

Board of Zoning Adjustment Staff Report

April 4, 2016



| | |
|----------------------------------|---|
| Case No(s): | 15CUP1047 |
| Project Name: | Craft House |
| Location: | 1024 and 1030 Goss Avenue |
| Owner(s): | Craft House, LLC |
| Applicant(s): | Craft House, LLC |
| Representative(s): | Jeff Rawlins |
| Project Area/Size: | 18,491 square feet |
| Existing Zoning District: | C-1, Commercial |
| Existing Form District: | TN, Traditional Neighborhood |
| Jurisdiction: | Louisville Metro |
| Council District: | 10 – Patrick Mulvihill |
| Case Manager: | Jon E. Crumbie, Planning & Design Coordinator |

REQUESTS

- Conditional Use Permit to allow outdoor alcohol sales and consumption in a C-1 zoning district.
- Waiver to omit the required landscaping and buffering along a portion of the southeast property line.

| Location | Requirement | Request | Waiver |
|------------------|-------------|---------|--------|
| SE Property Line | 5' | 0 | 5' |

- Waiver to not have an entrance along the front of the structure facing Goss Avenue.
- Waiver to not have alley access.

CASE SUMMARY/BACKGROUND

The proposed patio is along the sidewalk on Goss Avenue and hopes to enliven the pedestrian experience and use along the commercial corridor which serves Germantown. The proposed restaurant has onsite parking to support the new business and to prevent congestion in the residential neighborhood behind. The owner's don't intend to open its lot to the rear alley. The outdoor area will seat approximately 43 people and consist of 753 square feet.

LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

| | Land Use | Zoning | Form District |
|-------------------------------|-----------------------------------|----------|---------------|
| Subject Property | | | |
| Existing | Restaurant Under Construction | C-1 | TN |
| Proposed | Restaurant, Outdoor Alcohol Sales | C-1 | TN |
| Surrounding Properties | | | |
| North | Commercial | C-1, C-2 | TN |
| South | Residential | R-5 | TN |
| East | Commercial | C-1 | TN |
| West | Commercial, Residential | C-2, R-5 | TN |

SITE CONTEXT

The site is rectangular in shape and currently exists of 2 lots. The parking will be located on 1024 Goss Avenue and the restaurant will be located on 1030 Goss Avenue. The property is surrounded by commercial uses to the north, south, east, and commercial/residential to the west.

PREVIOUS CASES ON SITE

There are no previous cases on site.

INTERESTED PARTY COMMENTS

Staff has not received any interest party comments.

APPLICABLE PLANS AND POLICIES

Cornerstone 2020
Land Development Code

STANDARD OF REVIEW AND STAFF ANALYSIS FOR CONDITIONAL USE PERMITS

1. Is the proposal consistent with the applicable policies of the Comprehensive Plan?

STAFF: The proposal is consistent with the applicable policies of the Comprehensive Plan. Screening will be provided around the outdoor area. Item B. 2 of the Comprehensive Plan: The proposal preserves the existing grid pattern of streets, sidewalks, and alleys. The proposal preserves and renovates the existing building and the building design is consistent and an improvement with respect to the predominate neighborhood building design.

2. Is the proposal compatible with surrounding land uses and the general character of the area including such factors as height, bulk, scale, intensity, traffic, noise, odor, drainage, dust, lighting, appearance, etc?

STAFF: The subject site is located in an area that has a mix of commercial services, restaurants, residential, and is a focal point for several surrounding neighborhoods. All the commercial uses in the area have similar, scale, intensity, traffic, noise, and lighting.

3. Are necessary public facilities (both on-site and off-site), such as transportation, sanitation, water, sewer, drainage, emergency services, education, recreation, etc. adequate to serve the proposed use?

STAFF: The proposal has been reviewed by Public Works and MSD and both have approved the preliminary plan. The Louisville Fire District has reviewed and approved the proposal.

4. Does the proposal comply with the following specific standards required to obtain the conditional use permit requested? There are 8 requirements and 4 items will be met which are items A., C., F., and G. Item B. does not apply and Item E. will need to be obtained.

Outdoor alcohol sales and consumption for a restaurant may be permitted in the C-1 zoning district upon the granting of conditional use permit and compliance with the listed requirements

- A. All outdoor areas for the sale and consumption of alcohol must have designated boundaries.
- B. Outdoor dining areas within the public right-of-way must receive approval from the agency responsible for transportation engineering and shall be designed in accordance with agency standards.
- C. Outdoor dining areas adjacent to the public right-of-way shall contain a physical barrier that is at least three feet in height. The barrier should be designed to permit existing legal access from building to the adjacent public right-of-way.
- D. Outdoor dining areas that include the sale and consumption of alcohol within 50 feet of a residentially zoned or used property shall provide a six foot continuous screen as part of the designated boundary for the areas of the outdoor area within 50 feet of residentially used or zoned property. The continuous screen shall be in conformance with the Chapter 10, Part 4 (Implementation Standards).
- E. This conditional use permit shall be limited to restaurant uses in the C-1 that hold the following types of ABC licenses:
 - 1. Restaurant liquor and wine license by the drink for 100 plus seats
 - 2. Restaurant wine license by the drink for restaurants with seating for 100 and receives at least 70 percent gross receipts from food sales. **Staff had conversations with ABC personnel and a license can't be obtained until the project has been completed and inspected.**
- F. The use of outdoor dining areas for the sale and consumption of alcohol shall cease by 1 A.M.
- G. The entertainment activity shall be in compliance with the Metro Noise Ordinance (LMCO Chapter 99).
- H. The Board may require additional and more restrictive requirements than those listed above based on the conditions of the specific location and the characteristics of the specific restaurant.

**STANDARD OF REVIEW AND STAFF ANALYSIS FOR WAIVER
(Southeast Property Line)**

- (a) The waiver will not adversely affect adjacent property owners; and

STAFF: The waiver will not adversely affect adjacent property owners since the building will not be expanded and an existing fence is already in place.

