

**22-CUP-0315**

**117 St. Matthews Avenue**



**Louisville Metro Board of Zoning Adjustment**

**Joel Dock, AICP, Planning Coordinator**

**December 19, 2022**

# Requests

- **Conditional Use Permit** for outdoor alcohol sales in a C-1, commercial zoning district (Article 15, Sec. 42 – City of St. Matthews)

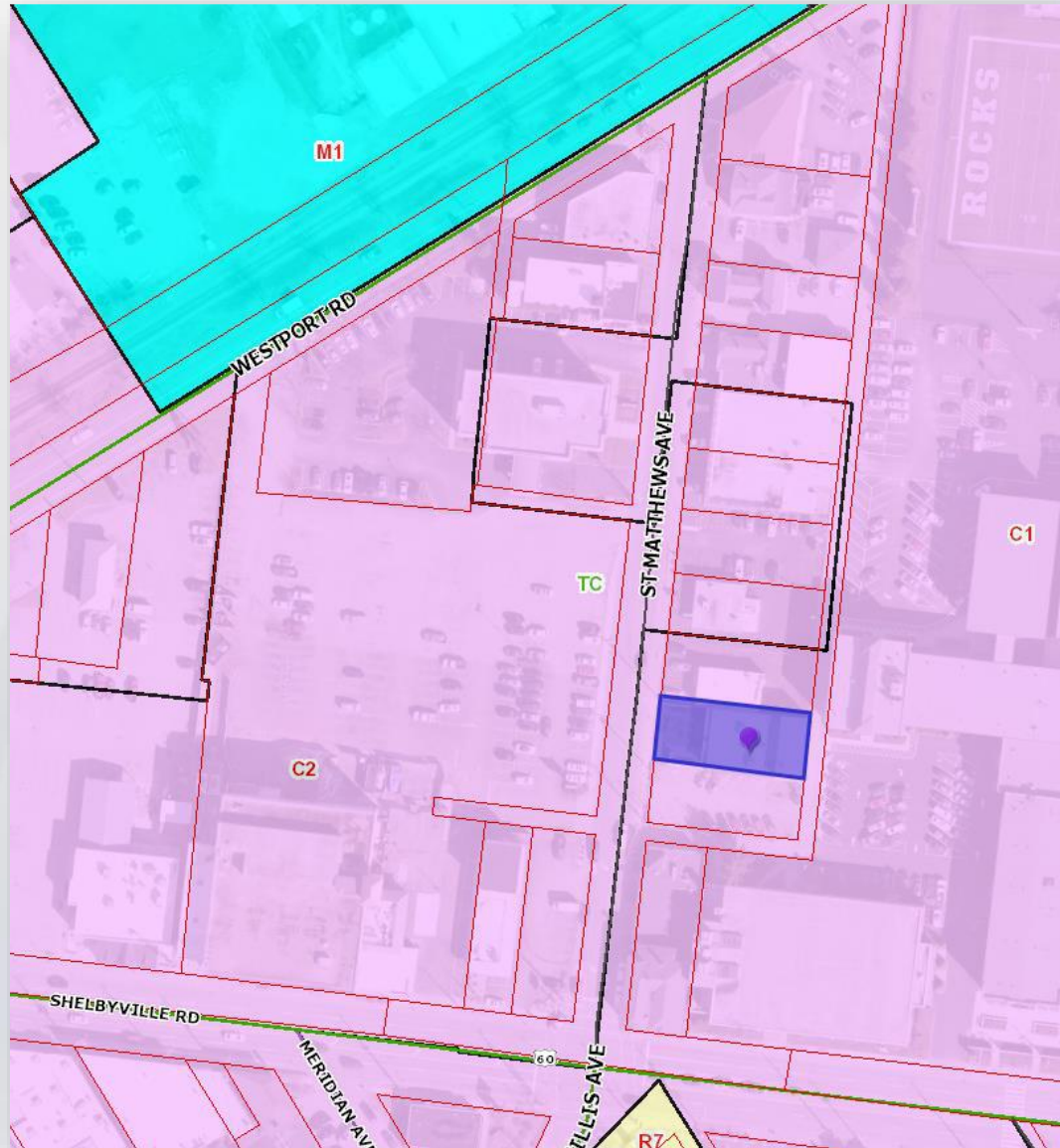
# Case Summary

- Conditional use permit (CUP) for outdoor alcohol sales and consumption in association with a restaurant in the C-1, commercial zoning district
- Site previously operated as ice cream/coffee shop with outdoor space
- Patio area is 1,081 sq. ft.
- It is separated from the public right-of-way, and has its boundaries defined, using a concrete block wall and landscaping

