

16CUP1032 MARTIN'S BBQ



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

**Joel Dock, Planner I
August 29, 2016**

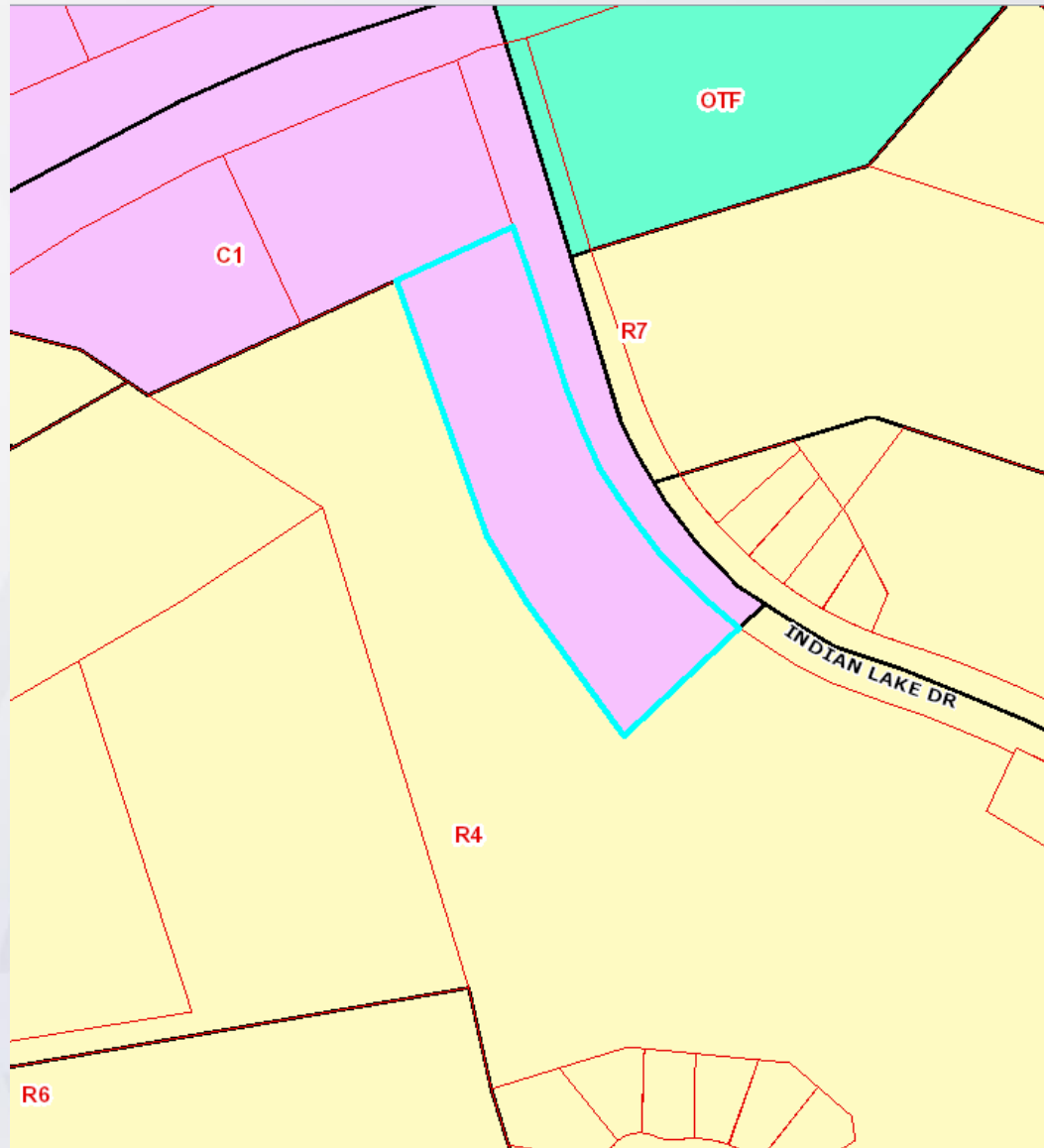
Request(s)

- Modified Conditional Use Permit of Land Development Code (LDC), section 4.2.41 for Outdoor Alcohol Sales and Consumption/Indoor Entertainment Activity for a Restaurant in the C-1 Zoning District

