

17DEVPLAN1192

4001 South Brook Street



Louisville Metro Board of Zoning Adjustment
Public Hearing

Ross Allen, Planner I
December 4, 2017

Requests

- **Variances:** from Land Development Code section 5.3.4.D.3.a to allow a proposed warehouse to encroach into the 25' front setback.

Location	Requirement	Request	Variance
Front Setback	25 ft.	0 ft.	25 ft.

Case Summary / Background

- The subject property two M-2 zoned parcels with existing storage/warehouse will be consolidated prior to construction approval.
- The proposed 12,794 sf. addition is located between two existing structures and will share a common wall with both structures.
- Intended use of the new structure is storage/warehouse for pre-cast terrazzo (marble-based) products.
- Previous cases include a 4,996 sf. addition approved on 12/10/2014. 14LSCAPE1192 approved on 1/7/2015.

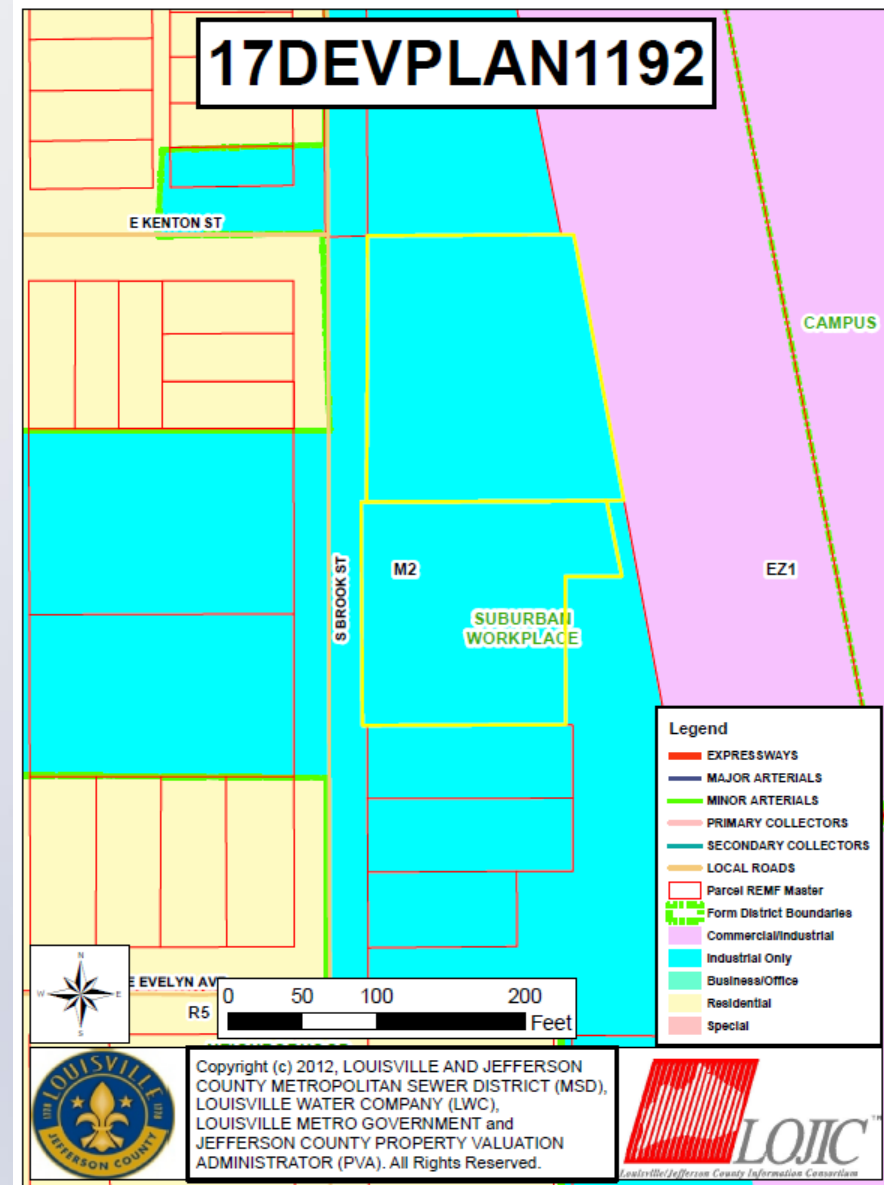
Zoning/Form Districts

Subject Property:

