

Louisville Metro Board of Zoning Adjustment – December 5, 2016

Louisville Metro Board of Zoning Adjustment – November 7, 2016

# Docket No. 16CUP1045



Modified Conditional Use Permit to allow an amendment  
of a condition of approval concerning the off-street  
parking lot on property located at  
1971 Richmond Drive

ATTORNEYS: BARDENWERPER TALBOTT & ROBERTS, PLLC  
LAND PLANNERS, LANDSCAPE ARCHITECTS AND ENGINEERS:  
LAND DESIGN & DEVELOPMENT, INC.

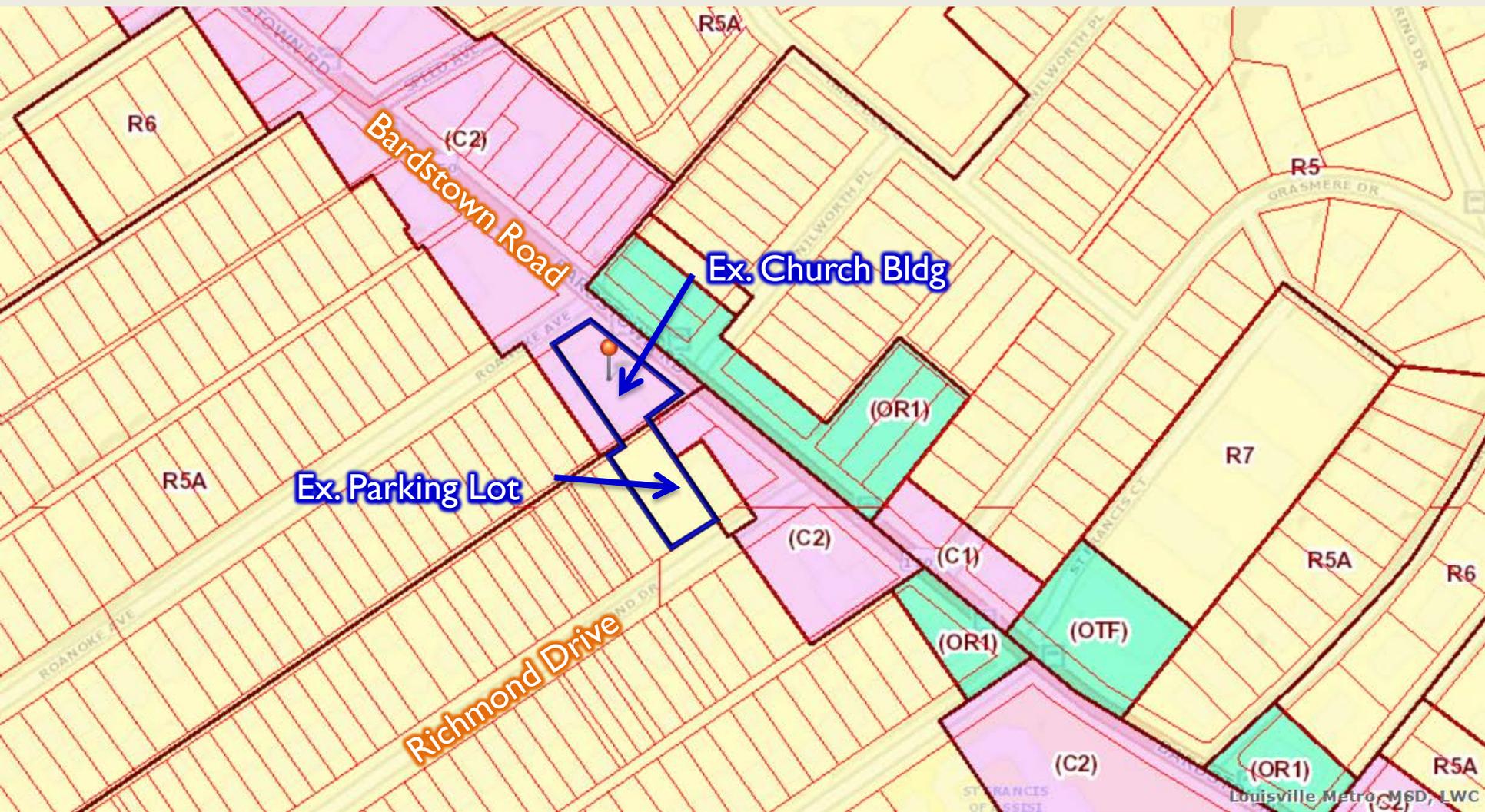
BUILDING ARCHITECTS: JOSEPH & JOSEPH ARCHITECTS