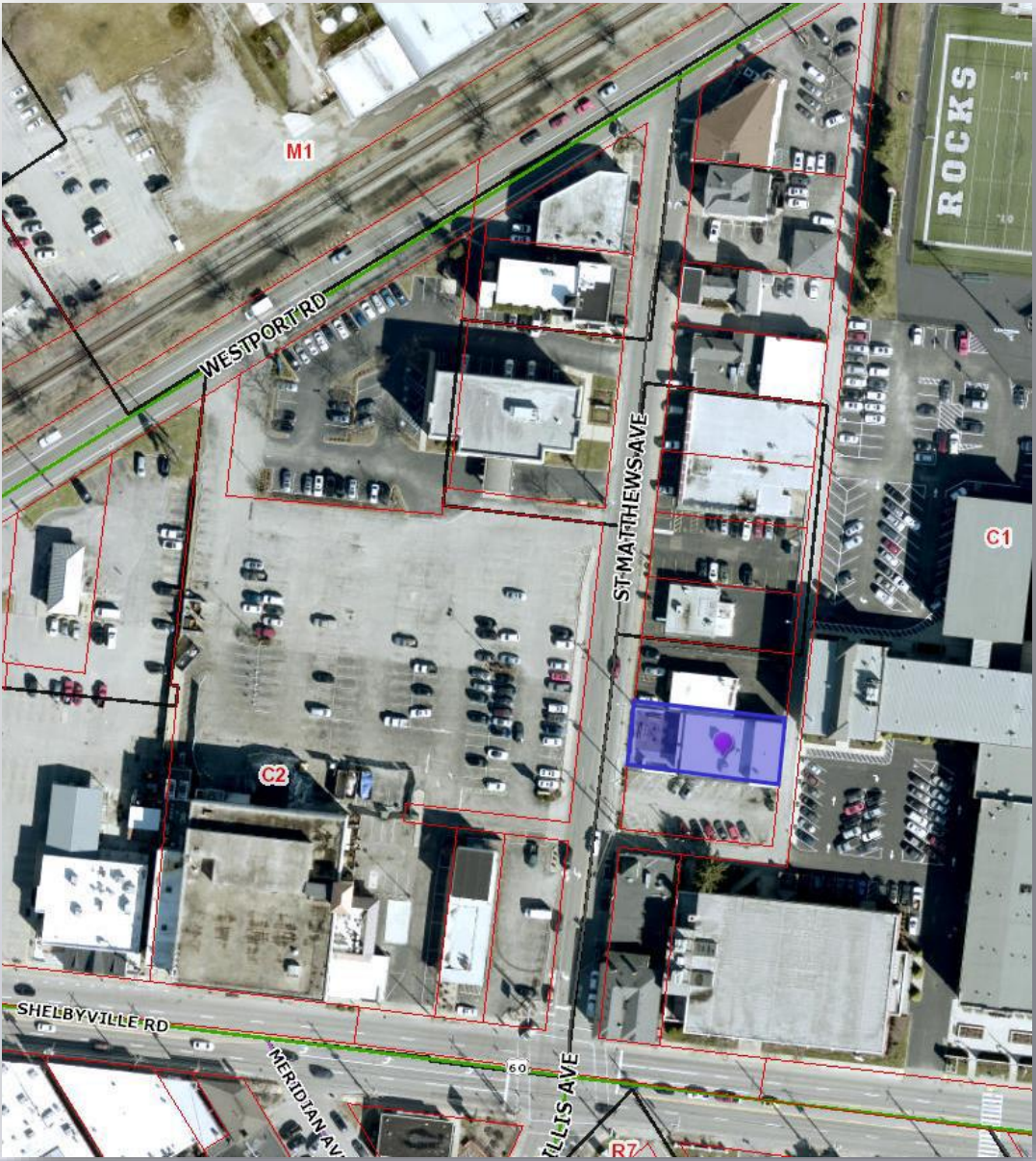
# Technical Review

- 22-PARKWAIVER-0010: Parking is provided off-site on property under the same ownership and will be jointly used. A waiver to reduce the required number of parking spaces is to be heard by the Planning Commission on Thursday, December 15, 2022.

