

# 15VARIANCE1090

## 13906 Promenade Green Way



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

**Joel P. Dock, Planner I  
March 20, 2017**

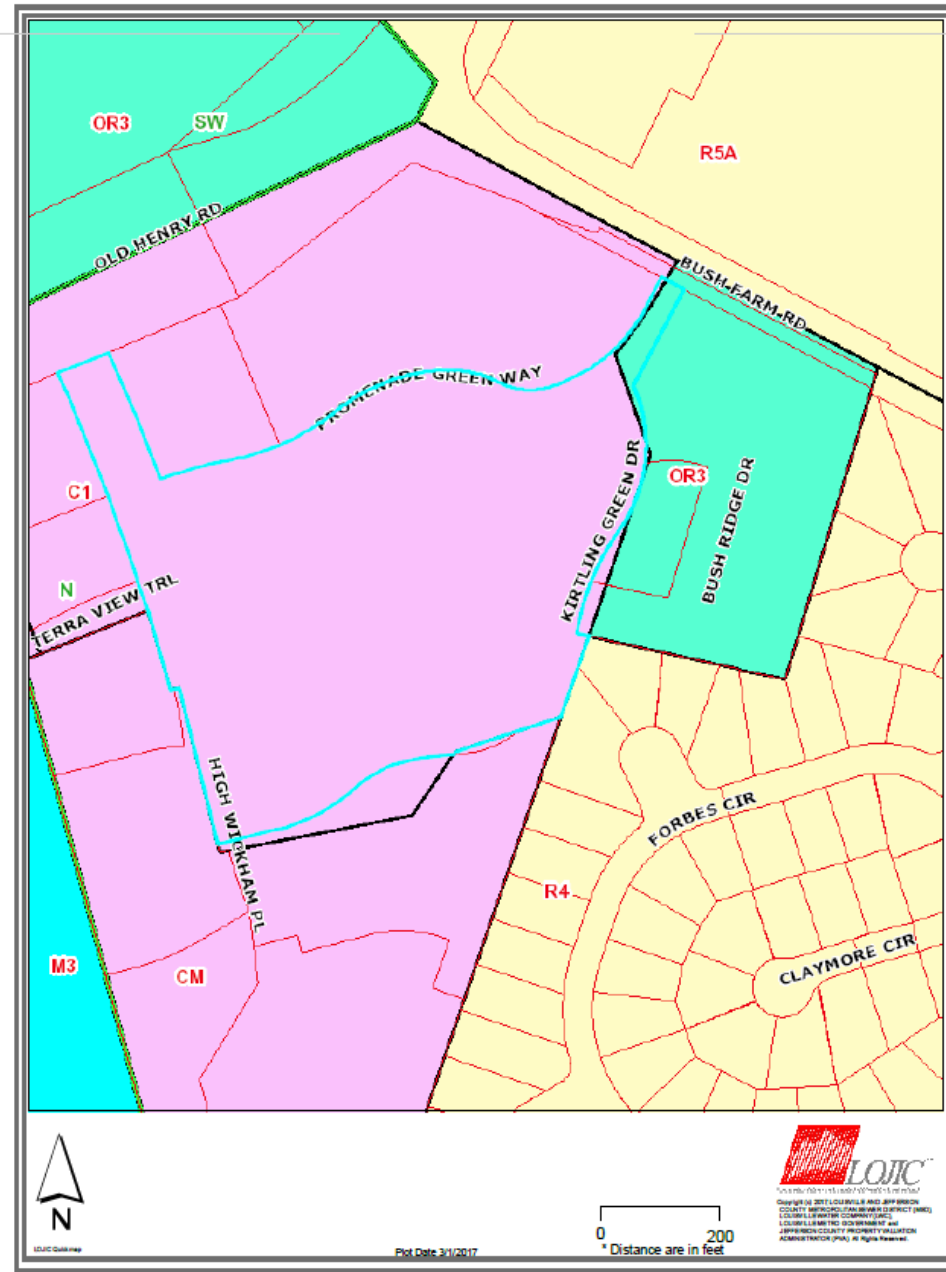
# Request

- Variance of Land Development Code (LDC), section 5.3.1.C.5 for structure on lot 12A to exceed the maximum setback; a variance of 210' on Promenade Green Way and 76' along High Wickham Place
- Variance of LDC section 5.3.1.C.5 for structure on lot 12B to exceed the maximum setback; a variance of 43' on Promenade Green Way and 205' along High Wickham Place
- Variance of LDC section 5.5.6 to exceed the maximum height allowed per building height incentive; resulting in a total height of 48'

