

18CUP1089 1031 Goss Avenue



Louisville Board of Zoning Adjustment Public Hearing

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October 1, 2018

Request

- **Conditional Use Permit** for outdoor alcohol sales and consumption for a restaurant in the C-1 zoning district (LDC 4.2.41)
 - **Waiver** of all Vehicular Use Area (VUA) landscape buffer area requirements for the property line adjacent to the existing rear alley (LDC 10.2.10)
 - **Variance** to permit proposed parking to encroach on the required rear yard setback (LDC Table 5.2.2.)
 - **Variance** to permit the proposed building to encroach into the required infill front yard setback (LDC 5.1.12.A.2.a.)
 - **Variance** to permit the proposed outdoor dining area to encroach into the required infill front yard setback (LDC 5.1.12.A.2.a.)

Case Summary/Background

- Development proposal spans four C-1 parcels which will be consolidated
- Proposed final site development will consist of existing office building, new restaurant and shared parking
- CUP requested for outdoor alcohol service for two outdoor dining areas in the proposed restaurant
- Site adjoined by commercial and single-family residential uses in Traditional Neighborhood form district
- Two-way vehicular access via Goss Avenue curb cut; exit-only access via rear alley

Case Summary/Background

- Proposal includes bike/ped facilities
- 6 ft wood privacy fence to be installed to screen adjoining property to the northwest in residential use
- Existing garage at rear of office building to be demolished
- Waiver and Variance 1 will preserve existing conditions at rear alley
- Variances 2 and 3 will permit the building and the outdoor dining area to encroach into the required front setback