- (b) The waiver will not violate specific guidelines of Cornerstone 2020; and

STAFF: Guideline 3, policy 9 of Cornerstone 2020 calls for the protection of the character of residential areas, roadway corridors and public spaces from visual intrusions and mitigate when appropriate. Guideline 3, policies 21 and 22 calls for appropriate transitions between uses that are substantially different in scale and intensity or density, and to mitigate the impact caused when incompatible developments occur adjacent to one another through the use of landscaped buffer yards, vegetative berms and setback requirements to address issues such as outdoor lighting, lights from automobiles, illuminated signs, loud noise, odors, smoke, automobile exhaust or other noxious smells, dust and dirt, litter, junk, outdoor storage, and visual nuisances. Guideline 3, policy 24 states that parking, loading and delivery areas located adjacent to residential areas should be designed to minimize the impacts from noise, lights and other potential impacts, and that parking and circulation areas adjacent to streets should be screened or buffered. Guideline 13, policy 4 calls for ensuring appropriate landscape design standards for different land uses within urbanized, suburban, and rural areas. Guideline 13, Policy 6 calls for screening and buffering to mitigate adjacent incompatible uses. The intent of landscape buffer areas is to create suitable transitions where varying forms of development adjoin, to minimize the negative impacts resulting from adjoining incompatible land uses, to decrease storm water runoff volumes and velocities associated with impervious surfaces, and to filter air borne and water borne pollutants.

- (c) The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant; and

STAFF: The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant since the area is near the rear of the existing structure and away from any patrons of the restaurant. The area is also approximately 33 feet from the nearest residential structure.

- (d) Either:

(i) The applicant has incorporated other design measures that exceed the minimums of the district and compensate for non-compliance with the requirements to be waived (net beneficial effect); OR
(ii) The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.

STAFF: The strict application of the provisions would create an unnecessary hardship on the applicant since the LBA would be located in an area where a high amount of foot traffic from employees will take place.

**STANDARD OF REVIEW AND STAFF ANALYSIS FOR WAIVER
(Entrance along Goss Avenue)**

- (a) The waiver will not adversely affect adjacent property owners; and

STAFF: The waiver will not adversely affect adjacent property owners since the main access to the outdoor area will only be approximately 7 feet from the front sidewalk.

- (b) The waiver will not violate specific guidelines of Cornerstone 2020; and

STAFF: Guideline 3, policy 9 of Cornerstone 2020 calls for the protection of the character of residential areas, roadway corridors and public spaces from visual intrusions and mitigate when appropriate. Guideline 3, policies 21 and 22 calls for appropriate transitions between uses that are substantially different in scale and intensity or density, and to mitigate the impact caused when incompatible developments occur adjacent to one another through the use of landscaped buffer yards, vegetative berms and setback requirements to address issues such as outdoor lighting, lights from automobiles, illuminated signs, loud noise, odors, smoke, automobile exhaust or other noxious smells, dust and dirt, litter, junk, outdoor storage, and visual nuisances. Guideline 3, policy 24 states that parking, loading and delivery areas located adjacent to residential areas should be designed to minimize the impacts from noise, lights and other potential impacts, and that parking and circulation areas adjacent to streets should be screened or buffered. Guideline 13, policy 4 calls for ensuring appropriate landscape design standards for different land uses within urbanized, suburban, and rural areas. Guideline 13, Policy 6 calls for screening and buffering to mitigate adjacent incompatible uses. The intent of landscape buffer areas is to create suitable transitions where varying forms of development adjoin, to minimize the negative impacts resulting from adjoining incompatible land uses, to decrease storm water runoff volumes and velocities associated with impervious surfaces, and to filter air borne and water borne pollutants.

- (c) The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant; and

STAFF: The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant since the applicant will be adding landscaping along the front of the property along Goss Avenue.

- (d) Either:
(i) The applicant has incorporated other design measures that exceed the minimums of the district and compensate for non-compliance with the requirements to be waived (net beneficial effect); OR
(ii) The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.

STAFF: The strict application of the provisions would create an unnecessary hardship on the applicant since there will be an entrance near the front of the property.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR WAIVER (Alley Access)

- (a) The waiver will not adversely affect adjacent property owners; and

STAFF: The waiver will not adversely affect adjacent property owners since safe vehicular access will be provided along the Goss Avenue entrance.

- (b) The waiver will not violate specific guidelines of Cornerstone 2020; and

STAFF: Guideline 3, policy 9 of Cornerstone 2020 calls for the protection of the character of residential areas, roadway corridors and public spaces from visual intrusions and mitigate when appropriate. Guideline 3, policies 21 and 22 calls for appropriate transitions between uses that are substantially different in scale and intensity or density, and to mitigate the impact caused when incompatible developments occur adjacent to one another through the use of landscaped buffer yards, vegetative berms and setback requirements to address issues such as outdoor lighting, lights from automobiles, illuminated signs, loud noise, odors, smoke, automobile exhaust or other noxious smells, dust and dirt, litter, junk, outdoor storage, and visual nuisances. Guideline 3, policy 24 states that parking, loading and delivery areas located adjacent to residential areas should be designed to minimize the impacts from noise, lights and other potential impacts, and that parking and circulation areas adjacent to streets should be screened or buffered. Guideline 13, policy 4 calls for ensuring appropriate landscape design

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(c) The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant; and

STAFF: The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant since some residents have expressed concerns about traffic, noise, and trash in the alley if opened up.

(d) Either:
(i) The applicant has incorporated other design measures that exceed the minimums of the district and compensate for non-compliance with the requirements to be waived (net beneficial effect); OR

(ii) The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.

STAFF: The applicant will incorporate a 24 foot curb cut along Goss Avenue to allow for safe and efficient movement of vehicles entering and exiting the site.

TECHNICAL REVIEW

The razor wire fence that is located on the subject site must be removed.

STAFF CONCLUSIONS

- Based upon the information in the staff report, the testimony and evidence provided at the public hearing, BOZA must determine if the proposal meets the standards for granting the Conditional Use Permit and waivers.