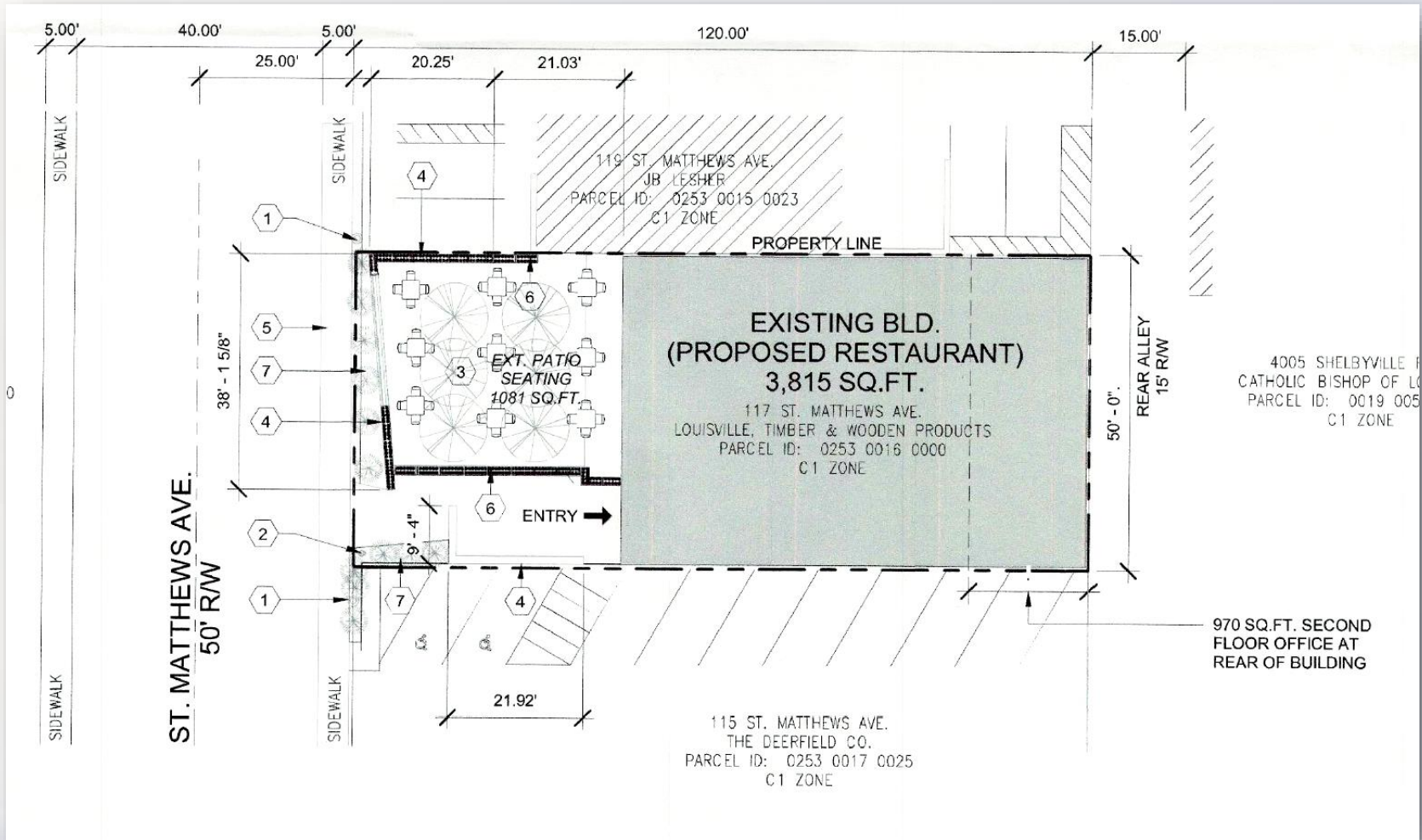
# Zoning/Form Districts



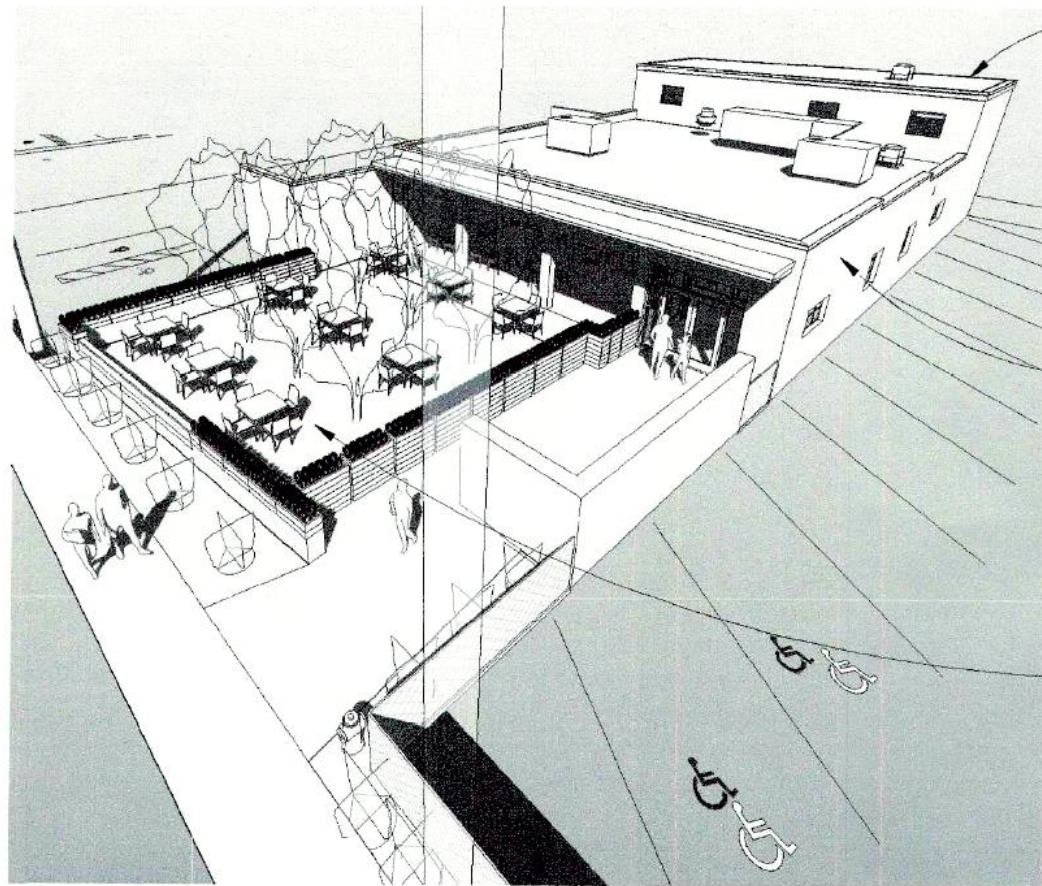
# Aerial Photo



# Plans



# Plans



EXISTING SECOND FLOOR AREA OF BUILDING

EXISTING FIRST FLOOR AREA OF BUILDING

EXISTING EXTERIOR PATIO

4

AERIAL VIEW



# Street View



# Staff Finding

- The conditional use permit is adequately justified based on staff's analysis contained in the standard of review

# Proposed Conditions of Approval

1. The site shall be developed in strict compliance with the approved development plan (including all notes thereon). No further development shall occur on the site without prior review and approval by the Board.
2. The Conditional Use Permit shall be "exercised" as described in KRS 100.237 within two years of the Board's vote on this case. If the Conditional Use Permit is not so exercised, the site shall not be used for outdoor alcohol sales until further review and approval by the Board.

# Required Actions

- **APPROVE** or **DENY** the **Conditional Use Permit** for outdoor alcohol sales in a C-1, commercial zoning district (Article 15, Sec. 42 – City of St. Matthews)