- Existing: M-2/Suburban Workplace
- Proposed: M-2/Suburban Workplace

Adjacent Properties:

- North: M-2/Suburban Workplace
- South: M-2/Suburban Workplace
- East: M-2 and EZ-1 /Suburban Workplace and Campus
- West: R-5 and M-2/Traditional Neighborhood and Suburban Workplace



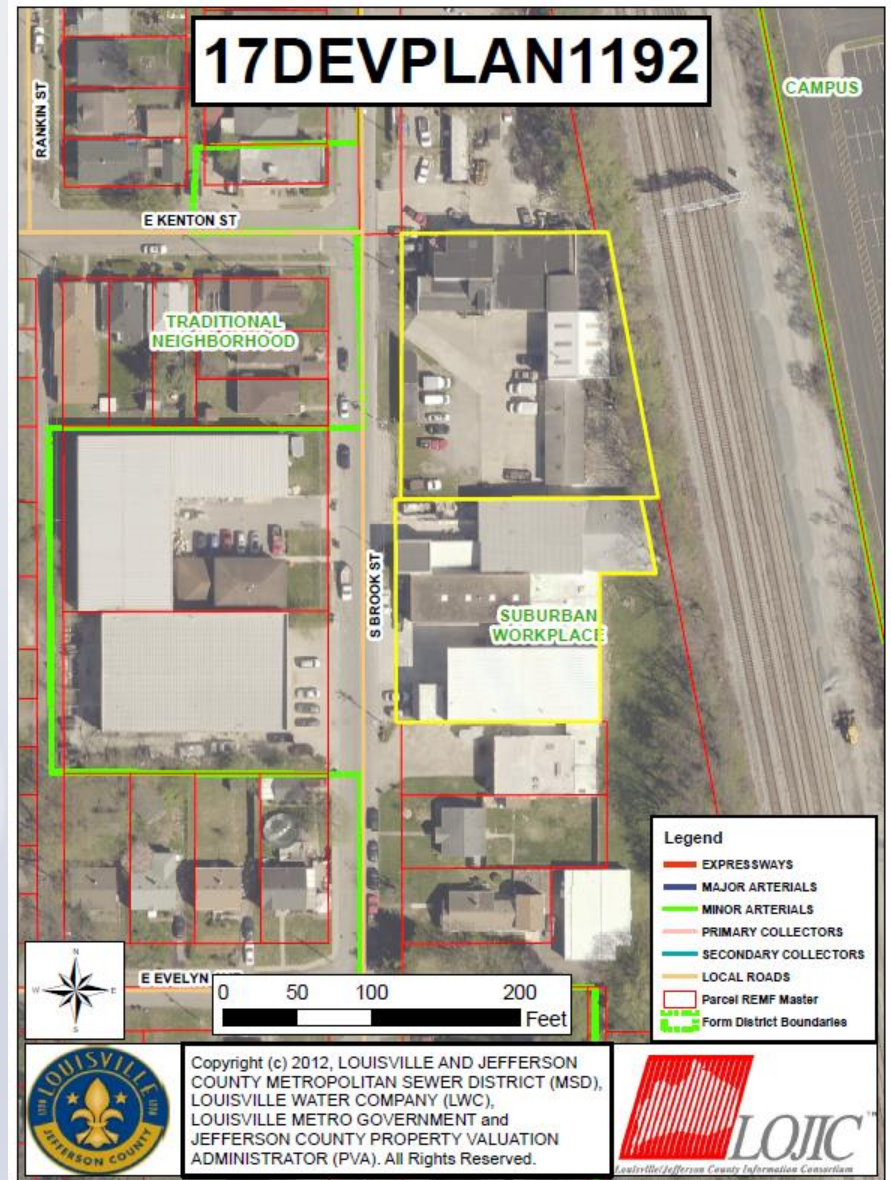
Aerial Photo/Land Use

Subject Property:

- Existing: Industrial - Warehouse/Storage
- Proposed: Industrial – Warehouse/Storage

Adjacent Properties:

- North: Industrial
- South: Industrial
- East: Industrial / CSX Railroad ROW
- West: Industrial / Single Family Residential



Site Photos-Subject Property



The front of the subject property.

Site Photos-Subject Property



Site Photos-Subject Property



Looking southeast at the subject property. Left of photo is where the proposed addition will be located.

Site Photos-Subject Property



Site Photos-Subject Property



The existing concrete block covered area, to be removed. The proposed VUA entrance.