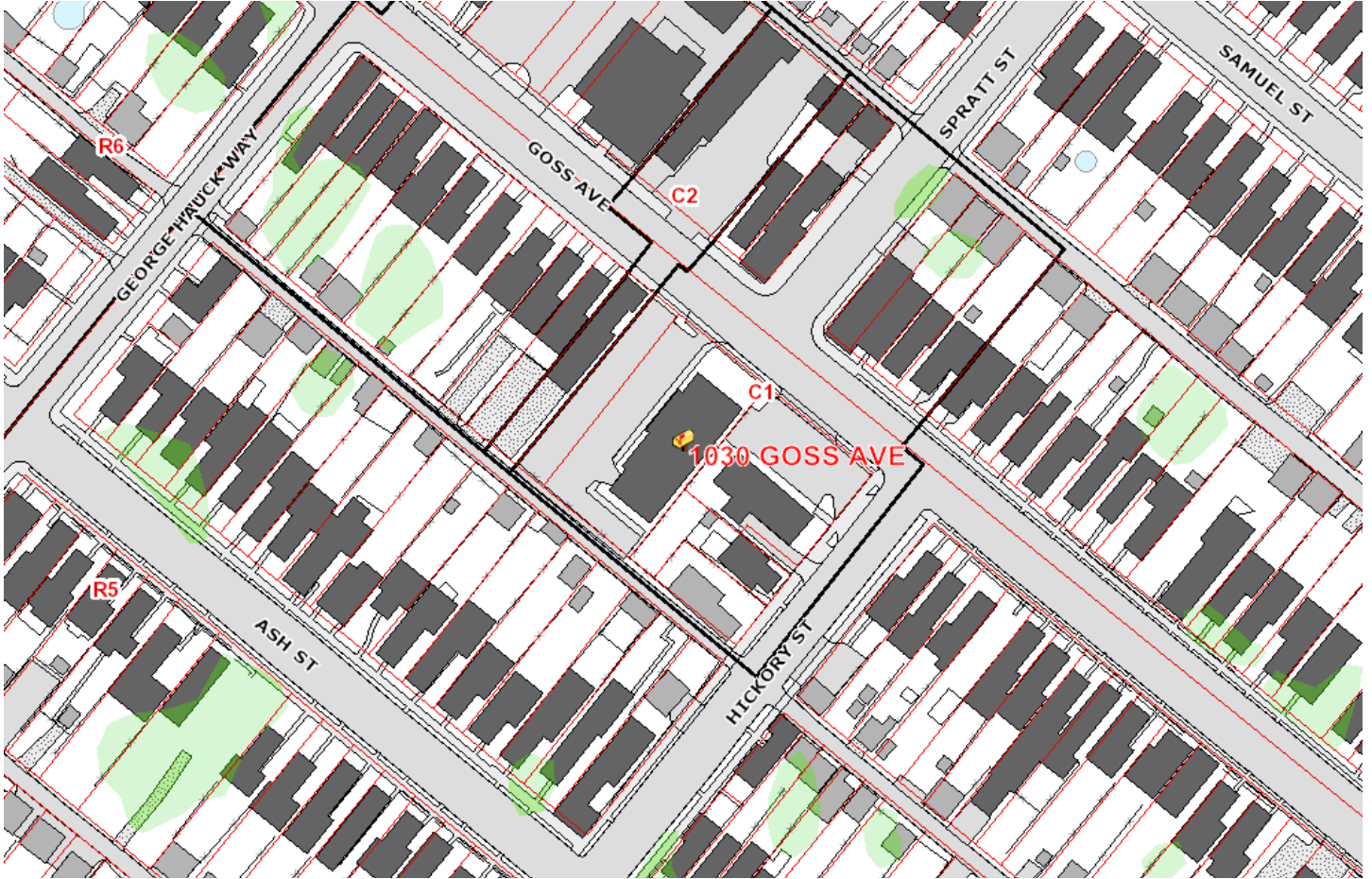
NOTIFICATION

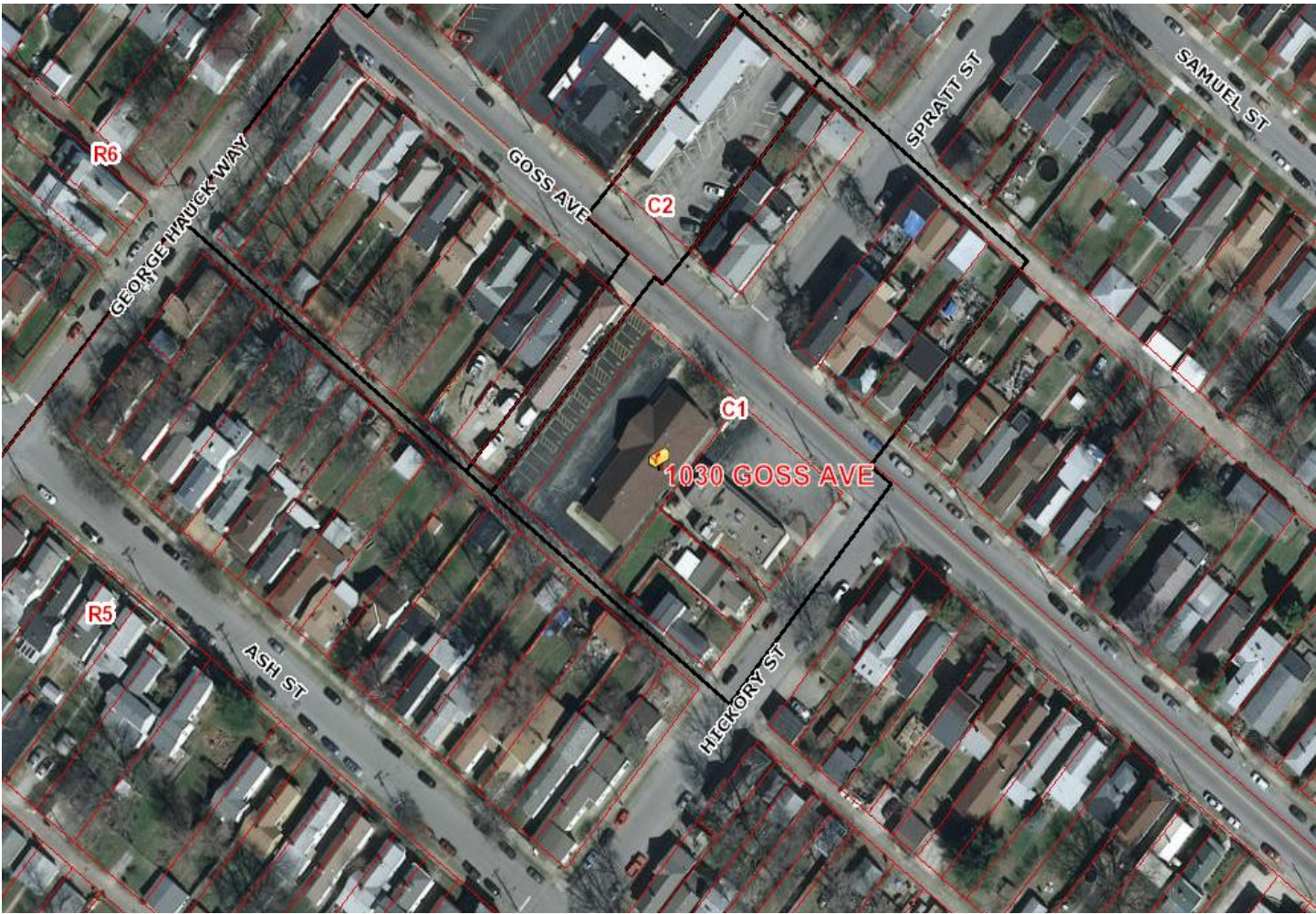
| Date | Purpose of Notice | Recipients |
|---------|-------------------|--|
| 3/17/16 | APO Notice | First tier adjoining property owners Neighborhood notification recipients |
| 3/18/16 | Sign Posting | Subject Property |

