

Board of Zoning Adjustment – August 15, 2016
Louisville Metro Land Development & Transportation Committee - August 11, 2016

Docket No. 16DEVPLAN1124

Height Variance to exceed the maximum building height by 5 ft and associated
Revised Detailed District Development Plan to allow 6 office buildings with a
total of 38,600 sf and on property located at 11820 Ransum Drive

Blankenbaker Centre II
c/o Pinnacle Properties



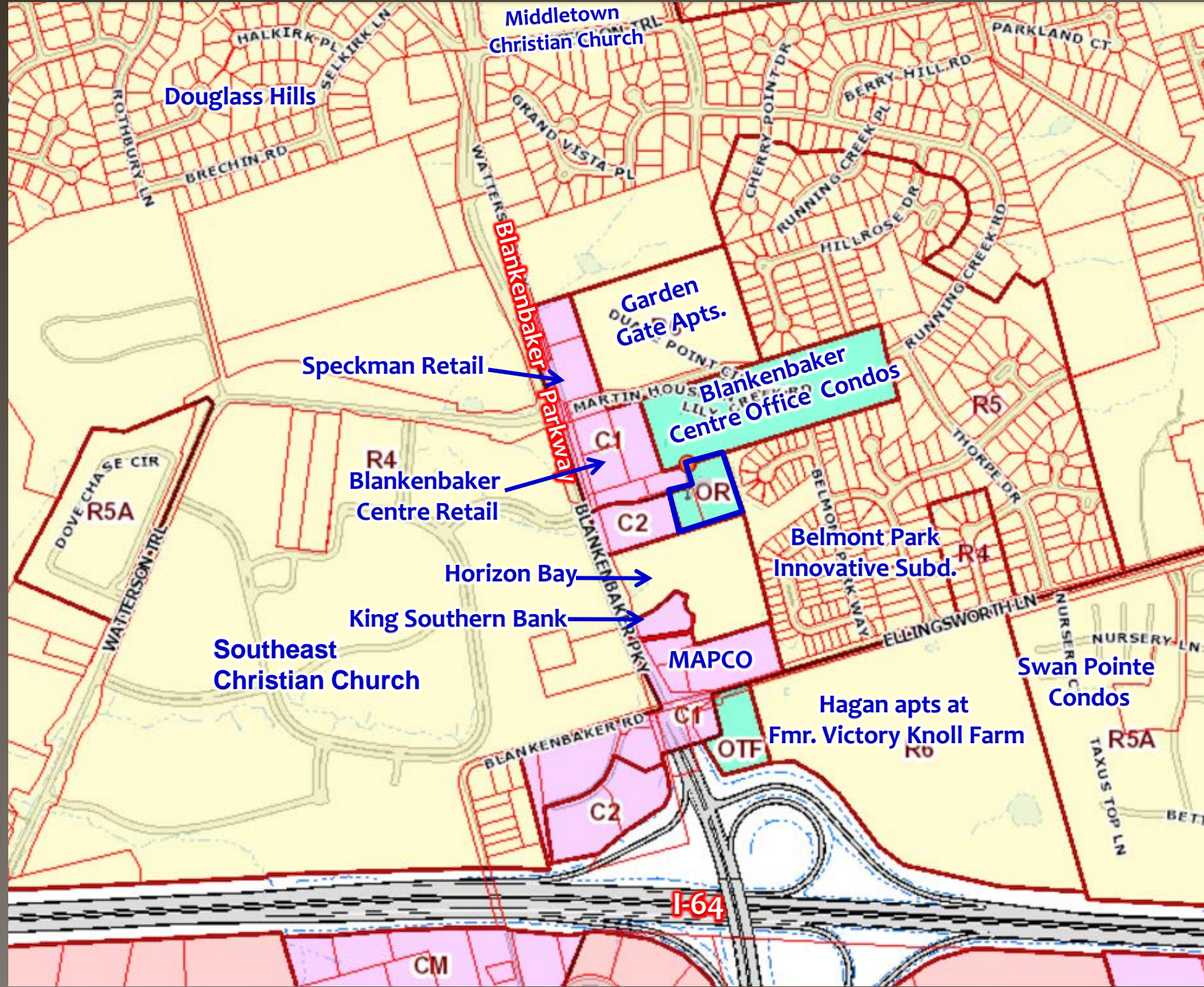
Attorneys: Bardenwerper Talbott & Roberts, PLLC
Landscape Architects, Engineers & Land Planners, Mindel Scott & Associates, Inc.

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Tab 1

LOJIC Zoning Map



Douglass Hills

Middletown
Christian Church

Speckman Retail

Garden
Gate Apts.

Blankenbaker
Centre Office Condos

R4
Blankenbaker
Centre Retail

Horizon Bay

Belmont Park
Innovative Subd.

Southeast
Christian Church

King Southern Bank

MAPCO

Hagan apts at
Fmr. Victory Knoll Farm

Swan Pointe
Condos

I-64

CM

Tab 2

Aerial photograph of the site
and surrounding area

Middletown
Christian Church

Douglass Hills



Speckman Retail

Blankenbaker
Centre Retail
Enterprise Car Sales

Horizon Bay ALF

King Southern Bank

Southeast
Christian Church

Garden
Gate Apts.

Blankenbaker
Centre Office Condos

Belmont Park
Innovative Subd.