Site Plan



DESIGN PREVENTION AND REMEDIATION CORRECTION NOTES

THE APPROVED DESIGN PREVENTION AND REMEDIATION CORRECTION PLAN SHALL BE MAINTAINED PRIOR TO ANY LAND-CONSTRUCTION ACTIVITY IN THE CONSTRUCTION ZONE. ANY MODIFICATION TO THE APPROVED DESIGN PREVENTION AND REMEDIATION CORRECTION PLAN MUST BE PREPARED AND APPROVED BY THE DESIGN PROFESSIONAL PRIOR TO ANY CONSTRUCTION ACTIVITY. THE DESIGN PROFESSIONAL SHALL BE RESPONSIBLE FOR THE DESIGN PREVENTION AND REMEDIATION CORRECTION PLAN. THE DESIGN PROFESSIONAL SHALL BE RESPONSIBLE FOR THE DESIGN PREVENTION AND REMEDIATION CORRECTION PLAN. THE DESIGN PROFESSIONAL SHALL BE RESPONSIBLE FOR THE DESIGN PREVENTION AND REMEDIATION CORRECTION PLAN.

UTILITY NOTE

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. ADVERSE SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER (UTC) AT 1-800-368-5888 PRIOR TO ANY CONSTRUCTION ACTIVITY. THE CONTRACTOR OR SUBCONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN PREVENTION AND REMEDIATION CORRECTION PLAN. THE CONTRACTOR OR SUBCONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN PREVENTION AND REMEDIATION CORRECTION PLAN. THE CONTRACTOR OR SUBCONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN PREVENTION AND REMEDIATION CORRECTION PLAN.

SAFETY NOTE

The Contractor shall comply with the U.S. Dept. of Labor Safety and Health regulations for construction promulgated under the Occupational Safety and Health Act of 1970 (29 CFR 1910.1000) and under Section 107 of the Clean Water Act (33 USC 1311) and under Section 402 of the Clean Water Act (33 USC 1311). During the course of this project (including extensions or continuations) the Contractor shall be responsible for safety at all times.



1-800-752-6007



VICINITY MAP
NOT TO SCALE

REVISIONS:

NO.	DATE	DESCRIPTION
1	11/23/17	

DRAWN BY: AGL

CHECKED BY: HLG

DESIGNED BY: HLG

14-2-DEVELOPMENT

FOLD BOOK: #8

EVANS/GRIFFIN, INC.

Engineer & Land Surveyor

4010 SOUTH BROOK STREET

Louisville, Kentucky 40207

egengr@evansgriffin.net

(502) 899-9911

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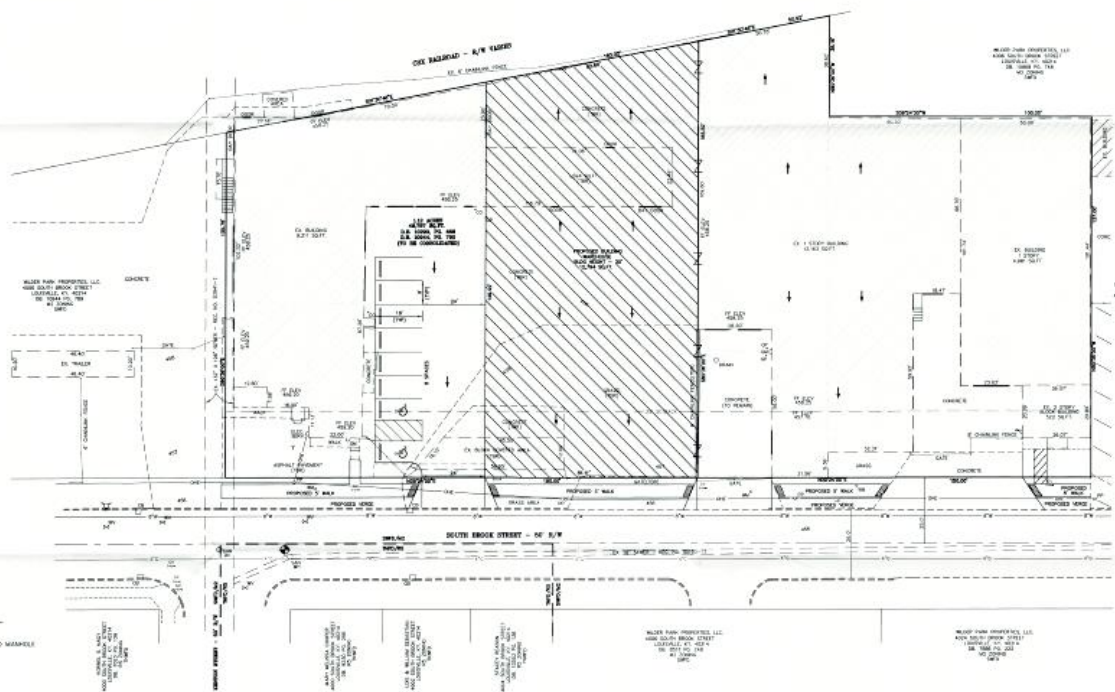
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AREA OF DISTURBANCE = 0.383 ACRES
PROPOSED BUILDING AREA INCREASE = 41.8%