ATTACHMENTS

- Zoning Map
- Aerial Photograph
- Justification Statements
- Neighborhood Meeting Minutes
- Site Plan
- Elevations

7. Conditions of Approval





louisville planning & design
444 south fifth street
louisville kentucky 40202

re: Craft House LLC CUP Application
Letter of Explanation

11 February 2016

The proposed Craft House Restaurant & Pub is requesting a Conditional Use Permit to serve alcohol on the front outdoor patio. The proposed patio is along the sidewalk on Goss Avenue and hopes to enliven the pedestrian experience and use along the commercial corridor which serves Germantown. The proposed restaurant has onsite parking to support the new business and to prevent congestion in the residential neighborhood behind. The owners do not intend to open it's lot to the rear alley.

The owners of Craft House, through years of experience owning and operating the Bluegrass Brewing Company restaurants in Louisville, strongly believe that the proposed front outdoor patio will be a welcome addition to the neighborhood and will create a greater sense of place within the community. Adding to the sense of place is the unique quality of an outdoor patio in that stretch of Goss Avenue, bringing a refreshing option to enjoy the environment around it.

Discussions with the surrounding neighbors and community at large have yielded strong support for the proposed restaurant and patio. Craft House has stressed that they want to be an active and beneficial member of the neighborhood and will make any effort to ensure that.

regards,

leigh seibert
architectural artisans

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General Waiver Justification:

In order to justify approval of any waiver, the Planning Commission or Board of Zoning Adjustment considers four criteria. Please answer **all** of the following questions. Use additional sheets if needed. **A response of yes, no, or N/A is not acceptable.**

1. Will the waiver adversely affect adjacent property owners?

An existing 6' privacy fence has been in place on the property of 1308 Hickory Street screening the commercial use since the building was constructed in 1991.

2. Will the waiver violate the Comprehensive Plan?

The waiver does not violate the Comprehensive Plan. The design without the 5' landscape buffer width along the residential side of the site simply continues an existing condition of the building before. This is a dense 19th century neighborhood.

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3. Is extent of waiver of the regulation the minimum necessary to afford relief to the applicant?

By renovating an existing building, the intent is to design consciously of the surrounding buildings and homes while also keeping in mind what is already on site. No one will see the required landscape area, and it will adversely affect deliveries at the site.

4. Has either (a) the applicant incorporated other design measures that exceed the minimums of the district and compensate for non-compliance with the requirements to be waived (net beneficial effect) or would (b) the strict application of the provisions of the regulation deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant?

General Waiver Justification:

In order to justify approval of any waiver, the Planning Commission or Board of Zoning Adjustment considers four criteria. Please answer **all** of the following questions. Use additional sheets if needed. **A response of yes, no, or N/A is not acceptable.**

1. Will the waiver adversely affect adjacent property owners?

This waiver will not adversely affect adjacent property owners. The design of the restaurant utilizes an existing highly defined side entry on the side of the site facing the parking lot. Creating a street facing entry is too cost prohibitive and doesn't efficiently use what is already in place.

2. Will the waiver violate the Comprehensive Plan?

The waiver does not violate the Comprehensive Plan. Other businesses along Goss Avenue with off street parking also utilize side entries.

3. Is extent of waiver of the regulation the minimum necessary to afford relief to the applicant?

Yes. The applicant is seeking to utilize an existing main entry.

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4. Has either (a) the applicant incorporated other design measures that exceed the minimums of the district and compensate for non-compliance with the requirements to be waived (net beneficial effect) or would (b) the strict application of the provisions of the regulation deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant?

louisville planning & design
444 south fifth street
louisville kentucky 40202

re: Craft House LLC
RE: Existing Property Fencing
Letter of Explanation

24 March 2016

This statement is to support the waiver in regards to the existing chain link fence to remain as some of the existing chain link fencing surrounding the site. The proposed restaurant owner will remove the fencing along the northeast line to the rear of the proposed beer cooler. They will retain it along the rear of the commercial property, but remove any razor wiring, then transition to an eight-foot tall wood privacy fence at the residential parcel.

The eight-foot screen will turn the corner and screen the dumpsters at the rear alley. From the dumpster area to the southwest property line the owners will retain the chain link fence and gate but remove any razor wire. This is at the request of the rear residential neighbors to keep the alley from becoming congested with traffic and any litter from patrons of the restaurant.

The chain link fence along the southwest property line will be retained to secure the neighbor's plumbing business. The restaurant owners will make an effort to convince the neighboring business that the razor wire is not necessary. There will be no fencing along Goss Avenue.

regards,

leigh seibert
architectural artisans

NOTICE OF PUBLIC MEETING

You are invited to attend a public neighborhood meeting to review the design proposal of the renovation of an existing office space at 1030 Goss Avenue. Craft House Restaurant & Pub is requesting a Conditional Use Permit to serve alcohol on a proposed front outdoor patio along the sidewalk on Goss Avenue.

Public comments can be submitted to Leigh Seibert at ls@architecturalartisans.net.

