

16VARIANCE1054

11820 Ransum Drive



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

**Laura Mattingly, Planner I
August 15, 2016**

Request(s)

- Variance from the Land Development Code 5.3.1.C.5, Table 5.3.1 to allow six proposed office buildings to exceed the maximum height requirement by 5 feet.

Location	Requirement	Request	Variance
Building height	25 ft.	30 ft.	5 ft.

Case Summary / Background

- Currently vacant, plan certain site
- Site located east of Blankenbaker Pkwy, north of I-64
- Proposal for six 2-story office buildings
- Five buildings are 3100 square feet, one 4000 square feet

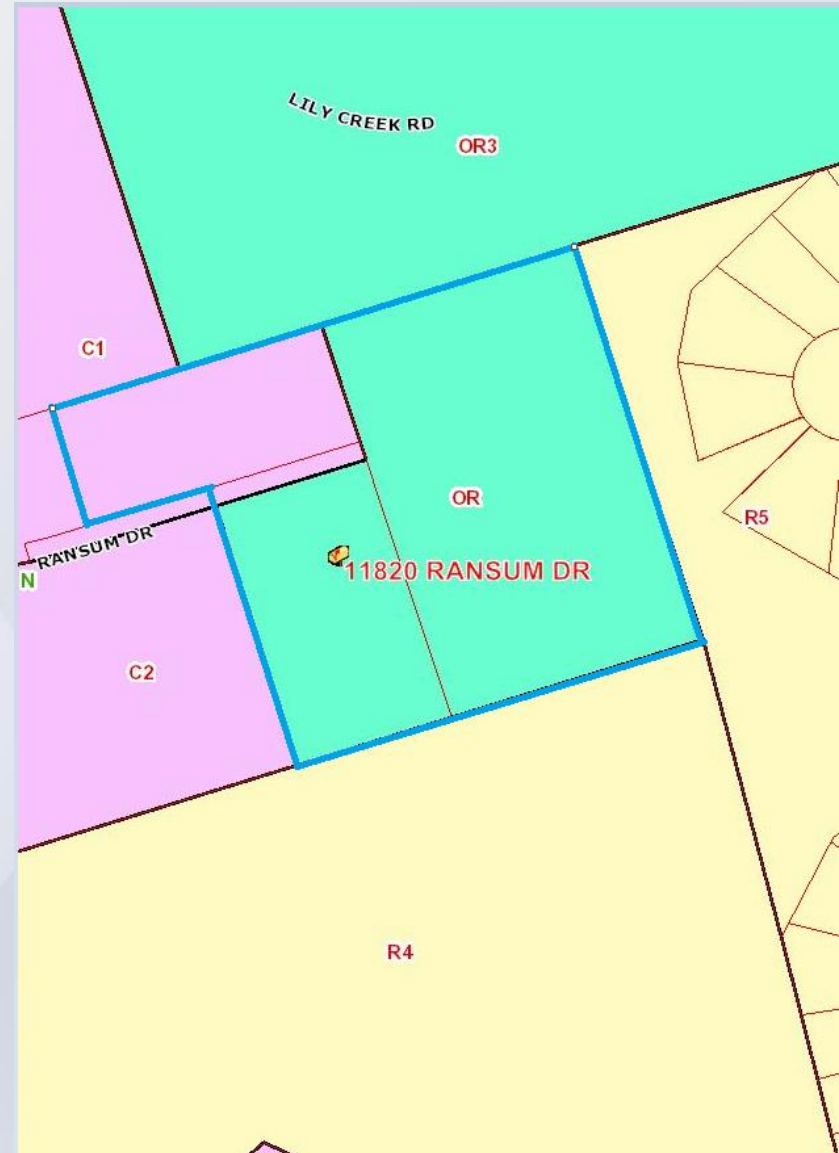
Zoning/Form Districts

Subject Property:

- Existing: OR, C-1/
Neighborhood
- Proposed: OR, C-1/
Neighborhood

Adjacent Properties:

- North: OR-2, C-1/
Neighborhood
- South: R-4/ Neighborhood
- East: R-5/ Neighborhood
- West: C-1, C-2/
Neighborhood