EXISTING IMPROVED AREA	45,877 SQ. FT.
PROPOSED IMPROVED AREA	45,877 SQ. FT.
TOTAL IMPROVED AREA	45,877 SQ. FT.

RECAPITULATION	
1. ZONING	M2
2. FORM DISTRICT	DEVELOPMENT
3. AREA	1.12 ACRES
4. EXISTING USE	WAREHOUSE/STORAGE
5. PROPOSED USE	WAREHOUSE/STORAGE
6. BUILDING DATA	
EXISTING	28,877 SQ. FT.
PROPOSED NET (BUILDING HEIGHT-3X)	11,000 SQ. FT.
TOTAL	39,877 SQ. FT.
7. F.A.R.	0.10
8. V.A.R.	4,286 SQ. FT.
9. L.A.	NO L.A. REQUIRED FOR LOC 10.2.12
10. PARKING	
A. REQUIRED	MIN. 1,780
OFFICE (7,500 SQ. FT.)	3 SPACES
WAREHOUSE (5 EMPLOYEES)	1 SPACE/7.5 EMP. 3 SPACES
6. PROPOSED	3 SPACES (2 HANDICAP INCLUDED)
7. BICYCLE PARKING (2 LONG TERM SPACES REQUIRED - 2 SPACES PROPOSED LONG TERM SPACES TO BE PROVIDED IN BUILDING)	NO SHORT TERM REQUIRED

RECEIVED
NOV 28 2017
DESIGN SERVICES

NOTES:
1. A PORTION OF THIS SITE IS LOCATED IN THE COMBINED SEWER OVERFLOW (CSO) PLANNED FLOOD FLOOD OF THE PROPOSED BUILDING ADDITION TO BE AT OR ABOUT 4.5 FT (FORM NAME).
2. NO ADDITIONAL SANITARY SEWER SERVICE WILL BE REQUIRED.
3. BUILDING DOWNSPUTS TO SPLASH INTO DRAIN.

VARIANCE REQUEST:
1. A VARIANCE FROM SECTION 2.4.4.1.1 OF THE LAND DEVELOPMENT CODE TO ALLOW THE ENCROACHMENT OF A BUILDING ADDITION INTO THE FRONT SETBACK.

OWNER/DEVELOPER
WILDER PARK PROPERTIES, LLC
4006 SOUTH BROOK STREET
LOUISVILLE, KY 40214

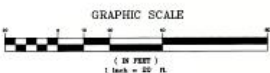
DEED BOOK 10844, PAGE 769
TRACT 2
PARCEL ID: 055P0700000
4001 SOUTH BROOK STREET

DEED BOOK 10590, PAGE 668
PARCEL ID: 055P0700000
4002 SOUTH BROOK STREET

17DEVPLAN1192

WM627

Sheet 1 of 1



GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

LEGEND

1/4" = 1'0"	EXISTING WATER VALVE
1/4" = 1'0"	EXISTING GAS VALVE
1/4" = 1'0"	EXISTING CUT WIRE
1/4" = 1'0"	EXISTING CUT WIRE
1/4" = 1'0"	EXISTING CATCH BASIN
1/4" = 1'0"	FIRE HYDRANT
1/4" = 1'0"	GAS METER
1/4" = 1'0"	WATER METER
1/4" = 1'0"	SERVICE POLE
1/4" = 1'0"	EXISTING LIGHT POLE
1/4" = 1'0"	EXISTING POWER POLE
1/4" = 1'0"	EXISTING COUNTER LINE
1/4" = 1'0"	EXISTING SPOT ELEVATION
1/4" = 1'0"	EXISTING GAS LINE WITH PIPE SIZE
1/4" = 1'0"	EXISTING WATER LINE WITH PIPE SIZE
1/4" = 1'0"	EXISTING CROWNED CONC. PIPE
1/4" = 1'0"	EXISTING SURFACE DRAINAGE
1/4" = 1'0"	PROPOSED BUILDING ADDITION
1/4" = 1'0"	PROPOSED DETECTABLE WALKING

