

16VARIANCE1053

401 Bullitt Lane



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

Laura Mattingly, Planner I

October 3, 2016

Request(s)

- Variance from the Land Development Code 5.3.5.C.3.a to allow parking to encroach into front setback

Location	Requirement	Request	Variance
Front Setback	25 ft.	16 ft.	9 ft.

Case Summary / Background

- Detailed District Development Plan for proposed 84,992 square foot 5-story hotel
- 111 Parking Spaces
- Parking located in front along Bullitt Lane encroaches into required 25' setback.

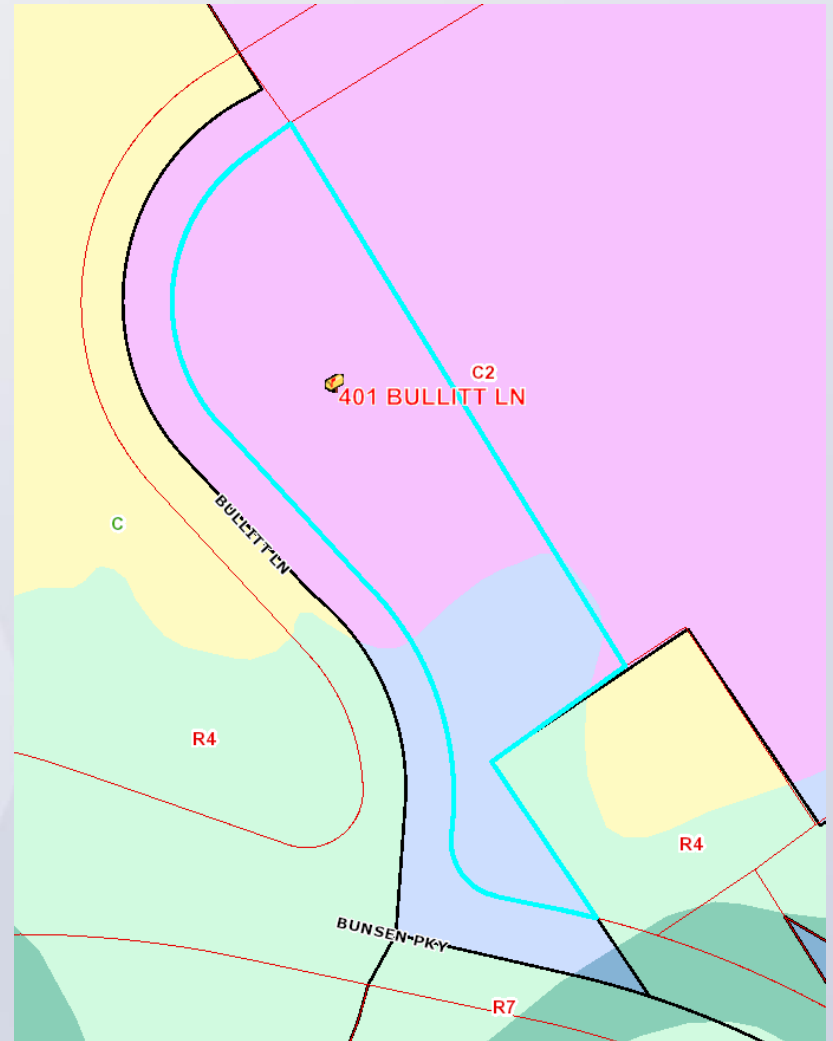
Zoning/Form Districts

Subject Property:

- Existing: C-2/Campus
- Proposed: c-2/Campus

Adjacent Properties:

- North: C-2, R-4/ Campus
- South: R-7, R-4/ Campus
- East: C-2/ Campus
- West: R-4/ Campus



