

# 19CUP1061

## 2140 Tyler Lane



### Louisville Metro Board of Zoning Adjustment Public Hearing

Jon E. Crumbie, Planning & Design Coordinator  
June 17, 2019

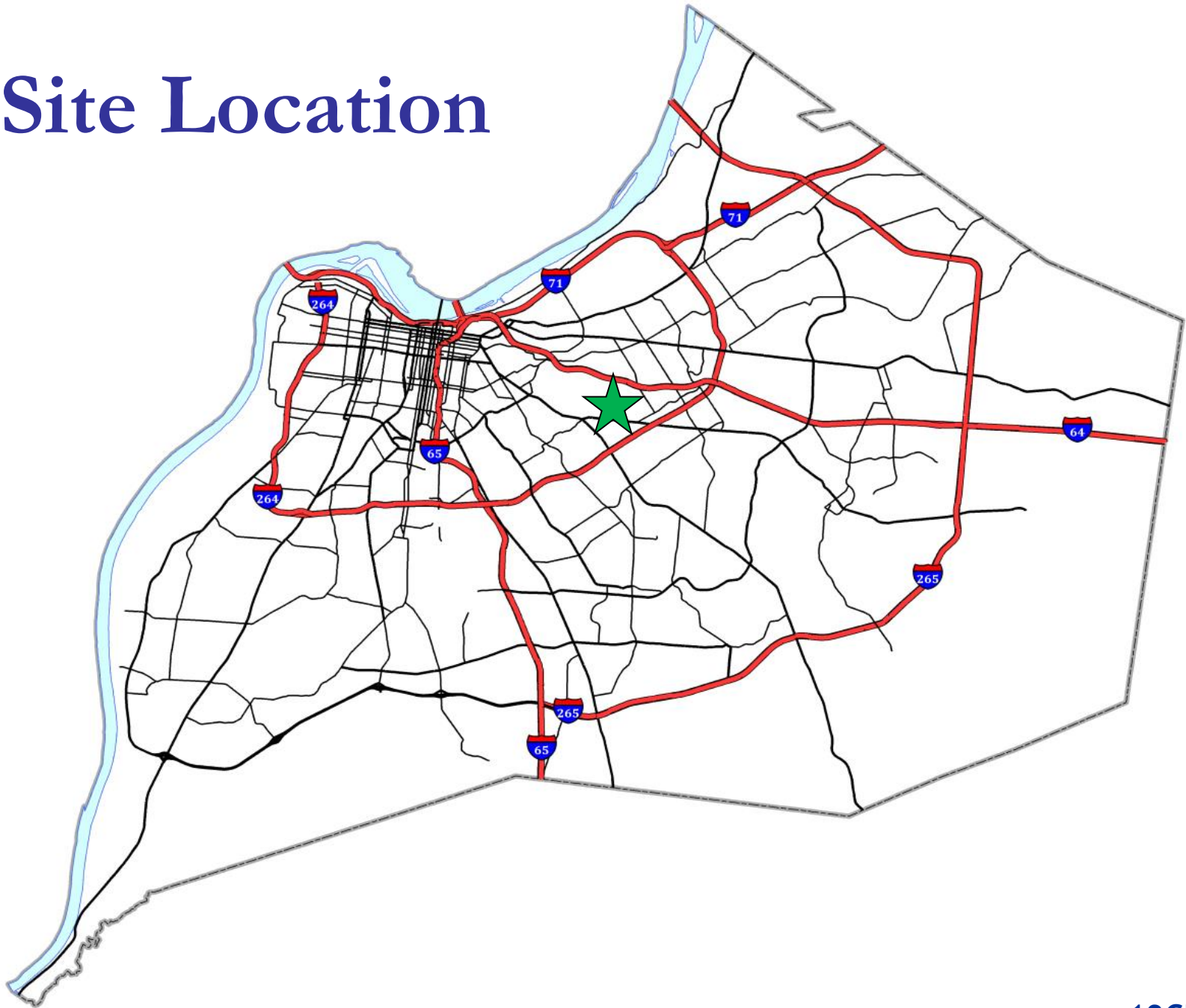
# Request(s)

- Modified conditional use permit to allow the expansion of an existing off-street parking area.
- Variance to allow proposed structure to exceed the maximum height requirement

# Case Summary/Background

- There is an existing conditional use permit for off-street parking in a residential zone approved for tract 1. The applicant is requesting to modify the approved conditional use permit to add additional parking spaces. The height variance is associated with the building expansion on tract 2. This is due to the need to maintain the existing building height in the expansion area. The existing high school building was constructed in 1955 at its current height. The original height will be maintained.