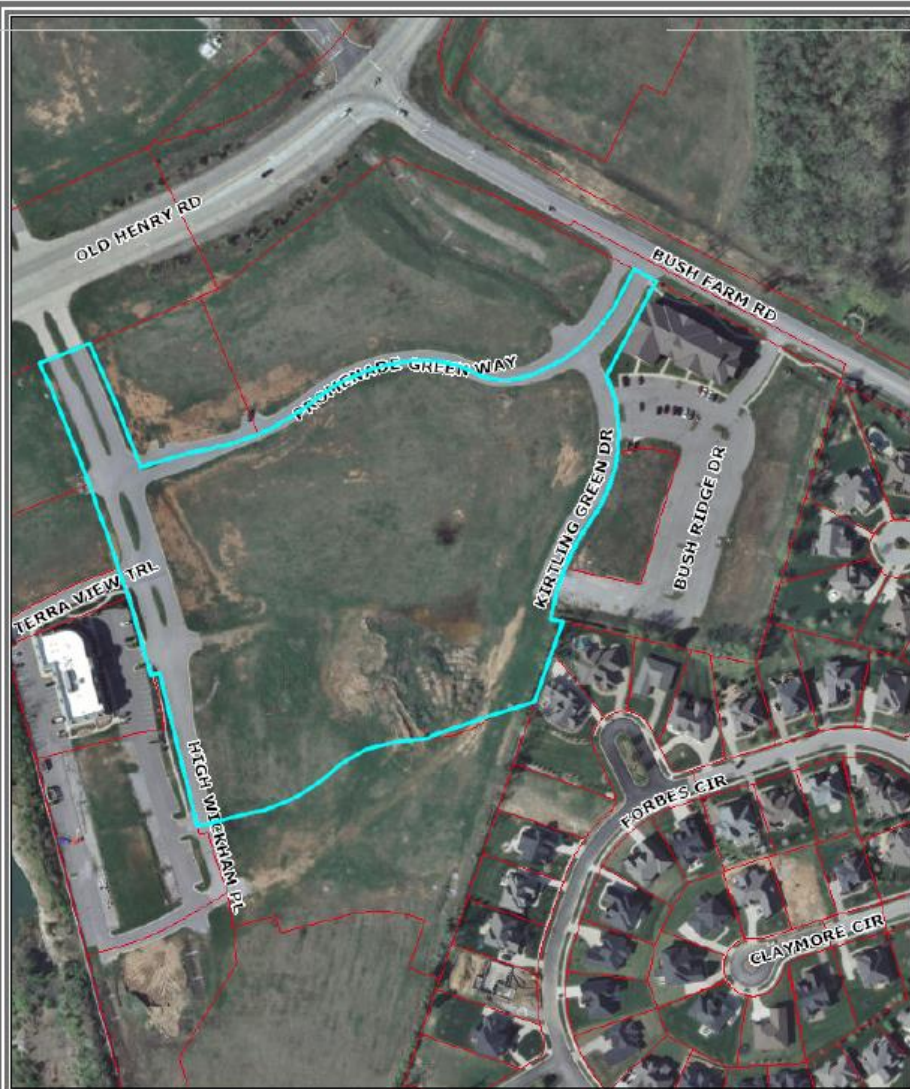
# Case Summary / Background

- Detailed district development approved by LD&T on March 9, 2017
- 126,810 square feet of office space across two three-story structures
- Promenade Green Way and High Wickham Place are private roadways interconnecting the surrounding development
  - maximum setback from the boundary of easement is 80'
- The applicant is utilizing a building height incentive that allows an increase of one-story to the maximum height for a total maximum height of 45'
  - 48' being requested