Subject Property: Craft House
 1030 Goss Avenue
 Louisville, Kentucky 40217

Case Number: 15CUP1047
Case Manager: Jon Crumbie (johncrumbie@louisvilleky.gov)

Date: Thursday, March 2nd
Time: 6:00 PM
Location: Underhill Associates
 1030 Goss Avenue
 Louisville, Kentucky 40217

To view documents related to this proposal, please visit:
Louisville Metro Planning and Design Services (Hours 8:00 AM to 5:00 PM)
444 S. 5th Street, 3rd Floor, Louisville, Kentucky 40202
(502) 574-6230

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ARCHITECTURAL ARTISANS INC
748 EAST MARKET STREET LOUISVILLE KY 40202

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**Goss Avenue Craft House
neighborhood meeting comments**

15 December 2015, 6:00 pm
1030 Goss Avenue (location of proposed Craft House)

In attendance:

| | |
|-----------------|---|
| Jeff Rawlins | Architectural Artisans jr@architecturalartisans.net |
| Leigh Seibert | Architectural Artisans ls@architecturalartisans.net |
| Pat Hagan | Craft House pathagan@bbcbrew.com |
| Beau Kerley | Craft House, General Contractor beau@bbcbrew.com |
| Mike Morris | President of Schnitzlburg Neighborhood Assoc. mike@mikemorrislaw.com |
| Julianne Thomas | Resident 1109 Milton Street & 1033 Ash Street |
| Linda Erzinger | Resident 1035 Ash Street |
| James May | Resident 1035 Ash Street |

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Public Comments & Summary:

1. Architectural Artisans presented two 24" x 26" boards- one included a 3/16" floor plan and three renderings of the proposed front addition to the existing building while the other included a site plan with building/parking calculations.
2. Beau Kerley talked about the history of BBC and Craft House, explaining that Craft House aims to be a respectful owner, working with local Kentucky farmers and breweries. He also elaborated that many of their current staff live in Germantown.
3. Julianne Thomas expressed her concern that the restaurant will cause unwanted noise in the neighborhood.

15 CUP 1047

will

- a. Beau explained that they try to be very conscious to the neighbors both in the construction process and in operation. Jeff explained how the patio is designed to concentrate any noise from the restaurant near the street, away from the houses behind the restaurant.
 - b. Also, this Craft House, similar to the Craft House on Frankfort Avenue, be closed by midnight, and only having louder events on special occasions once or twice a year.
 - c. In regards to the back alley, Jeff asked if the neighbors would rather have pedestrian access or only a viewpoint into the alley. Since Linda and James live so near the location, they said that they haven't had much trouble with pedestrian traffic in the alley. They both said that they stay up late, so they don't mind a little activity to fend off kids hanging out.
 - d. For now, Jeff and John explained that they are designing as if the alley isn't accessible.
 - e. Beau also explained that the Craft House only serves draft beer, so there would not be any bottles in the alleys. By serving with reusable glasses and dissolvable straws, Craft House hopes to deter trash in the back alley.
4. Another concern of Julianne was unwanted automobile traffic, causing potential danger to pedestrians.
 - a. We all had a discussion about the possibility of crosswalks and a yellow blinking light to slow down the traffic with potentially a called red light for crossing.
 - b. Mike suggested that with the traffic of cars moving in and out of the restaurants, it will naturally encourage drivers to slow down, similar to how it is on the weekends.
 - c. Linda Erzinger was excited by the idea of an art contest to paint crosswalks for Goss Avenue.
 5. Lastly, we talked about the design of the building.
 - a. Although Julianna expressed her concern that it will look out of place, she agreed with Beau that the addition on to the front will make it look more inviting than it is currently.
 - b. Beau and Jeff talked about the opportunity to potentially reuse some of the materials from the Mill Lofts down the street- some wood and metal- to give Craft House more of an authentic look.

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15 CUP 1047

c. Linda joked that tv's are not an obligated addition to the restaurant. Pat reassured her that there will only be a couple in case there is a UK or UofL game on.

6. All in all, everyone is excited for the addition to the neighborhood.

**Goss Avenue Craft House
neighborhood meeting comments**

2 March 2016, 6:00 pm
1030 Goss Avenue (location of proposed Craft House)

In attendance:

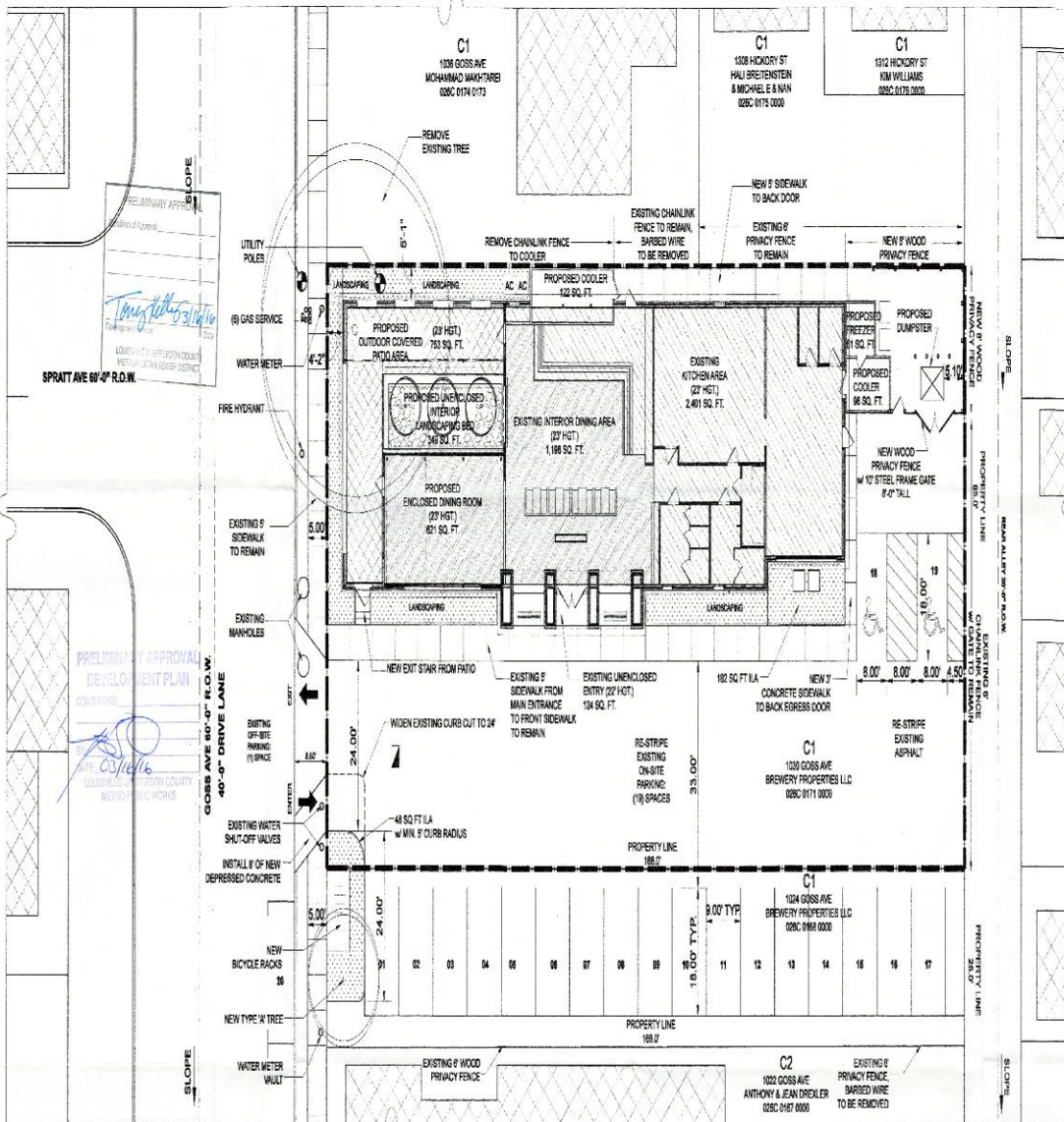
| | |
|------------------------|--|
| Jeff Rawlins | Architectural Artisans jr@architecturalartisans.net |
| Michelle Greer | Architectural Artisans mg@architecturalartisans.net |
| Beau Kerley | Craft House, General Contractor beau@bbcbrew.com |
| Pat Hagan | Craft House pathagan@bbcbrew.com |
| Local Barbershop Owner | |

