17VARIANCE1021
810 Phillips Lane

Louisville Board of Zoning Adjustment Public Hearing

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June 19, 2017

Request

- **Variance 1:** To permit encroachment into the required side yard (LDC 5.3.5.C.3b)
- **Variance 2:** To permit encroachment into the required rear yard (LDC 5.3.5.C.3c)

LOCATION	REQUIREMENT	REQUEST	VARIANCE
Side Yard	20 ft.	2.0 ft.	18.0 ft.
Rear Yard	20 ft.	0.0 ft.	20.0 ft.

Case Summary/Background

- Site zoned C-2 within a Campus form district
- Part of a larger development plan for four tracts approved in 1994 (Case 09-075-94) and revised in 2004 (Case 09-17-04)
- Proposal is for development of lone remaining undeveloped tract; development plan was approved by LD&T on June 8, 2017
- Shared access is ensured via a cross access agreement
- Proposed development is consistent with existing development on adjacent parcels and with the general vicinity

Case Summary/Background

- **Variance 1: Side Yard**
  - Requirement intended to mitigate potential negative affects on adjoining R-5 parcel; no setback required for non-residential zones
  - Adjoining parcel currently in use for surface parking
- **Variance 2: Rear Yard**
  - Adjoining parcel currently developed as a hotel under the same ownership as the subject property

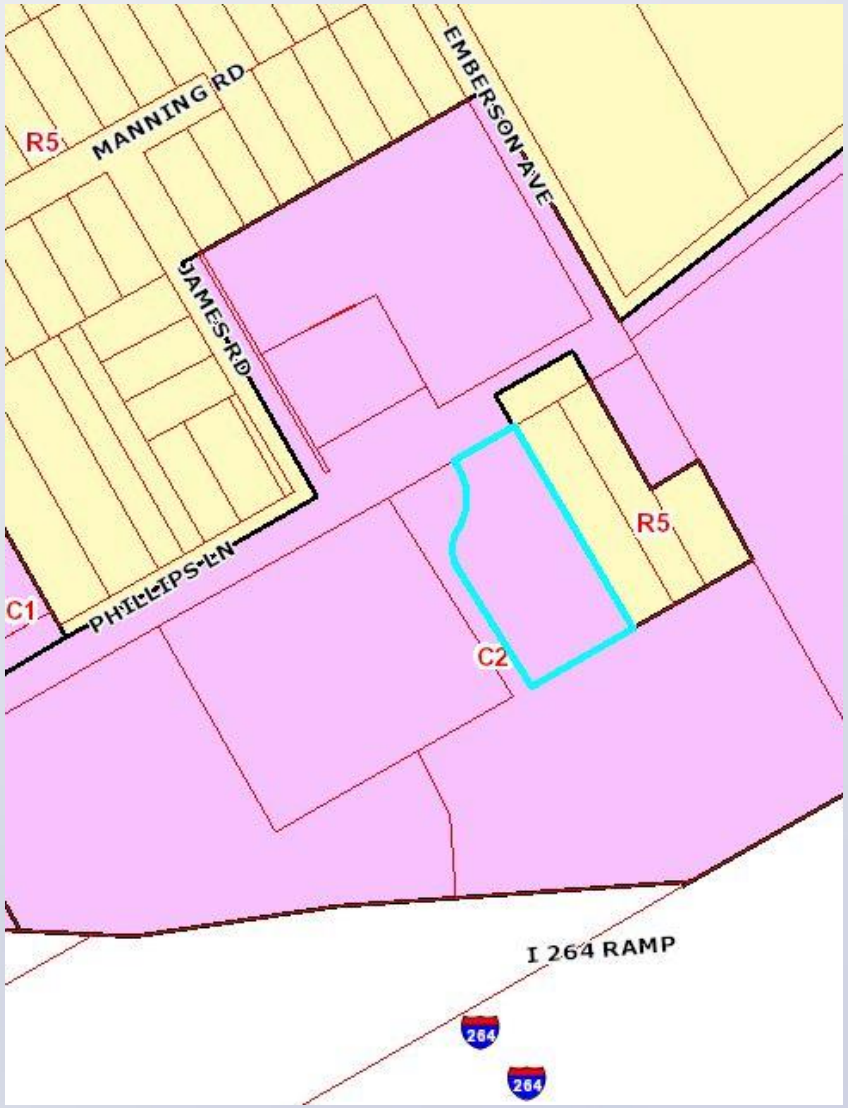
Zoning / Form Districts

Subject Property

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

Surrounding Property

- North: C-2 / Campus
- South: C-2 / Campus
- East: R-5 / Campus
- West: C-2 / Campus