# Site Location





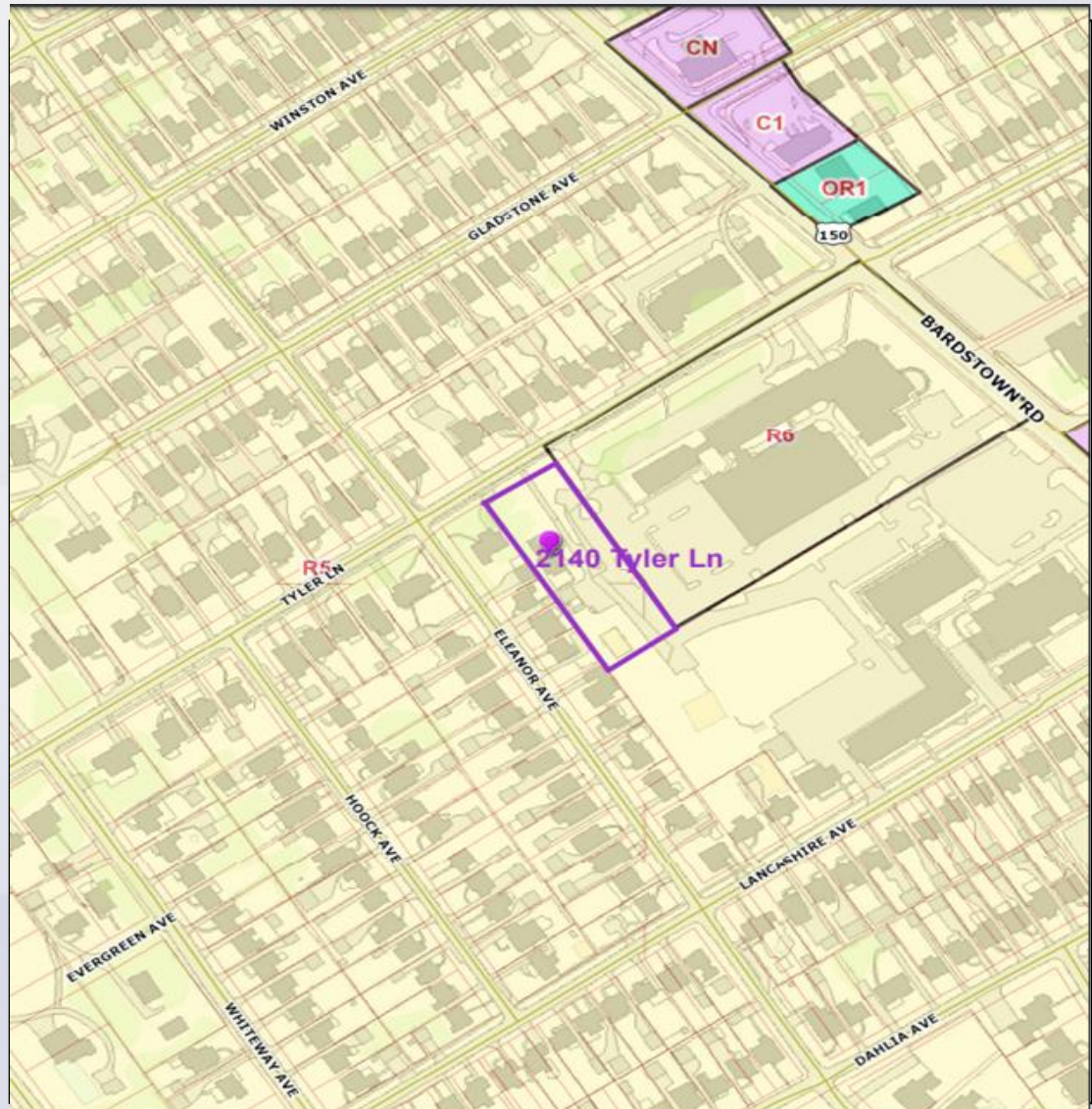
# Zoning/Form Districts

## Subject:

- Existing: R-5/N
- Proposed: R-5/N

## Surrounding:

- North: R-5/N
- South: R-5/N
- East: R-6/N
- West: R-5/N