# Index

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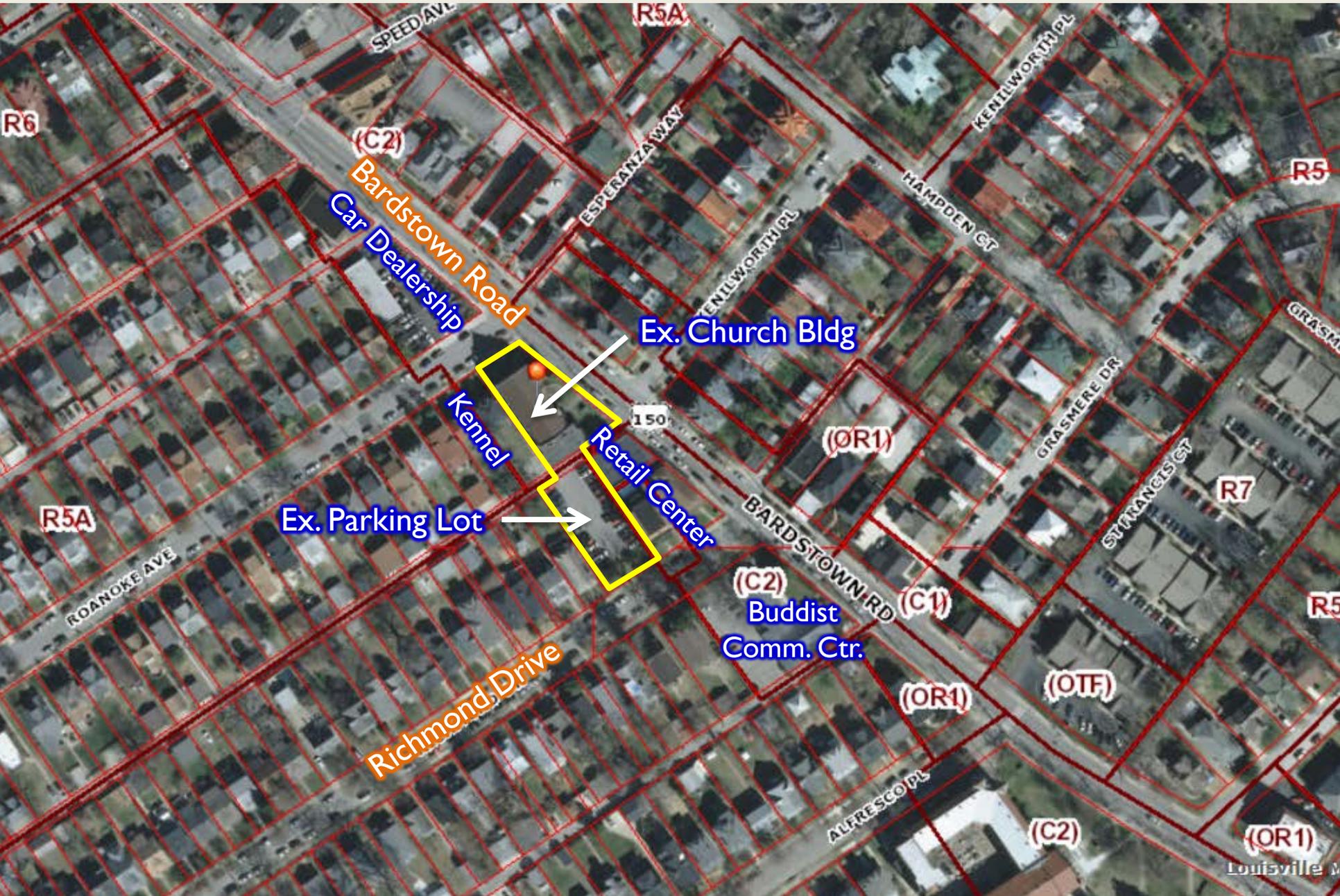
1. LOJIC Zoning Map
2. Aerial photographs of the site and surrounding area
3. Ground level photographs of the site and surrounding area
4. Development Plan
5. Building elevations
6. Previous Conditions of Approval

