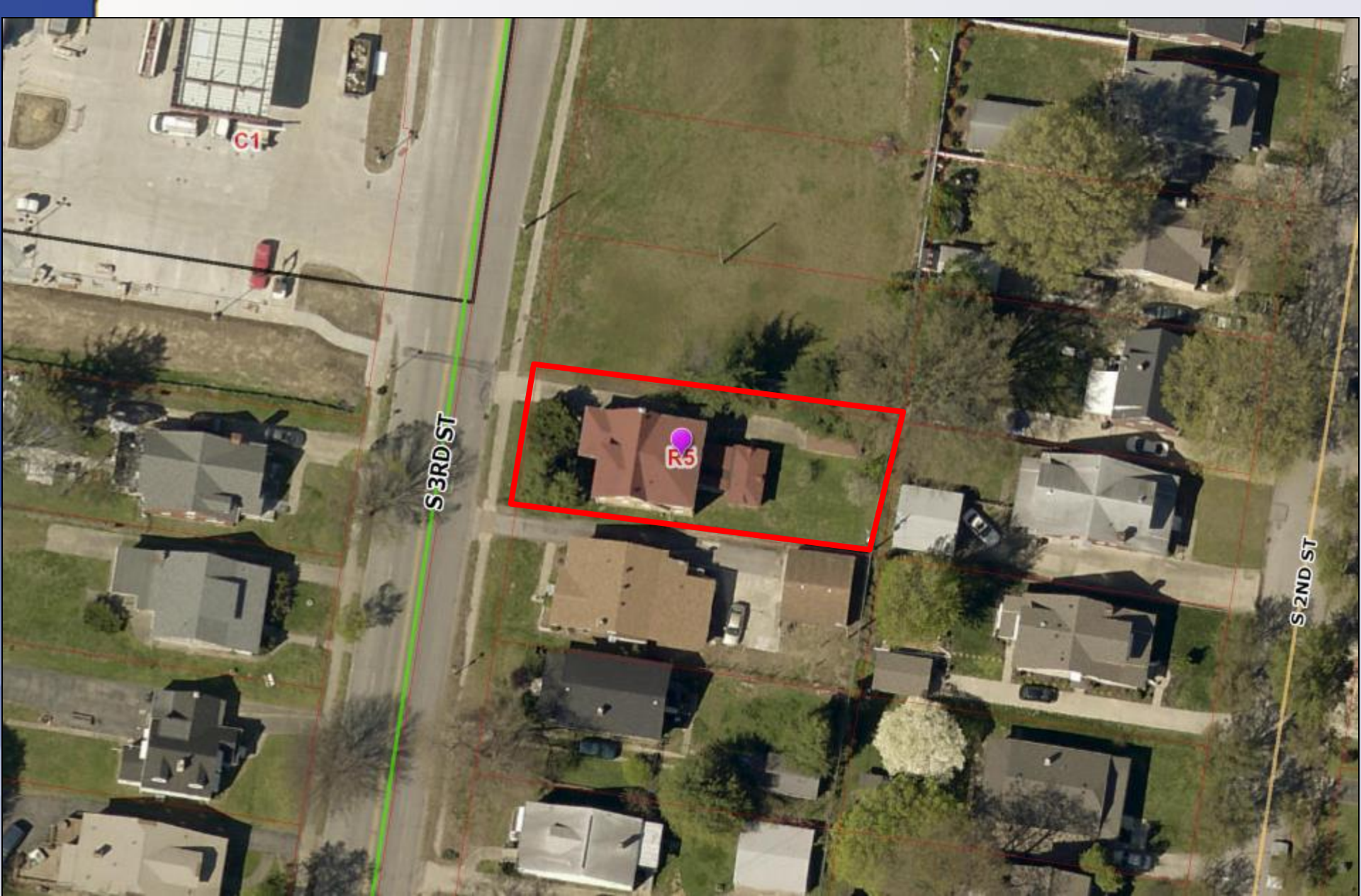


Planning, Zoning & Annexation Committee
May 1, 2018



4511 South 3rd Street
 District 21 - Vitalis Lanshima





Requests

- **Change in Zoning** from R-5 to O-R on 0.18 acres
- **Variance** from Section 5.2.2 to reduce the 3' side yard setback to 0' along the northern property line
- **Waiver** from Section 10.2.10 to eliminate the required 5' VUA LBA along the northern property line shared with a residential zone
- **Waiver** from Section 10.2.4 to allow the existing structure and parking to encroach into the 10' LBA along the southern and northern property lines and to not provide plantings along the northern property line.
- **Detailed District Development Plan with Binding Elements**