MAPCO

Hagan apts at
Fmr. Victory Knoll Farm

Swan Pointe
Condos

I-64

Tab 3

Previously approved development plan

R6

C1

Blankenbaker Centre Office Condos

Blankenbaker
Centre Retail

OR SITE

Enterprise Car Sales
and Valvoline

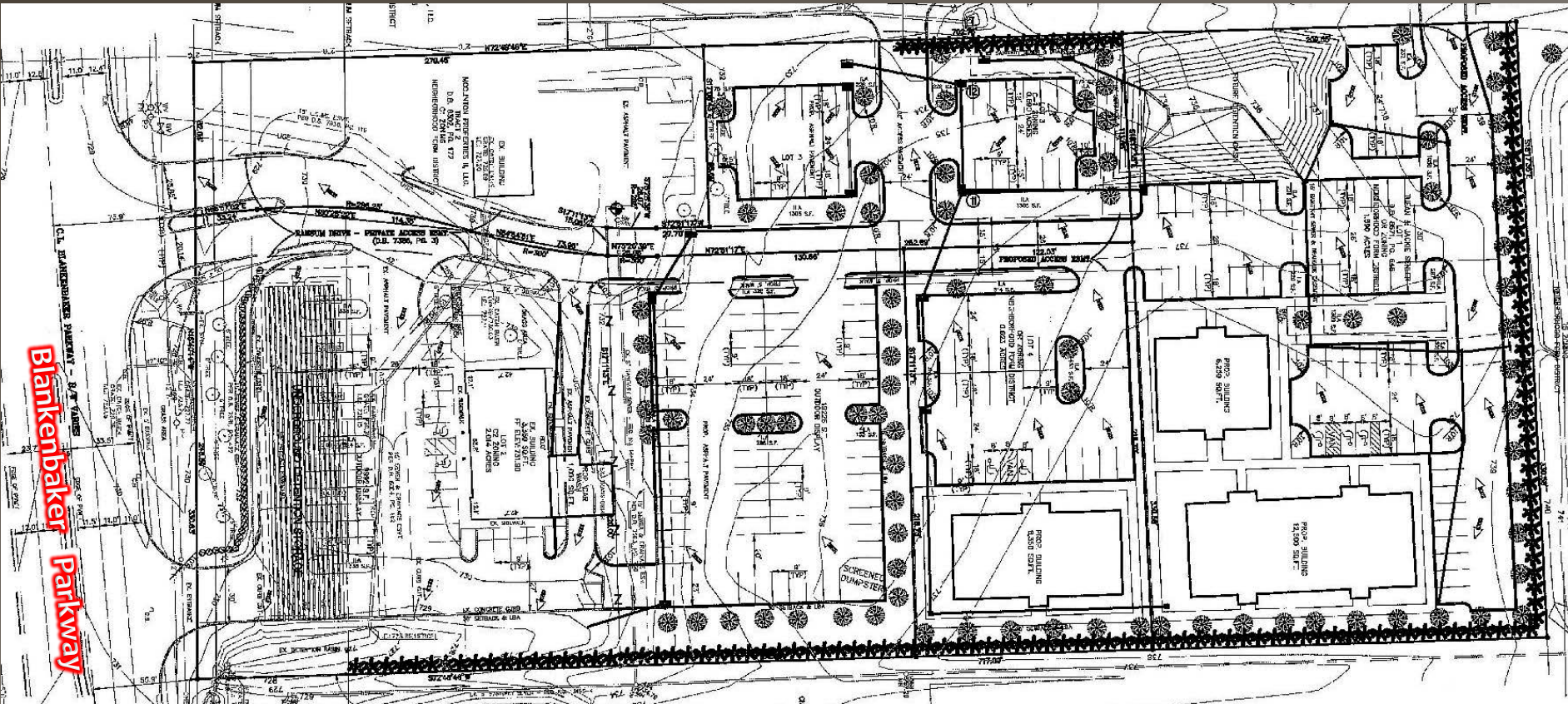
R5

Blankenbaker
Parkway



28th East

Blankenbaker Parkway



Tab 4

Proposed development plan





Tab 5

Building Elevations



OFFICE CONDO FRONT ELEVATION

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



OFFICE CONDO REAR 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"

Tab 6

Variance Justification

Variance Justification:

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

Variance of: Section 5.3.1.C.5, Table 5.3.2 to exceed the 25 ft maximum building height

1. The variance will not adversely affect the public health, safety or welfare because this is an aesthetic issue, not a public health, safety or welfare one.
2. The variance will not alter the essential character of the general vicinity because the building height is only 30 ft, not a dramatic difference from what the regulations allow and certainly height-appropriate in the Neighborhood Form District where nearby office buildings and senior care facility already exists.
3. The variance will not cause a hazard or a nuisance to the public because the height of this building is an aesthetic issue, not one that causes any kind of hazard. And the only possible nuisance is an aesthetic one, yet these are highly attractive, well-designed buildings.
4. The variance will not allow an unreasonable circumvention of the requirements of the zoning regulations for all the reasons set forth in #2 above.

Additional consideration:

1. The Variance arises from special circumstances, which do not generally apply to land in the general vicinity given that there are is an office complex and senior care facility buildings of similar heights to this one.
2. Strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create unnecessary hardship because the applicant would not be able to construct the highly attractive, well-designed office buildings.
3. The circumstances are not the result of actions of the applicant taken subsequent to the adoption of the regulation but rather are the result of the similar uses of land with similar height buildings next door and nearby, as identified hereinabove.