Tab I  
LOJIC Zoning Map



## Tab 2

# Aerial photograph of the site and surrounding area



Ex. Parking Lot

Ex. Church Bldg

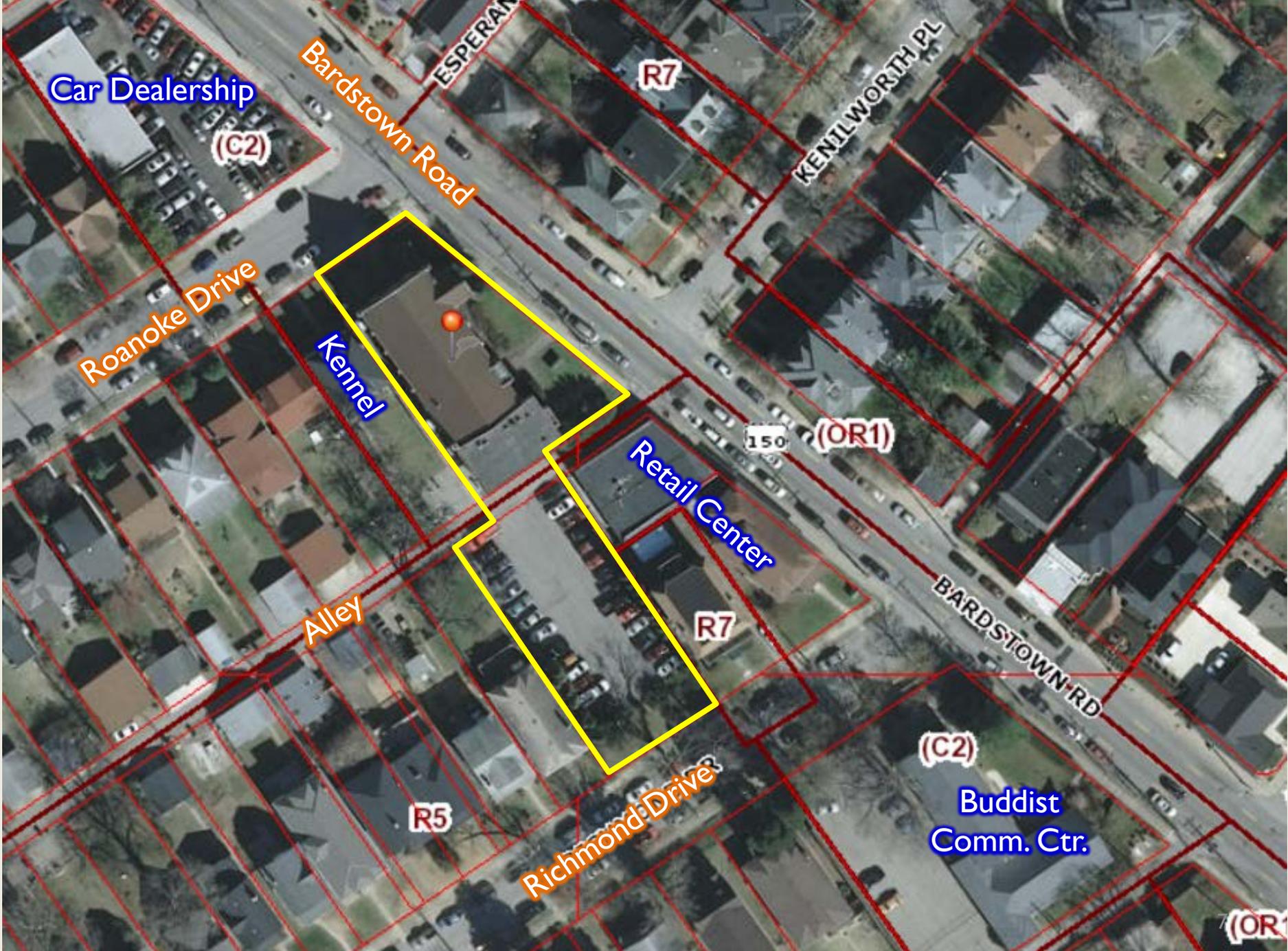
Buddist  
Comm. Ctr.