# Zoning/Form Districts



# Aerial Photo/Land Use



Plot Date 3/1/2017

0 200  
\* Distance are in feet



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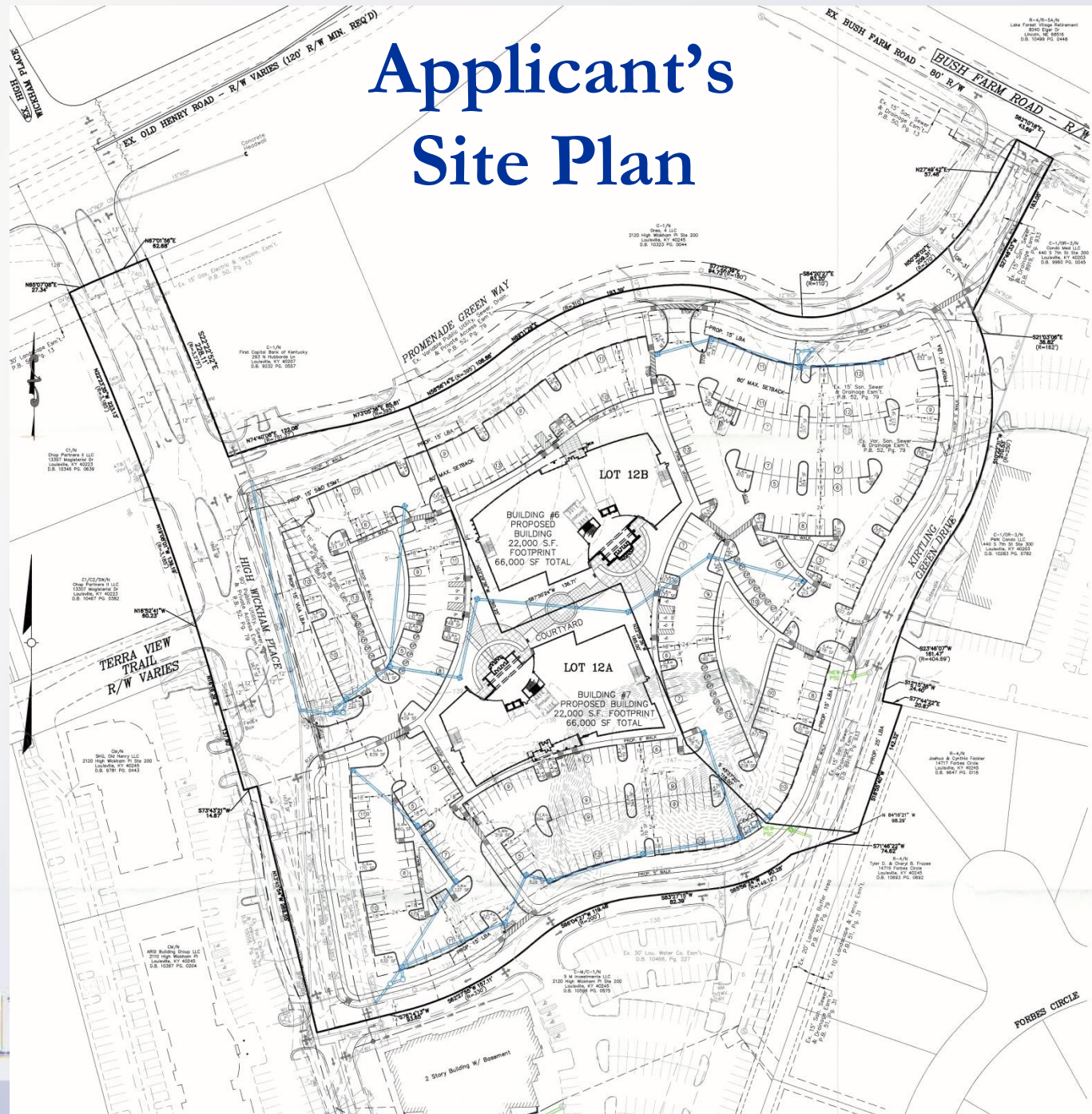
# Site Photos-Subject Property