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Public Comments & Summary:

1. Architectural Artisans, Beau Kerley, and a local Barbershop Owner were in attendance of the meeting.
2. We discussed the Conditional Use Permit to serve alcohol proposed for the front outdoor patio along the sidewalk of Goss Avenue and general updates about the project since the previous neighborhood meeting held on December 15th.
3. All comments were positive and the Barbershop owner was excited to see another locally owned business in town and commented that the Germantown area was perfect for this restaurant.
4. In addition, attached is an email received from Mike Morris, someone who lives and works on Goss Avenue but was not able to attend the meeting.
5. Overall there was great support for the Craft House and the business that it will bring to the neighborhood.

15 CUP 1047



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- 08 ELEVATIONS
- 09 BUILDING SECTIONS
- 10 WALL SECTIONS
- 11 WALL SECTIONS

SO1 STRUCTURAL NOTES

- SO1 STRUCTURAL NOTES
- SO2 SPECIAL INSP TABLES
- SO3 FOUNDATION & FLOOR PLAN
- SO4 ROOF FRAMING PLAN
- SO5 SECTIONS & DETAILS
- SO6 SECTIONS & DETAILS
- SO7 SECTIONS & DETAILS
- SO8 SECTIONS & DETAILS
- SO9 SECTIONS & DETAILS
- SO10 TYPICAL DETAILS
- SO11 TYPICAL DETAILS

PROPERTY INFO

| | |
|-------------------|----------------|
| PARCEL ID | 026C 0174 0000 |
| ZONING | C1 |
| FORM DISTRICT | TN |
| HISTORIC SITE | NO |
| CONSTRUCTION TYPE | 08 |
| USE GROUP | 42 ASSEMBLY |
| EXISTING USE | OFFICE |
| PROPOSED USE | RESTAURANT |

- SCOPE OF WORK**
- REMOVE EXISTING SPACE FOR NEW TENANT
 - CONSTRUCT NEW DINING AND ENTRANCE
 - CONSTRUCT ACCESSORY TO MAIN
 - CONSTRUCT PROPOSED LANDSCAPING

OWNER
 BREWERY PROPERTIES LLC
 4111 HAMBY RD.
 GEORGETOWN KY 40322
 PAT BAGOAN 502 251 7533
 pbagoan@bke.com

ARCHITECT
 ARCHITECTURAL ARTISANS INC
 745 EAST MARKET STREET
 LOUISVILLE KY 40202
 JEFF BARKLEY 502 582 3907
 jrb@archartisans.com

BUILDING SQUARE FOOTAGES

| | |
|---|--------------------|
| EXISTING BUILDING | 4,401 SQ FT |
| AREA OF BUILDING TO BE REMOVED | 891 SQ FT |
| EXISTING BUILDING TO BE REMODELED | 3,509 SQ FT |
| PROPOSED NEW ENCLOSED DINING ROOM | 801 SQ FT |
| PROPOSED NEW OUTDOOR COVERED PATIO AREA | 793 SQ FT |
| TOTAL PROPOSED RESTAURANT | 4,477 SQ FT |
| TOTAL PROPOSED COOLING / FREEZER AREA | 275 SQ FT |
| EXISTING UNENCLOSED ENTRY PORCH | 136 SQ FT |

OCCUPANCY

| | |
|---|-------------------|
| INTERIOR SEATING AREAS (11.87 SQ FT @ 115) | 115 PEOPLE |
| KITCHEN & RESTROOM AREAS (2.26 SQ FT @ 115) | 22 PEOPLE |
| TOTAL BUILDING OCCUPANCY | 137 PEOPLE |
| PHOTO DINING AREA (862 SQ FT @ 115) | 44 PEOPLE |
| TOTAL RESTAURANT OCCUPANCY | 177 PEOPLE |