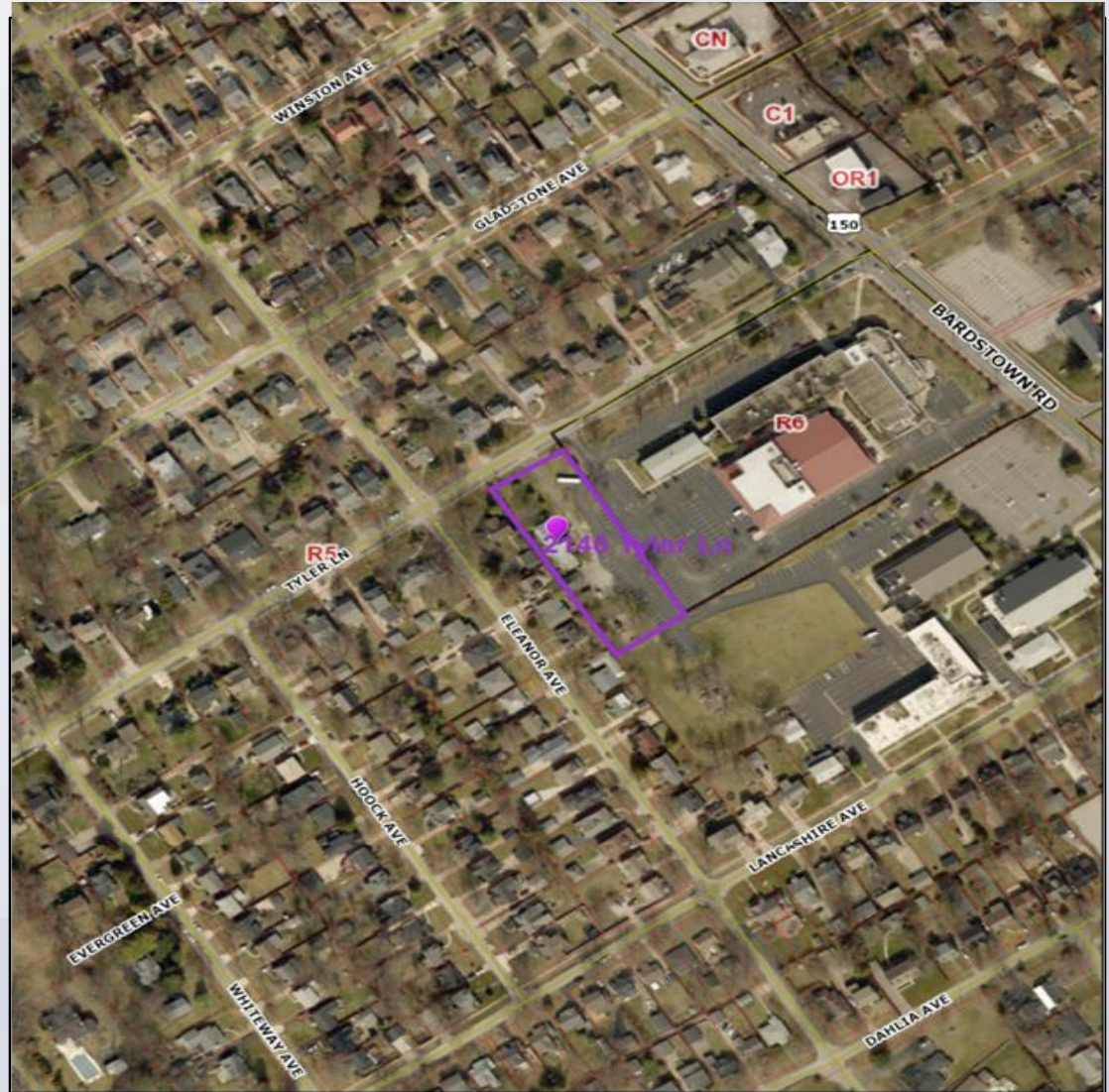
# Aerial Photo/Land Use

## Subject:

- Existing: Parking
- Proposed: Parking

## Surrounding:

- North: Residential
- South: Residential, Church
- East: School
- West: Residential