Zoning / Form District

Subject Site

Existing: C-1/Traditional Neighborhood

Proposed: No change

Adjoining Sites

North: C-1/Traditional Neighborhood

South: C-2/Traditional Neighborhood

East: R-5/Traditional Neighborhood

West: C-1/Traditional Neighborhood



Land Use

Subject Site

Existing: Office/Parking

Proposed: Office/Restaurant/
Parking

Adjoining Sites

North: Residential

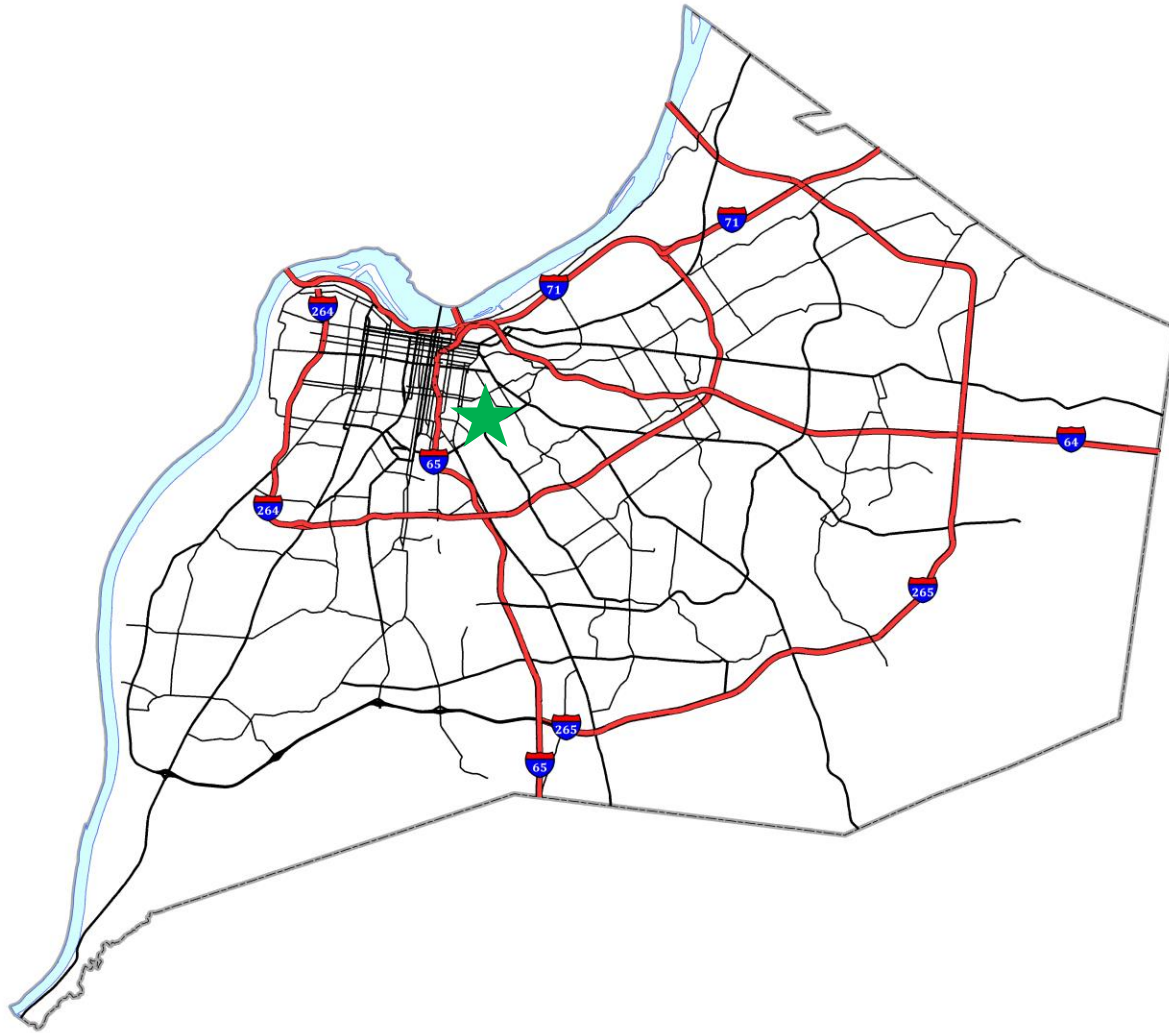
South: Commercial

East: Residential

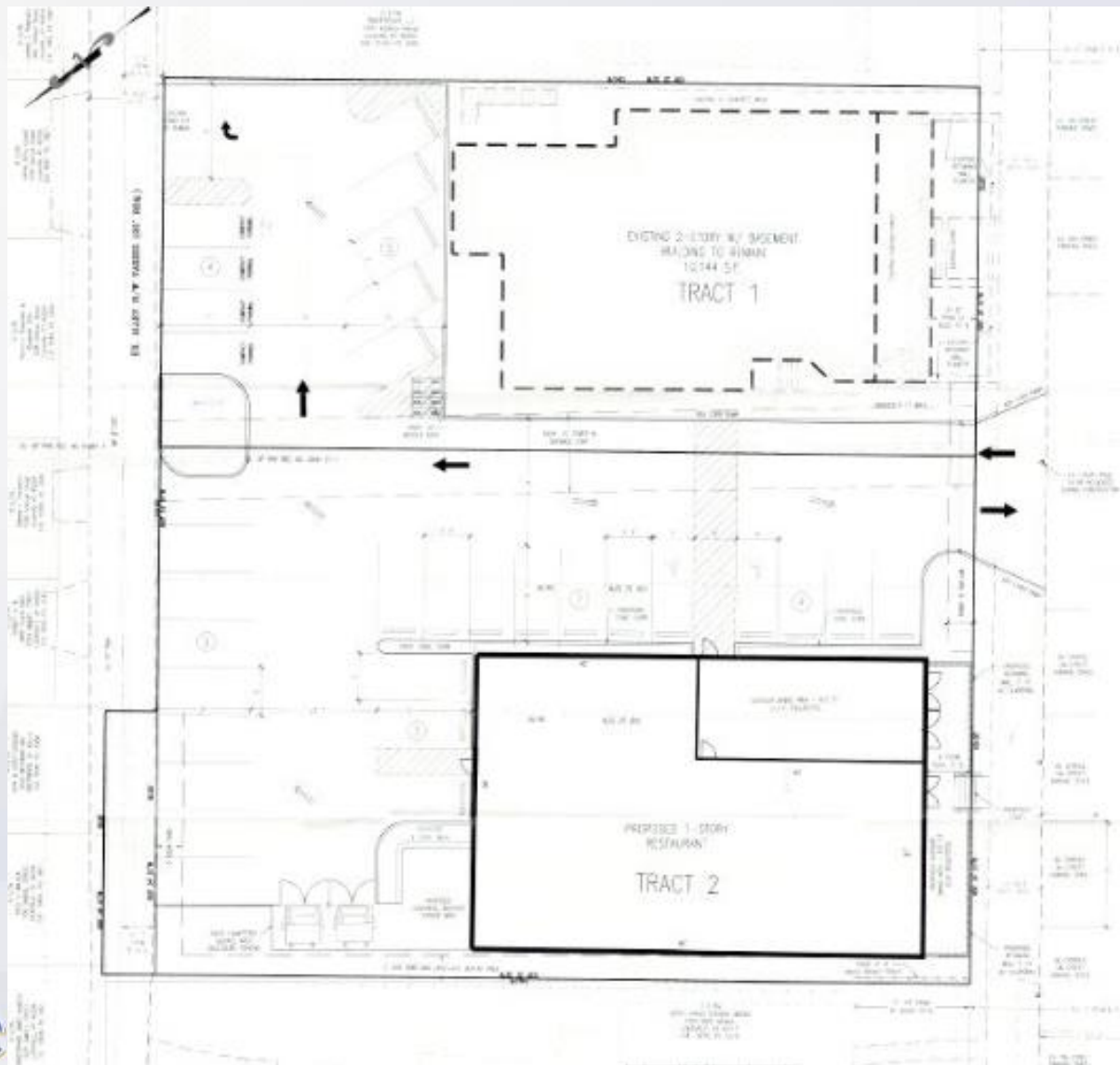
West: Residential, Commercial



Site Location



Development Plan



Site Photos



Site Photos



Site Photos



Site Photos



Site Photos



Site Photos



Site Photos



Site Photos



Tract 1 North to Tract 2

Conclusions

- The proposal meets the standard of review for the requested CUP
- The requested waiver and variances are justified based on existing site conditions

Required Actions

Approve/Deny

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- **Variance 1** to permit proposed parking to encroach on the required rear yard setback (LDC Table 5.2.2.)
- **Variance 2** to permit the proposed building to encroach into the required infill front yard setback (LDC 5.1.12.A.2.a.)
- **Variance 3** to permit the proposed outdoor dining area to encroach into the required infill front yard setback (LDC 5.1.12.A.2.a.)