EPSC #
140305

wm#11325

GERMANTOWN CRAFT HOUSE
 1036 Goss Avenue
 Louisville, KY 40202



- GENERAL NOTES**
- SEWER TREATMENT FACILITY: WORKS FORW... AND SEWER SERVICE AVAILABLE BY DISTRICT CONNECTION. DOWNPOUTS FROM NEW BUILDINGS TO OUTLET ON SURFACE.
 - ALL MULTIFAMILY RETAIL AND COMMERCIAL DEVELOPMENT SHALL COMPLY WITH KENTUCKY STATE AND LOCAL REGULATIONS AND ORDINANCES (FOR AND W/OUT PERMITS, OCS & GREASE / FOG MANAGEMENT POLICY).
 - ALL MULTIFAMILY RETAIL AND COMMERCIAL DEVELOPMENT SHALL CONTACT MWD PRIOR TO CONDUCTING PRIVATE PLUMBING WORK AT THE MULTIFAMILY SITE.
 - ALL FOOD SERVICE ESTABLISHMENTS (FSE) SHALL COMPLY WITH ALL REGULATIONS OF THE KENTUCKY AND FOG MANAGEMENT POLICY AND ARE SUBJECT TO ENFORCEMENT ACTION IN THE MWD ENFORCEMENT RESPONSE PLAN (ERP).
 - MWD (OR AN AUTHORIZED REPRESENTATIVE) SHALL INSPECT ALL MULTIFAMILY RETAIL AND COMMERCIAL DEVELOPMENT WITH FOOD SERVICE ESTABLISHMENTS (FSE) FOR PROPER INSTALLATION OF GREASE INTERCEPTORS (GI).
 - MWD APPROVAL REQUIRED.
 - ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC UTILITIES IN ACCORDANCE WITH CHAPTER 15 OF LOUISIANA, KENTUCKY COUNTY METRO ORDINANCES.
 - NEW CONSTRUCTION IN ACCORDANCE WITH CHAPTER 16.000.
 - ANY ALL FOOD ESTABLISHMENTS MUST BE IN ACCORDANCE WITH KARS 4630 REGULATIONS.
 - MWD APPROVAL REQUIRED FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT EXCESS PARTICULATE EMISSIONS FROM READING EXISTING ROADS AND NEIGHBORING PROPERTIES.

- SITE PLAN**
- SCALE: 1" = 10'-0"
- PARKING SUMMARY**
- | | | |
|-----------------------------------|---------------------------|--------------|
| PROPOSED RESTAURANT (4,477 SQ FT) | MINIMUM @125 | MAXIMUM @100 |
| PARKING PER USE | 32 SPACES | 45 SPACES |
| 16% TARP REDUCTION | 2 SPACES | |
| TOTAL REQUIRED | 18 SPACES REQUIRED | |
- EXISTING ON-SITE PARKING PROVIDED: 2 SPACES
 ON-STREET PARKING: 17 SPACES
TOTAL PARKING PROVIDED: 19 SPACES
- SHORT TERM BIKE PARKING REQUIRED: 4 SPACES
 LONG TERM BIKE PARKING REQUIRED: 2 SPACES
 LONG TERM BIKE PARKING PROVIDED: 3 SPACES
- TREE CANOPY CALCULATIONS**
- REQUIRED (11.81 SQ FT @ 1.0% CLASS IV): 1849 SQ FT
 TAKING DOWN ONE TREE, ADDING 4 TREES TYPE A, 2 (700 SQ FT EACH)
TOTAL PROPOSED TREE CANOPY AREA: 2800 SQ FT