Bardstown Road  
Car Dealership

Retail Center

Kennel

Richmond Drive



Car Dealership

(C2)

Bardstown Road

ESPERANZA

R7

KENTILWORTH PL

Roanoke Drive

Kennel

150 (OR1)

Retail Center

Alley

R7

BARDSTOWN RD

R5

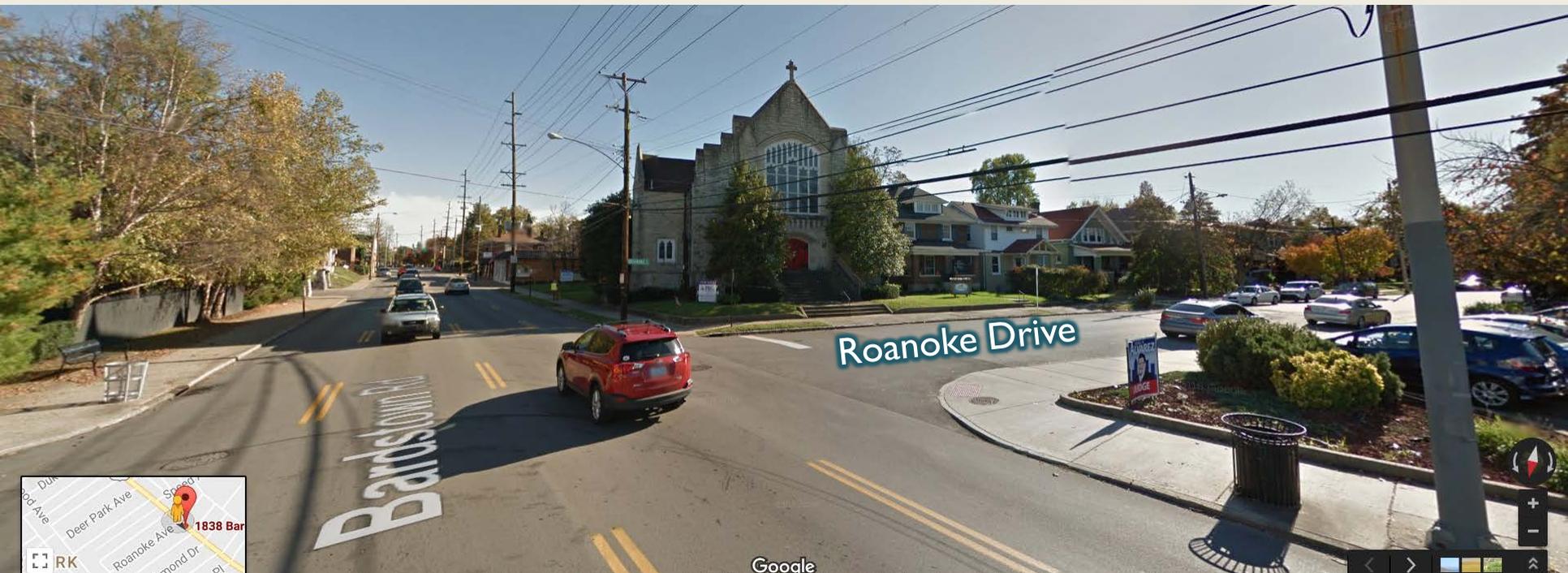
Richmond Drive

(C2)

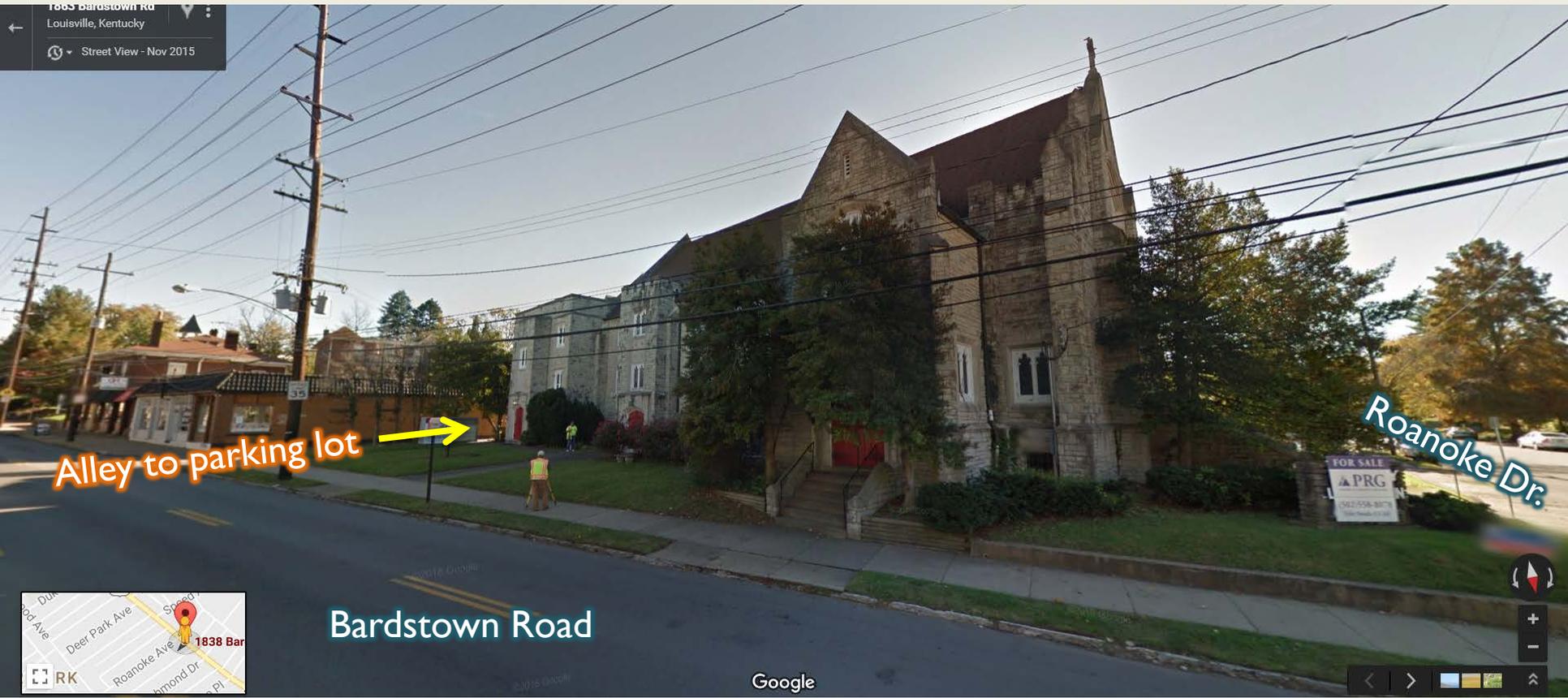
Buddist  
Comm. Ctr.