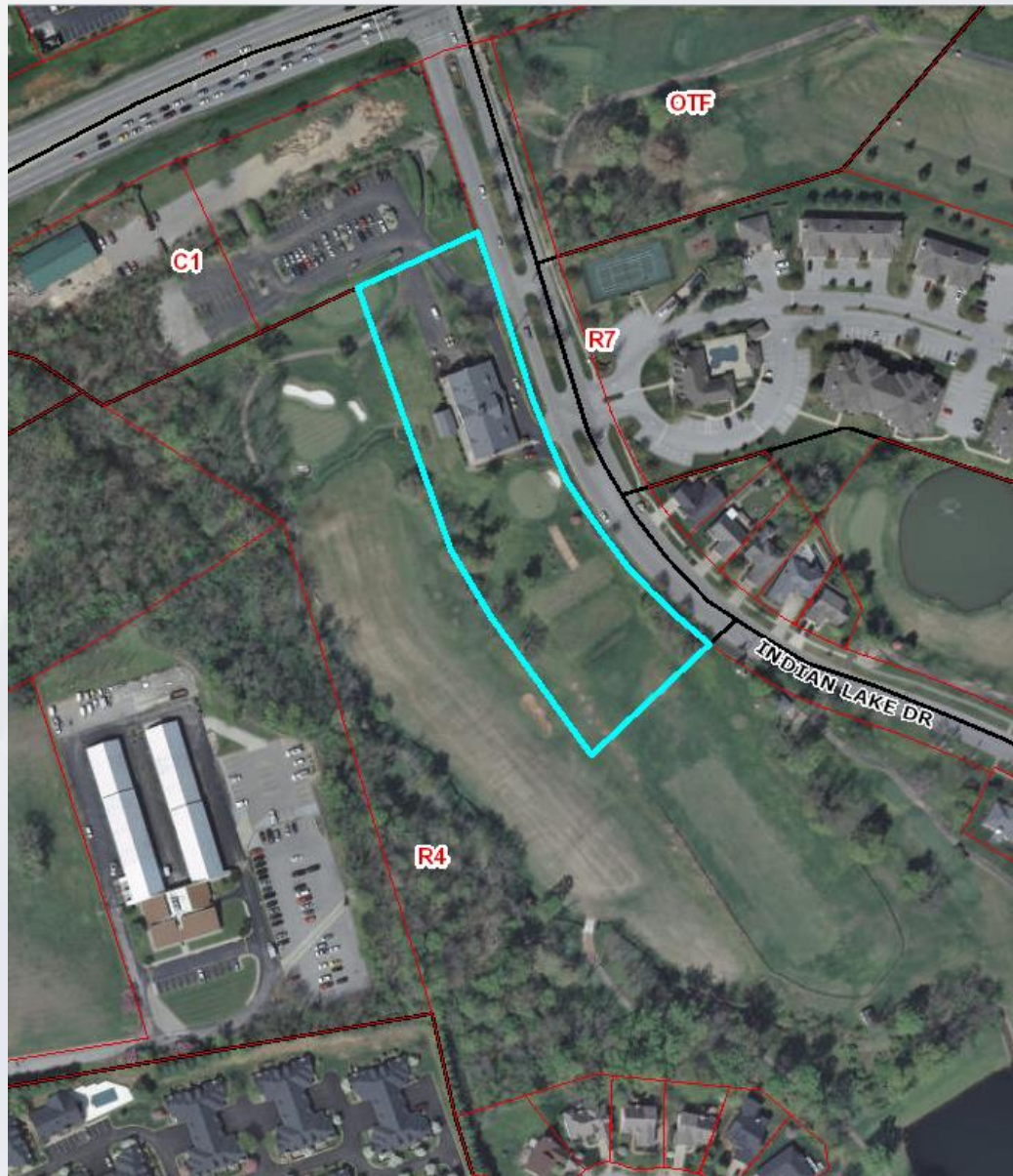
Case Summary

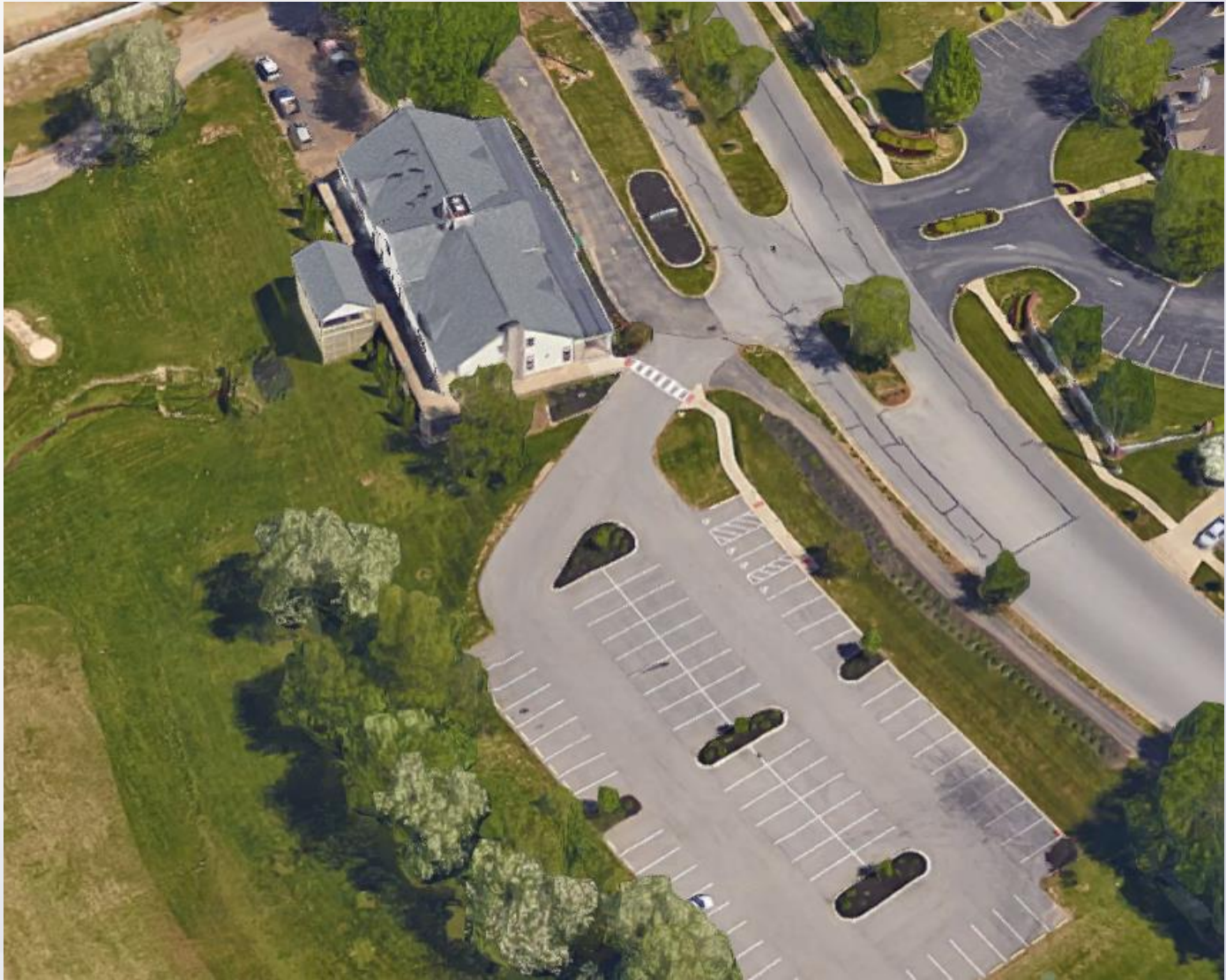
- 1,000 SF patio and 5 employee parking spaces
- Existing 6,800 SF building and 2,800 SF outdoor patio were previously used for a golf course clubhouse
- Proposed patio is within the limits of the conditional use permit area
- Relief requested from Item “D” of the conditional use permit to omit the 6’ continuous screen requirement adjacent (within 50’) to a residential zoning district
- A revised detailed district development plan with a landscape waiver will be heard by the Development Review Committee Wednesday, August 31, 2016.