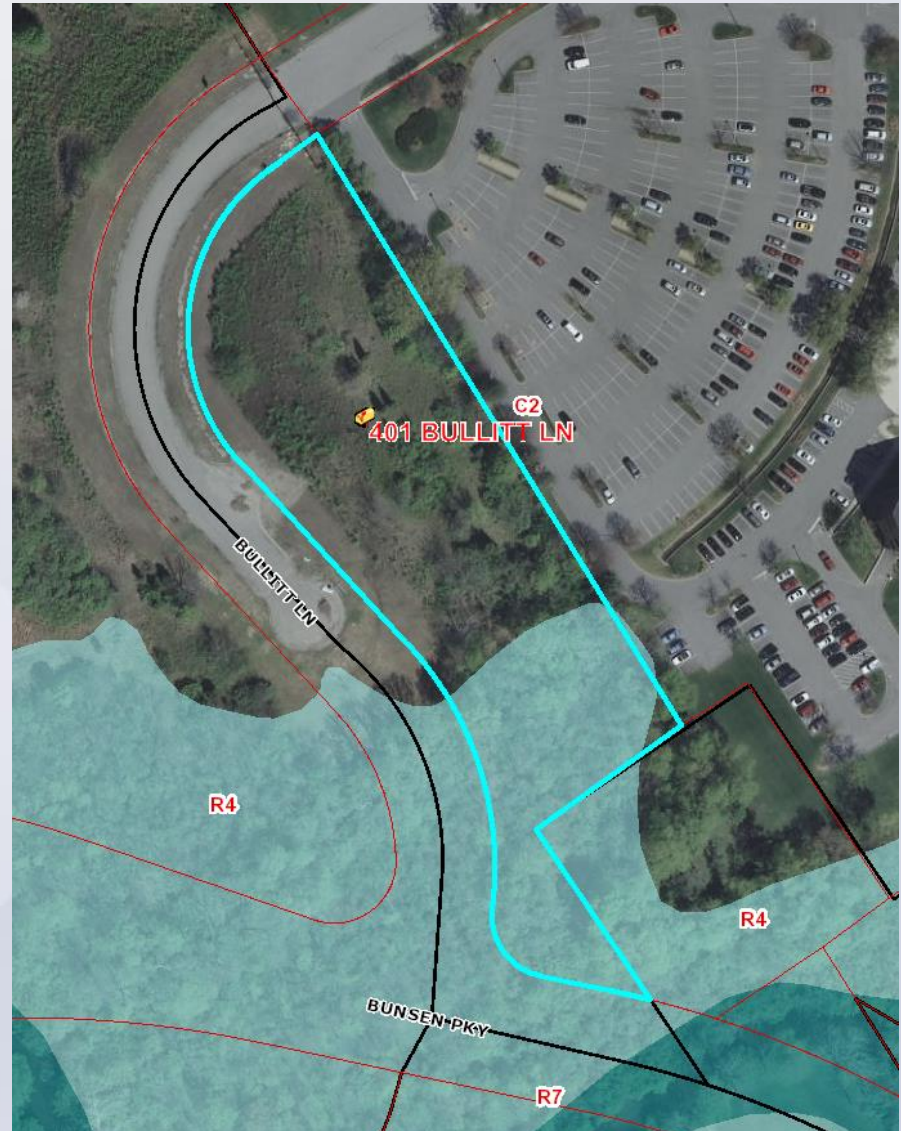
Aerial Photo/Land Use

Subject Property:

- Existing: Vacant
- Proposed: Hotel

Adjacent Properties:

- North: Vacant
- South: Cemetery, Apartments
- East: Office
- West: Vacant



Site Photos-Subject Property



Site Photos-Subject Property



Site from Bullitt Lane looking northwest

Site Photos-Subject Property



Looking south toward adjacent office. Site on right.

Site Photos-Subject Property



Commercial uses, located northeast of site

Technical Review

- A Revised Detailed District Development Plan and Waivers for this proposal under case number 16DEVPLAN1152 were approved by Development Review Committee on September 14th, 2016.

Staff Analysis and Conclusions

- The variance appears to be adequately justified and meets the standard of review.
- 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 standards for granting a variance established in the Land Development Code from section 5.3.5.C.3.a to allow parking to encroach into required 25' front setback.

Required Actions

- **APPROVE or DENY**
 - Variance from the Land Development Code 5.3.5.C.3.a to allow parking to encroach into front setback

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