SITE CALCULATIONS

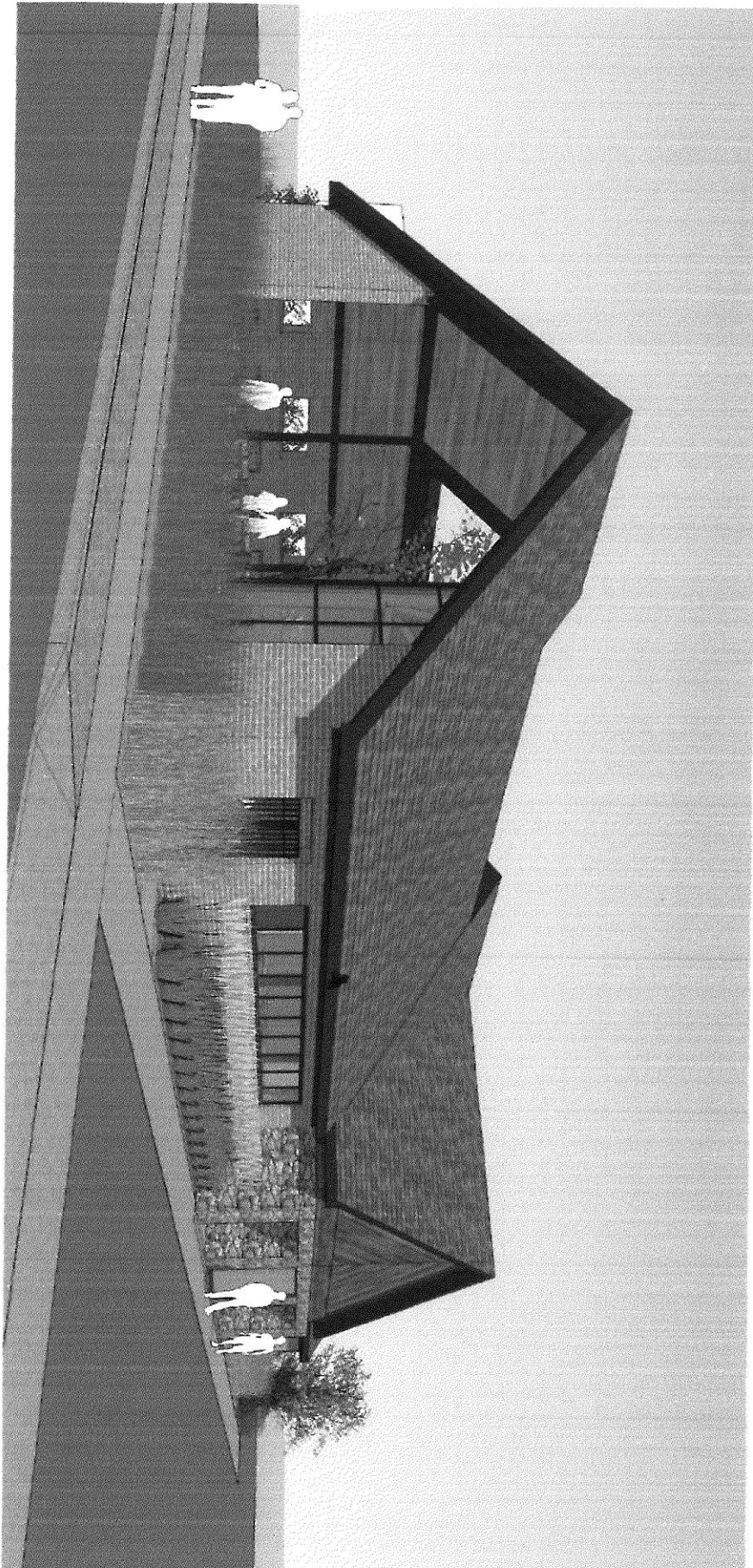
1036 GOSS AVENUE

| | |
|--|--------------------|
| GROSS SITE AREA | 14,280 SQ FT |
| ACRES | 33 ACRES |
| EXISTING GROSS BUILDING FOOTPRINT | 4,401 SQ FT |
| EXISTING BUILDING AREA TO BE REMOVED | 891 SQ FT |
| PROPOSED BUILDING & CONCRETE PAD ADDITIONS | 1,974 SQ FT |
| PROPOSED BUILDING FOOTPRINT | 4,477 SQ FT |
| PROPOSED FLOOR AREA RATIO | 0.31 FAR |
| EXISTING IMPERVIOUS AREA | 12,634 SQ FT |
| PROPOSED IMPERVIOUS AREA | 12,809 SQ FT |
| PROPOSED VEHICULAR USE AREA | 7,942 SQ FT |
| REQUIRED LAZING (1,000 SQ FT @ 1/4" = 1,000 SQ FT) | 1000 SQ FT |
| PROPOSED LA | 200 SQ FT |
| PROPOSED BUILDING ADDITION | 1,374 SQ FT |
| PROPOSED INTERIOR LANDSCAPING (80) | 80 SQ FT |
| TOTAL AREA OF SITE DISTURBANCE | 1,722 SQ FT |
| SITE LANDSCAPING | 1,346 SQ FT |

1024 GOSS AVENUE

| | |
|-----------------------------|-------------|
| GROSS SITE AREA | 4,231 SQ FT |
| ACRES | 1 ACRES |
| EXISTING IMPERVIOUS AREA | 4,237 SQ FT |
| PROPOSED IMPERVIOUS AREA | 4,084 SQ FT |
| PROPOSED VEHICULAR USE AREA | 4,084 SQ FT |
| SITE LANDSCAPING | 113 SQ FT |

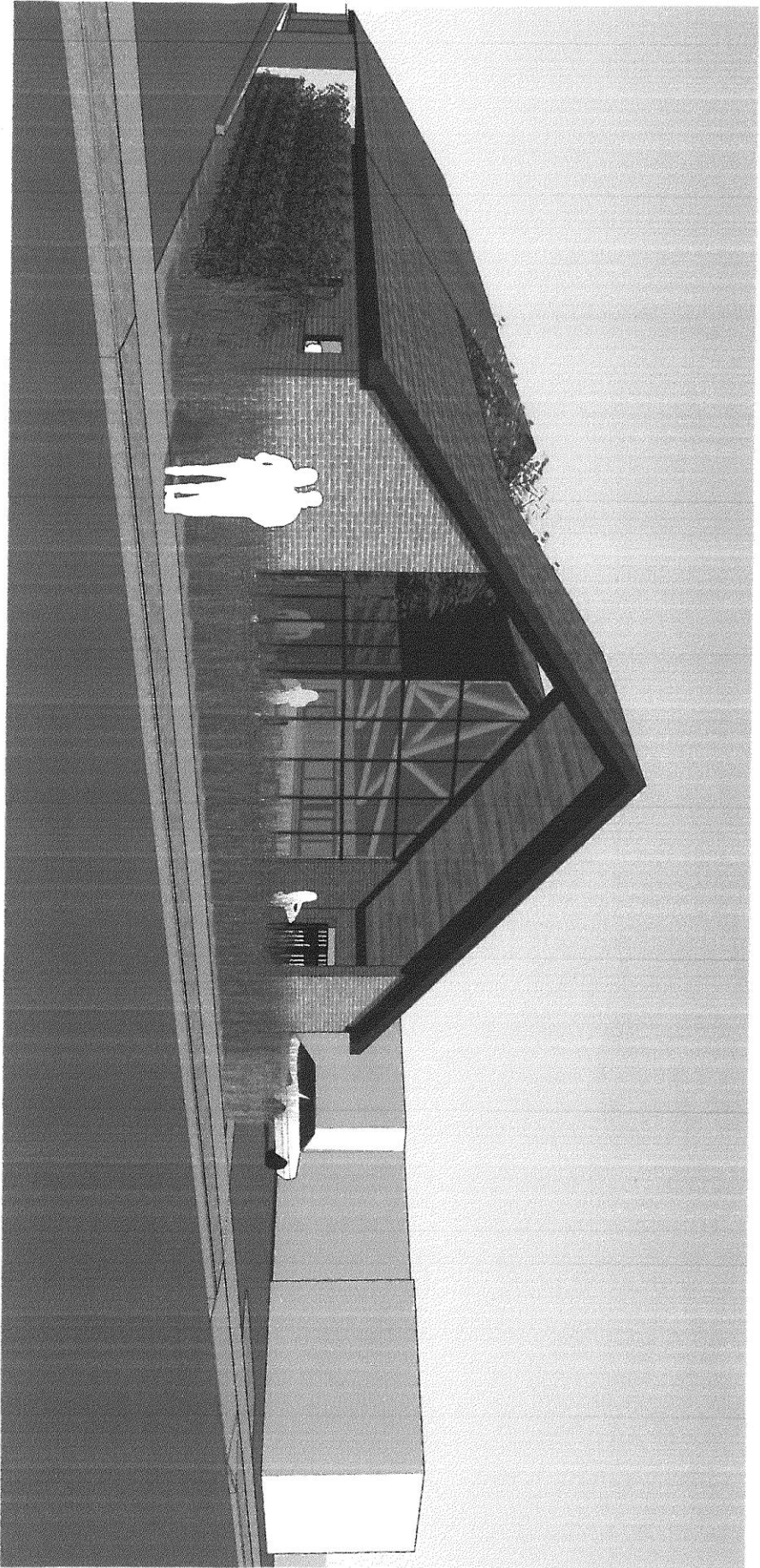
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Conditions of Approval

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 and consumption without further review and approval by the Board.