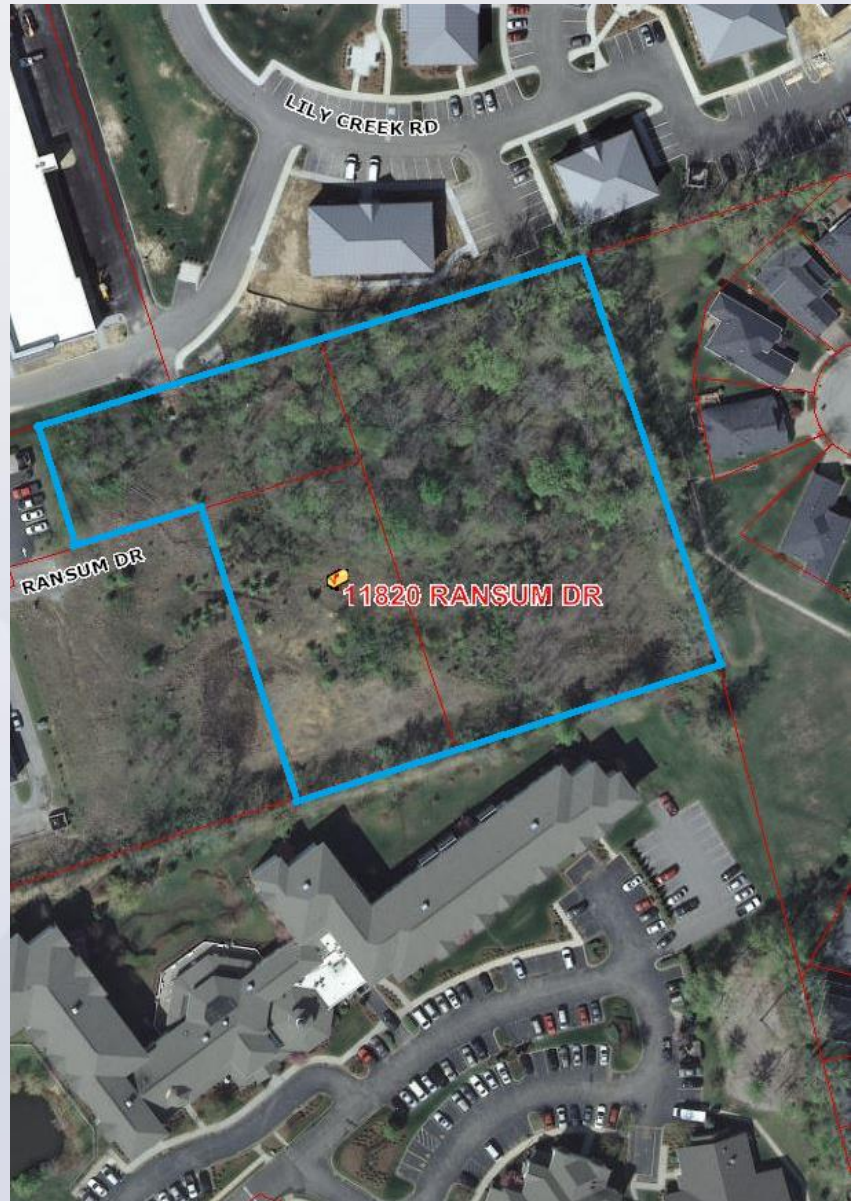
Aerial Photo/Land Use

Subject Property:

- Existing: Vacant
- Proposed: Offices

Adjacent Properties:

- North: Commercial, Offices
- South: Assisted Living Facility
- East: Single Family Residential
- West: Commercial



Site Photos-Subject Property



Site Photos-Subject Property



Site looking east from west property line

Site Photos-Subject Property



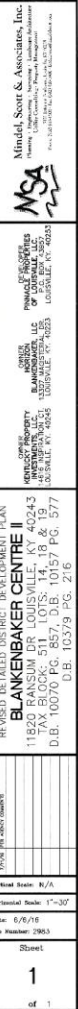
From site looking north, along east property line

Site Photos-Subject Property



From site looking west toward Blankenbaker Pkwy

16VARIANCE1054



Elevations



OFFICE CONDO FRONT ELEVATION

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



OFFICE CONDO LEFT SIDE ELEVATION

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



OFFICE CONDO RIGHT SIDE ELEVATION

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



OFFICE CONDO REAR ELEVATION

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



studio kremer
architects
3258 Ruckriegel Parkway, Louisville, KY
40296 TEL 502.499.1100 FAX 499.1101

Pinnacle Properties
PO Box 43857
Louisville, Kentucky 40253

Schematic Elevation Renderings
Blankenbaker Trail Office Park
Blankenbaker Parkway
Louisville, Kentucky

DATE: 06/01/2008
DRAWN BY: CDR
CHECKED BY: SKK
REVISIONS:

0861

PR3

RECEIVED
JUL 01 2010
PERMITS &
DESIGN SERVICES

16 DEUPLAN 1124

Technical Review

- A Revised Detailed District Development Plan for this proposal under case number 16DEVPLAN1124 is scheduled to be heard at the LD&T meeting on August 11th.

Applicable Plans & Policies

- Land Development Code
- Comprehensive Plan

Staff Analysis and Conclusions

- Although it is possible to build offices on this site that are in compliance with the LDC, the variance request is reasonable and does not appear to adversely impact public health or cause a nuisance and is compatible with surrounding development, therefore the variance appears to be adequately justified and meets the standard of review.

Required Actions

- Approve or Deny:
 - Variance from 5.3.1.C.5, Table 5.3.1
 - Five foot height variance for six 30-foot offices