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Elevations/Renderings

WILDER PARK PROPERTIES - VENOSA ADDITION

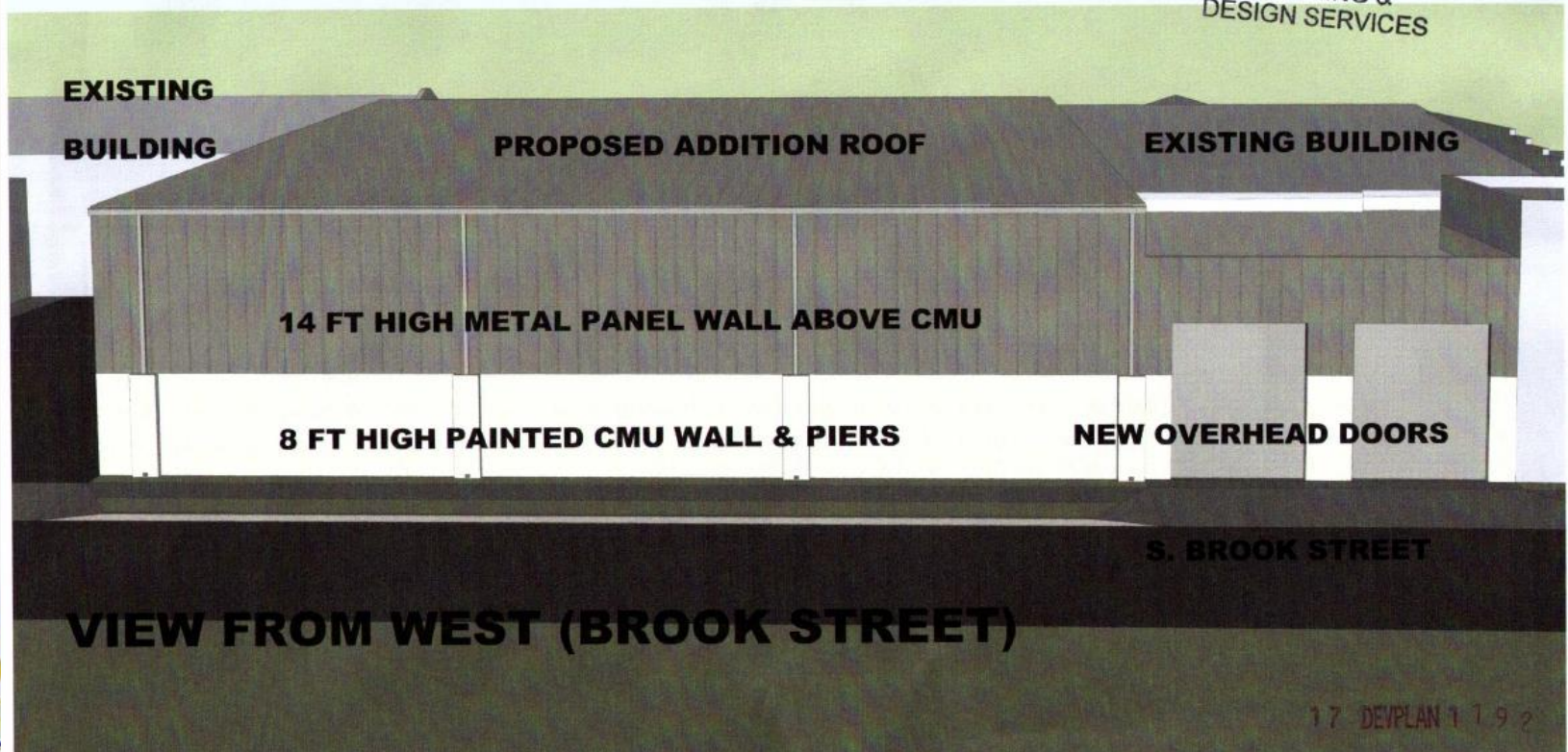
4001 SOUTH BROOK STREET, LOUISVILLE, KY 40214