(OR)

**Tab 3**  
**Ground level photographs of the site and  
surrounding area**



View of Bardstown Road looking south. Former Calvary Lutheran Church is in the center of the photo.

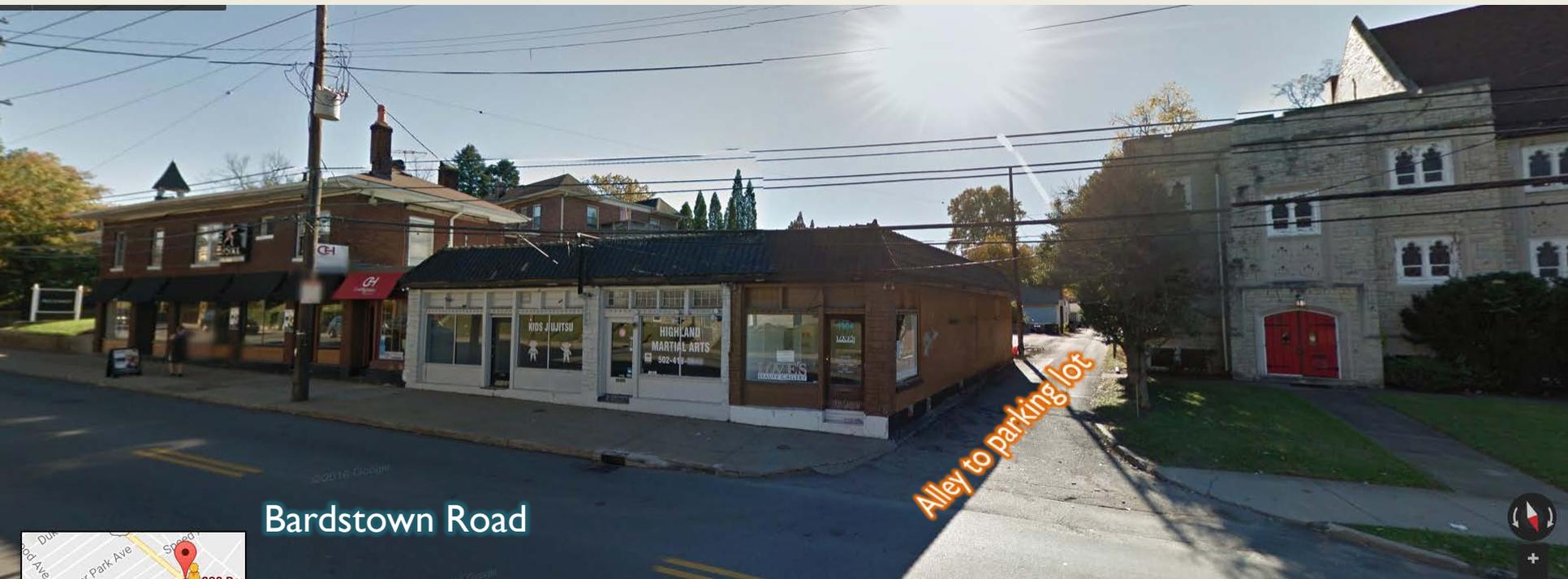


Alley to parking lot

Bardstown Road

Roanoke Dr.

Bardstown Road side view of former Calvary Lutheran Church.



Bardstown Road

Alley to parking lot

View of alley to parking lot from Bardstown Road and businesses fronting on Bardstown Road, who also use parking lot per previous Condition of Approval.



View of Bardstown Road, looking west. Alley to Church parking lot to the left.



View from Alley looking towards Bardstown Road. Church is to the left, parking lot is to the right.