Case Summary

- This site has an enforcement history and the applicant is moving forward to bring the site into compliance
- Continued use of existing single family structure as an office with apartment above
- Located in Beechmont neighborhood just south of the I-264 ramp
- No new construction except expansion of the driveway to the north

Subject Site



Surrounding Area Photos



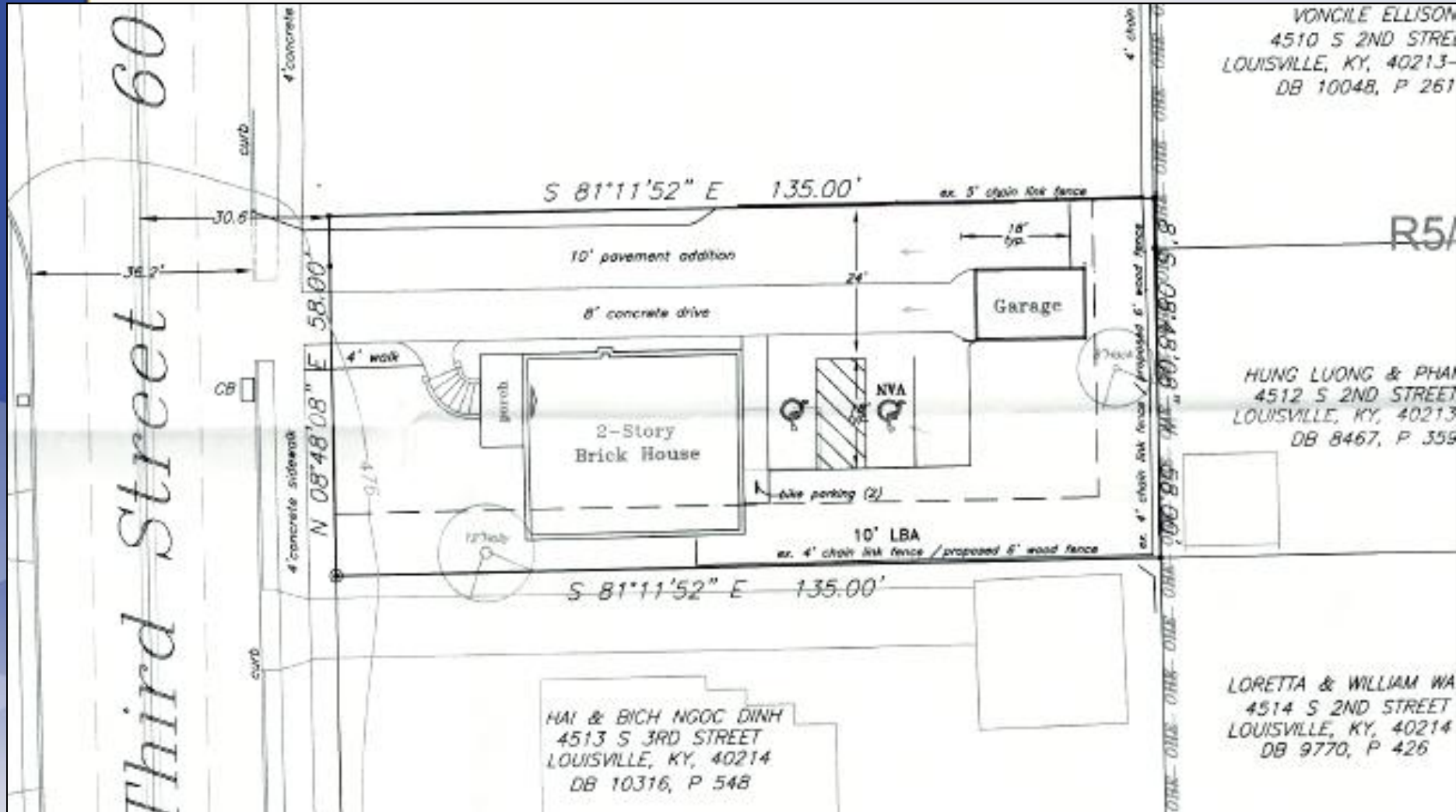
Surrounding Area Photos



Surrounding Area Photos



Development Plan



Public Meetings

- Neighborhood Meeting on 11/8/2017
 - Conducted by the applicant, 5 people attended the meeting
- LD&T meeting on 1/25/2018
- Planning Commission public hearings on 3/1/2018 and 3/29/2018
 - 8 people spoke in opposition.
 - The Commission recommended denial of the change in zoning from R-5 to OR with a vote of 6-0 (four members were not present).