## Entrance from Tyler Lane





## Looking at Site from Tyler Lane





## Modified CUP Area





## Looking North Toward Tyler Ln.



## Looking Toward Modified CUP Area







Current Topics in 20th Century American Literature: KDPF #3304 + 13 June 10:00 AM - 1:00 PM, 11

| JOB NO.<br><div style="border: 1px solid black; padding: 2px; text-align: center;">18025</div> | <div style="border: 1px solid black; padding: 5px;">           REQUEST DETAILED DESIGN DEVELOPMENT PLAN, ACQUIRED CAP<br/> <div style="text-align: center; font-weight: bold; font-size: 1.2em;">240, 262 and 270 TYLER LANE<br/>LOUISVILLE, KENTUCKY 40205</div> <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;"> <br/> <b>LD&amp;D</b><br/>           LAND DESIGN &amp; DEVELOPMENT, INC.<br/> <small>ONE WEST MAIN STREET • LOUISVILLE, KENTUCKY 40202<br/>           PHONE: (502) 582-1100 FAX: (502) 582-1101</small> </div> <div style="text-align: center;"> <b>ASSUMPTION HIGH SCHOOL, INC.</b><br/>           270 TYLER LANE<br/>           LOUISVILLE, KENTUCKY<br/>           40205-2950         </div> </div> </div>                                                                                                                                                                                                                                             |                             |      |             |   |         |                             |   |        |                             |   |         |                             |   |         |                             |
|------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|------|-------------|---|---------|-----------------------------|---|--------|-----------------------------|---|---------|-----------------------------|---|---------|-----------------------------|
| SHEET<br><div style="border: 1px solid black; padding: 2px; text-align: center;">1</div> OF 1  | <div style="border: 1px solid black; padding: 5px;"> <div style="display: flex; justify-content: space-between;"> <div>             PROJECT DATA<br/> <div style="border: 1px solid black; padding: 2px; margin-top: 5px;">               CLIENT: <b>TYLER ASSOC INC</b><br/>               DATE: <b>1/27/79</b>    SCALE: <b>AS SHOWN</b><br/>               DESIGNED BY: <b>LD&amp;D</b>    DRAWN BY: <b>LD&amp;D</b> </div> </div> <div>             REVISIONS<br/> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">NO.</th> <th style="width: 15%;">DATE</th> <th style="width: 80%;">DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>1/27/79</td> <td>REVISED PER AGENCY COMMENTS</td> </tr> <tr> <td>2</td> <td>2/6/79</td> <td>REVISED PER AGENCY COMMENTS</td> </tr> <tr> <td>3</td> <td>2/13/79</td> <td>REVISED PER AGENCY COMMENTS</td> </tr> <tr> <td>4</td> <td>2/13/79</td> <td>REVISED PER AGENCY COMMENTS</td> </tr> </tbody> </table> </div> </div> </div> | NO.                         | DATE | DESCRIPTION | 1 | 1/27/79 | REVISED PER AGENCY COMMENTS | 2 | 2/6/79 | REVISED PER AGENCY COMMENTS | 3 | 2/13/79 | REVISED PER AGENCY COMMENTS | 4 | 2/13/79 | REVISED PER AGENCY COMMENTS |
| NO.                                                                                            | DATE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | DESCRIPTION                 |      |             |   |         |                             |   |        |                             |   |         |                             |   |         |                             |
| 1                                                                                              | 1/27/79                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | REVISED PER AGENCY COMMENTS |      |             |   |         |                             |   |        |                             |   |         |                             |   |         |                             |
| 2                                                                                              | 2/6/79                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | REVISED PER AGENCY COMMENTS |      |             |   |         |                             |   |        |                             |   |         |                             |   |         |                             |
| 3                                                                                              | 2/13/79                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | REVISED PER AGENCY COMMENTS |      |             |   |         |                             |   |        |                             |   |         |                             |   |         |                             |
| 4                                                                                              | 2/13/79                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | REVISED PER AGENCY COMMENTS |      |             |   |         |                             |   |        |                             |   |         |                             |   |         |                             |

# Staff Findings

- There are six requirements and five will be met under the previous approved Conditional Use Permit. The applicant will be asking for relief for item C. No additional changes to the requirements were requested. 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 modified conditional use permit.



# Required Actions

## Approve or Deny:

- Modified conditional use permit to allow the expansion of an existing off-street parking area.
- Variance to allow proposed structure to exceed the maximum height requirement