View of existing parking lot from Alley looking towards Bardstown Road. Church is to the left.

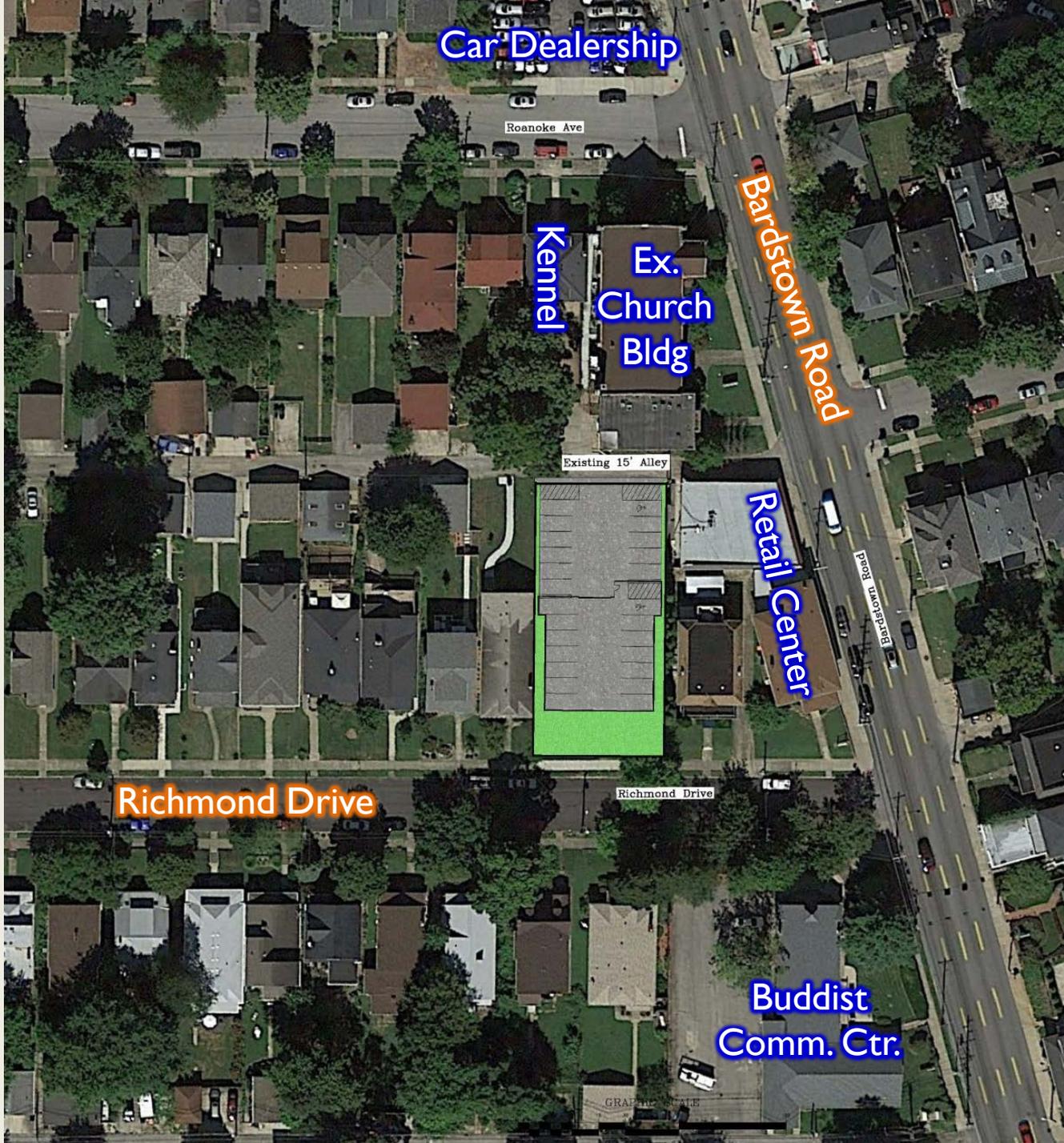


View of parking lot from Richmond Drive through the existing landscaping.