Zoning/Form Districts



Aerial Photo/Land Use



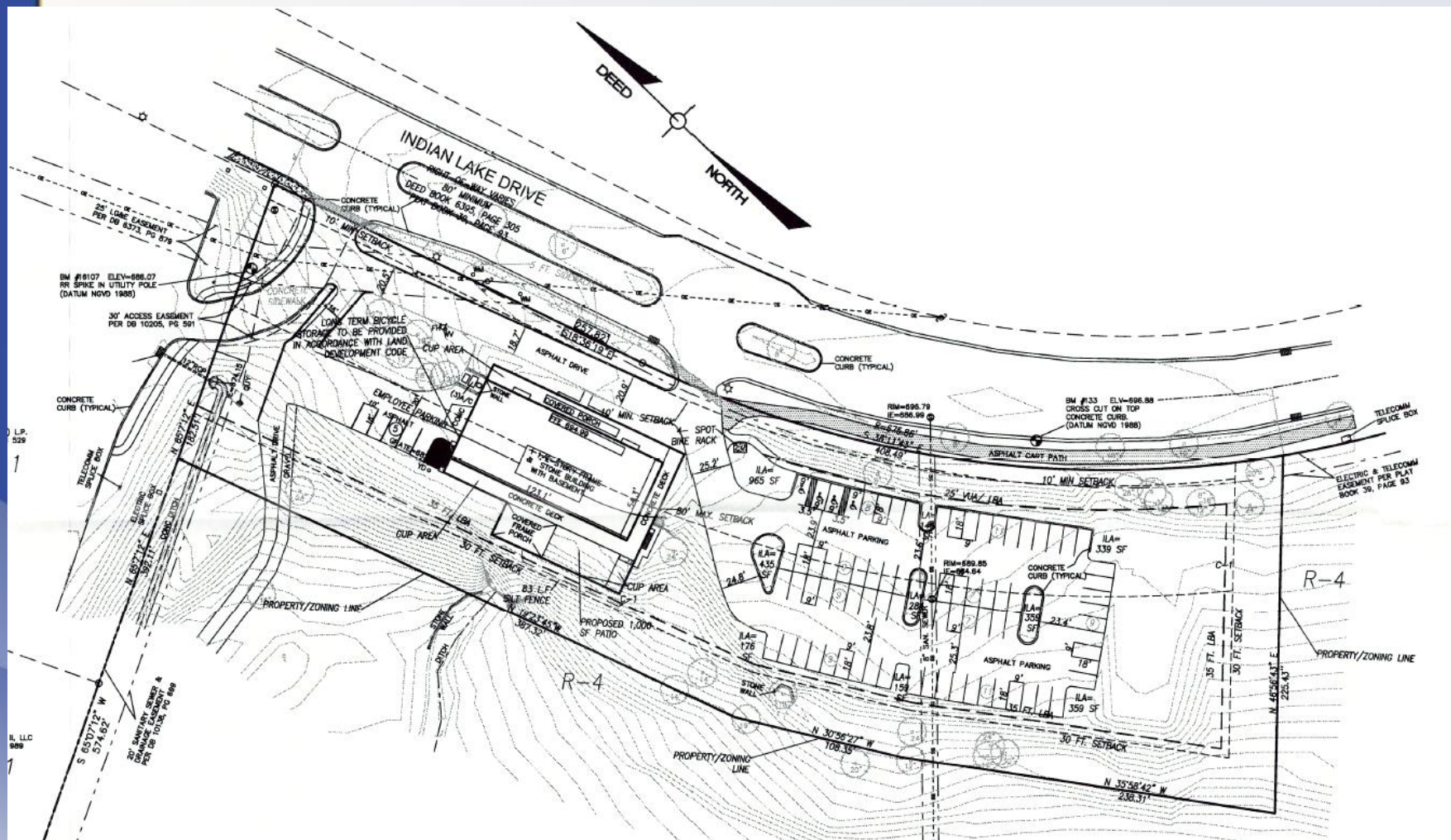


Subject site



Subject site

Site Plan



Staff Analysis and Conclusions

- The Modification to the Conditional Use Permit appears to be adequately justified and meet the standard of review based on staff analysis in the staff report.
- The proposal is consistent with the applicable goals, objectives, guidelines, and policies of the Comprehensive Plan and meets or exceeds the requirements of the Land Development Code.
- Based upon the information in the staff report, the testimony and evidence provided at the public hearing, the Board of Zoning Adjustment must determine if the proposal meets the standard for granting a variance established in the Land Development Code.

Required Actions

- **APPROVE** or **DENY** the Modified Conditional Use Permit of Land Development Code (LDC), section 4.2.41 for Outdoor Alcohol Sales and Consumption/Indoor Entertainment Activity for a Restaurant in the C-1 Zoning District