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Aerial Photo / Land Use

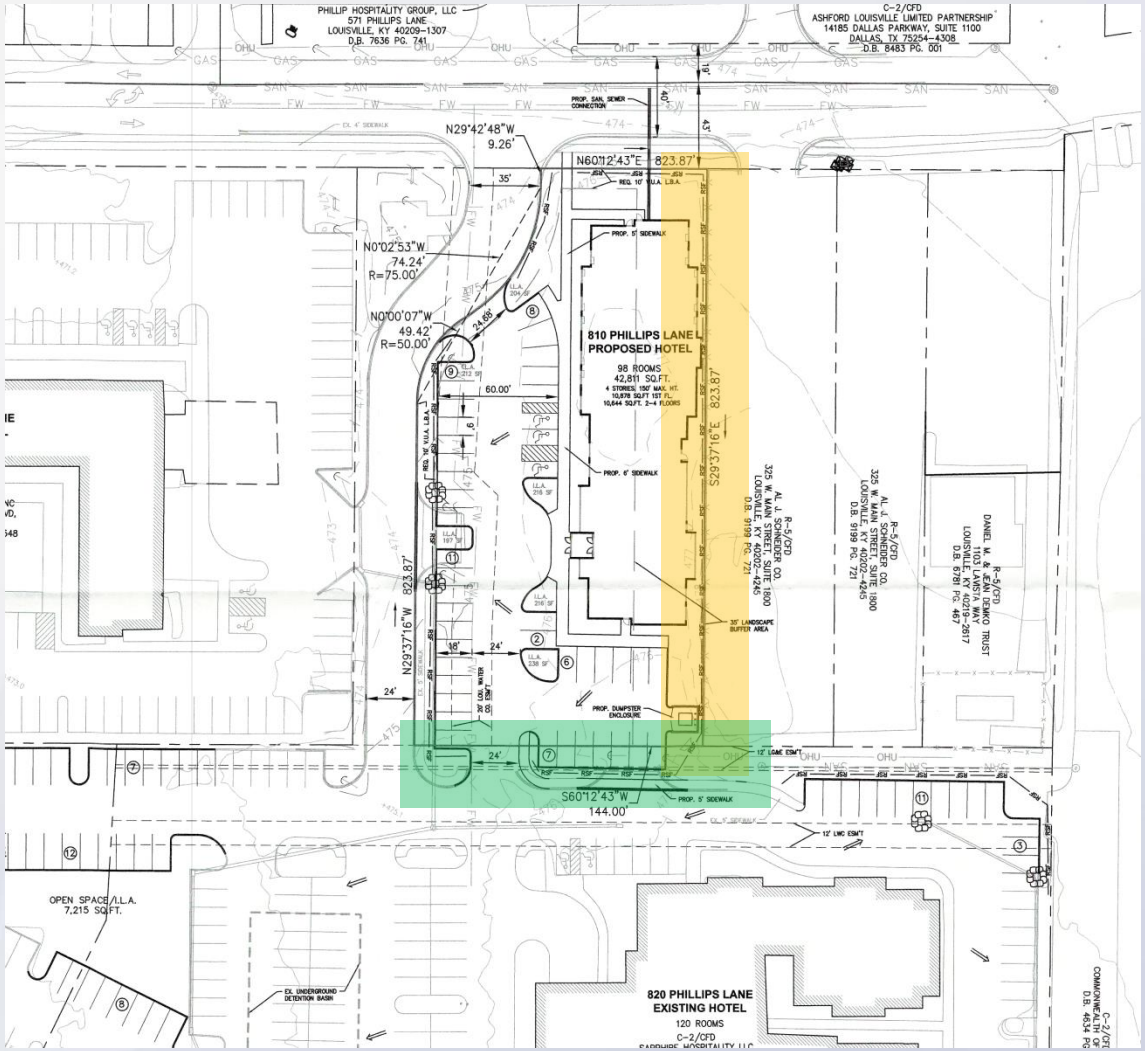
Subject:

- Existing: Undeveloped
- Proposed: Hotel

Surrounding:

- North: Hotel
- South: Hotel
- East: Surface Parking
- West: Hotel

Site Plan



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Site Photos

Site from Phillips Lane
along access road

Site from rear
towards Phillips Lane

Site Photos

Variance 1: Side Yard

From Phillips Lane to Rear

Variance 2: Rear Yard

From East to West

Conclusions

- 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 by the LDC for the requested variances:
  - **Variance 1:** To permit encroachment into the required side yard (LDC 5.3.5.C.3b)
  - **Variance 2:** To permit encroachment into the required rear yard (LDC 5.3.5.C.3c)

Required Actions

<u>Approve or Deny</u>:

- **Variance 1:** To permit encroachment into the required side yard (LDC 5.3.5.C.3b)

- **Variance 2:** To permit encroachment into the required rear yard (LDC 5.3.5.C.3c)