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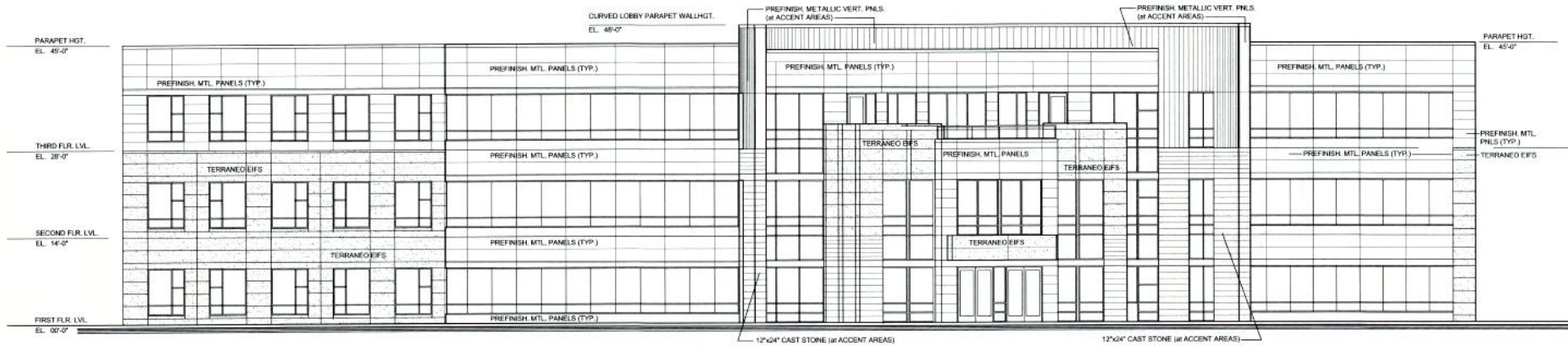


# Applicant's Site Plan



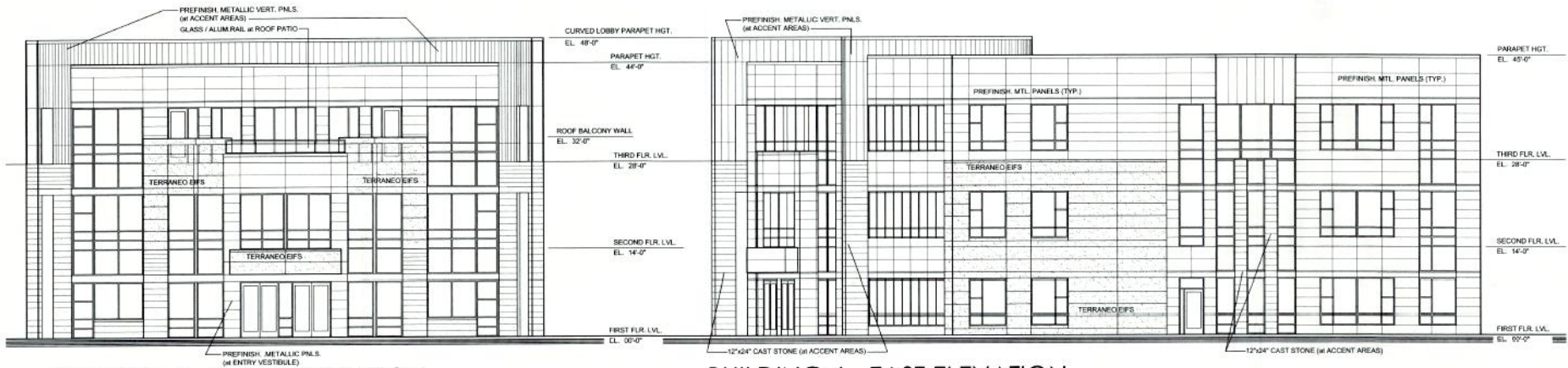


# Elevations



## BUILDING 6 - NORTH ELEVATION

scale: 1/8" = 1'-0"



## BUILDING 6 - ENTRY ELEVATION

## BUILDING 6 - EAST ELEVATION

RECEIVED

# Conclusions

- The variances appear to be adequately justified and meet the standard of review based on staff analysis in the staff report.
- Based upon the information in the staff report, the testimony and evidence provided at the public meeting, the Board of Zoning Adjustment must determine if the proposal meets the standards established in the LDC for approving a variance(s).

# Required Actions

- APPROVE or DENY the Variance of LDC, section 5.3.1.C.5 for structure on lot 12A to exceed the maximum setback; a variance of 210' on Promenade Green Way and 76' along High Wickham Place
- APPROVE or DENY the Variance of LDC, section 5.3.1.C.5 for structure on lot 12B to exceed the maximum setback; a variance of 43' on Promenade Green Way and 205' along High Wickham Place
- APPROVE or DENY the Variance of LDC, section 5.5.6 to exceed the maximum height allowed per building height incentive; resulting in a total height of 48'