View of parking lot from Richmond Drive through the existing landscaping.

# Tab 4 Development Plan



C-2/TMC  
METMOO LLC  
1962 Roanoke Ave  
Louisville, KY 40205  
D.B. 10347 PG. 0349

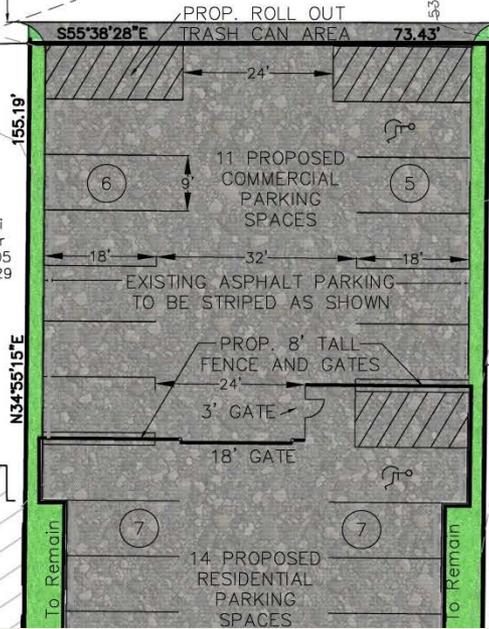
C-2/TMC  
NCS Properties III LLC  
9401 Williamsburg Plz Ste 203  
Louisville, KY 40222  
D.B. 10569 PG. 0686

Existing 15' Alley

R-5/TN  
Susan C Lonowski  
1969 Richmond Dr  
Louisville, KY 40205  
D.B. 7079 PG. 0029

C-2/TMC  
Nance Realty Company  
325 W Main St Ste 1800  
Louisville, KY 40202  
D.B. 10595 PG. 0301

R-7/TN  
Bernard W & Faye F Bridgers  
3 Woodlea Ln  
Louisville, KY 40207



Barbourswn Road - R/W Varies

# Tab 5 Building Elevation



JOSEPH  
&  
JOSEPH



**JOSEPH**  
&  
**JOSEPH**



# Tab 6

## Previous Conditions of Approval

# Previous Conditions of Approval

25

- **B-19-92 and B-20-92** Conditional Use Permit for off-street parking and variance for yard encroachment by the applicant on 1971 and 1973 Richmond Drive. The Board approved request on March 2, 1992.
- #4. The off-street parking lot shall be used only by the members and guests of the Calvary Evangelical Lutheran Church, and businesses in the 1900 block of the west side of Bardstown Road.
- #4 is no longer operative because there is no church, thus there are no church members or church guests. Furthermore, see CUP regulation on following page.

# LDC Section 4.2.39

## 4.2.39 Off-Street Parking Areas

An Off-Street Parking Area may be permitted in a district where it is ordinarily prohibited, provided it serves a use in a building for which insufficient off-street parking space is provided, and where the provision of such parking space will materially relieve traffic congestion on the streets and when developed in compliance with the listed requirements.

- A. The area shall be located within 200 feet of the property on which the building to be served is located measured by the shortest walking distance (using sidewalks and designated crosswalks).
- B. Walls, fences, or plantings shall be provided in a manner to provide protection for and be in harmony with surrounding residential property.
- C. The minimum front, street side, and side yards required in the district shall be maintained free of parking.
- D. The area shall be used exclusively for transient parking of motor vehicles belonging to invitees of the owner or lessee of said lot.
- E. The approval of all plans and specifications for the improvement, surfacing, and drainage for said parking area will be obtained from the appropriate Director of Works prior to use of the parking area.
- F. The approval of all plans and specifications for all entrances, exits, and lights shall be obtained from the department responsible for transportation planning prior to the public hearing on the Conditional Use Permit.