CATEGORY 2B PLAN APPLICATION - OCTOBER 6, 2017

RECEIVED

OCT 06 2017

PLANNING &
DESIGN SERVICES



Elevations/Renderings

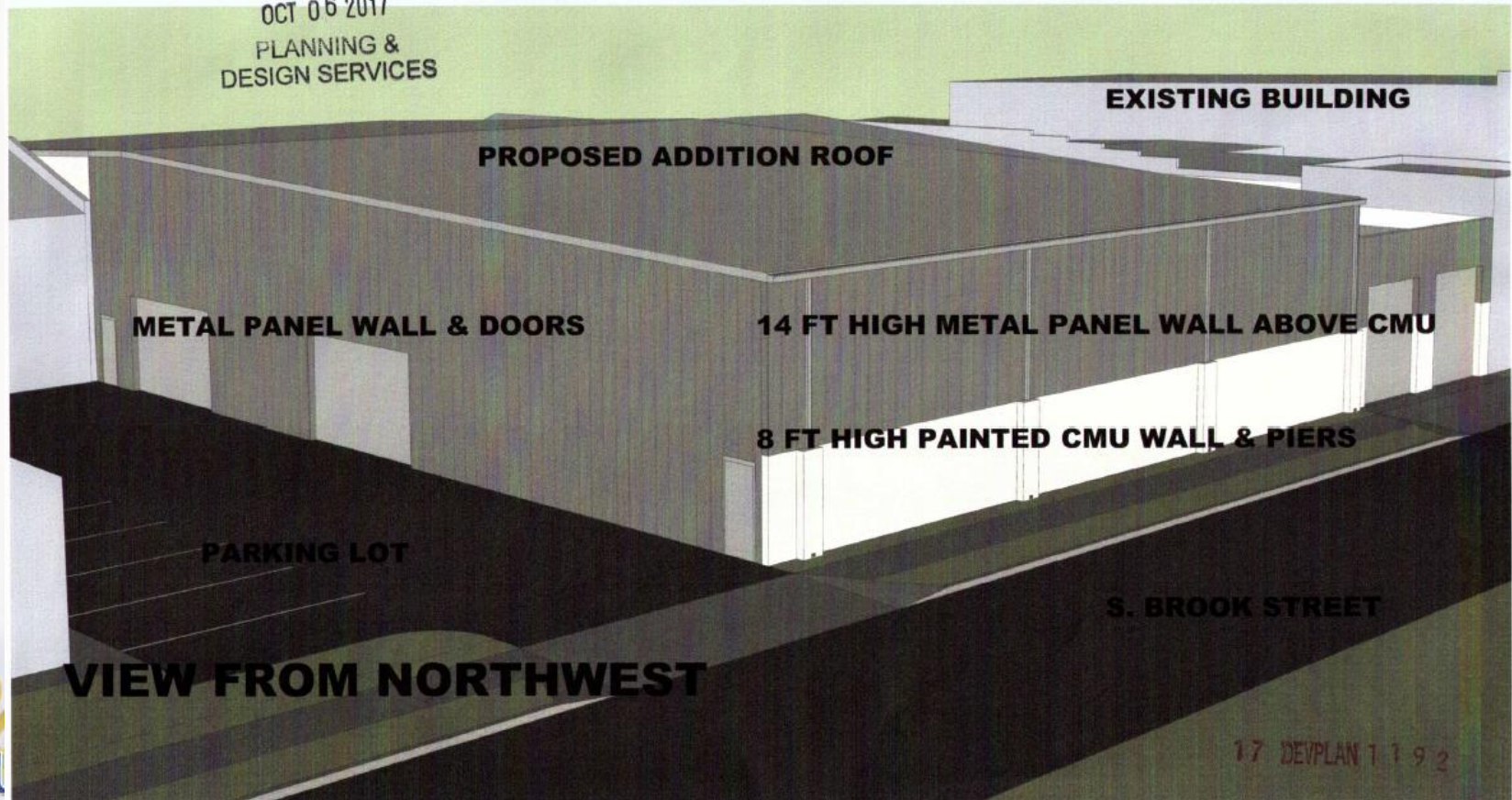
WILDER PARK PROPERTIES - VENOSA ADDITION

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CATEGORY 2B PLAN APPLICATION - OCTOBER 6, 2017

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OCT 06 2017
PLANNING &
DESIGN SERVICES

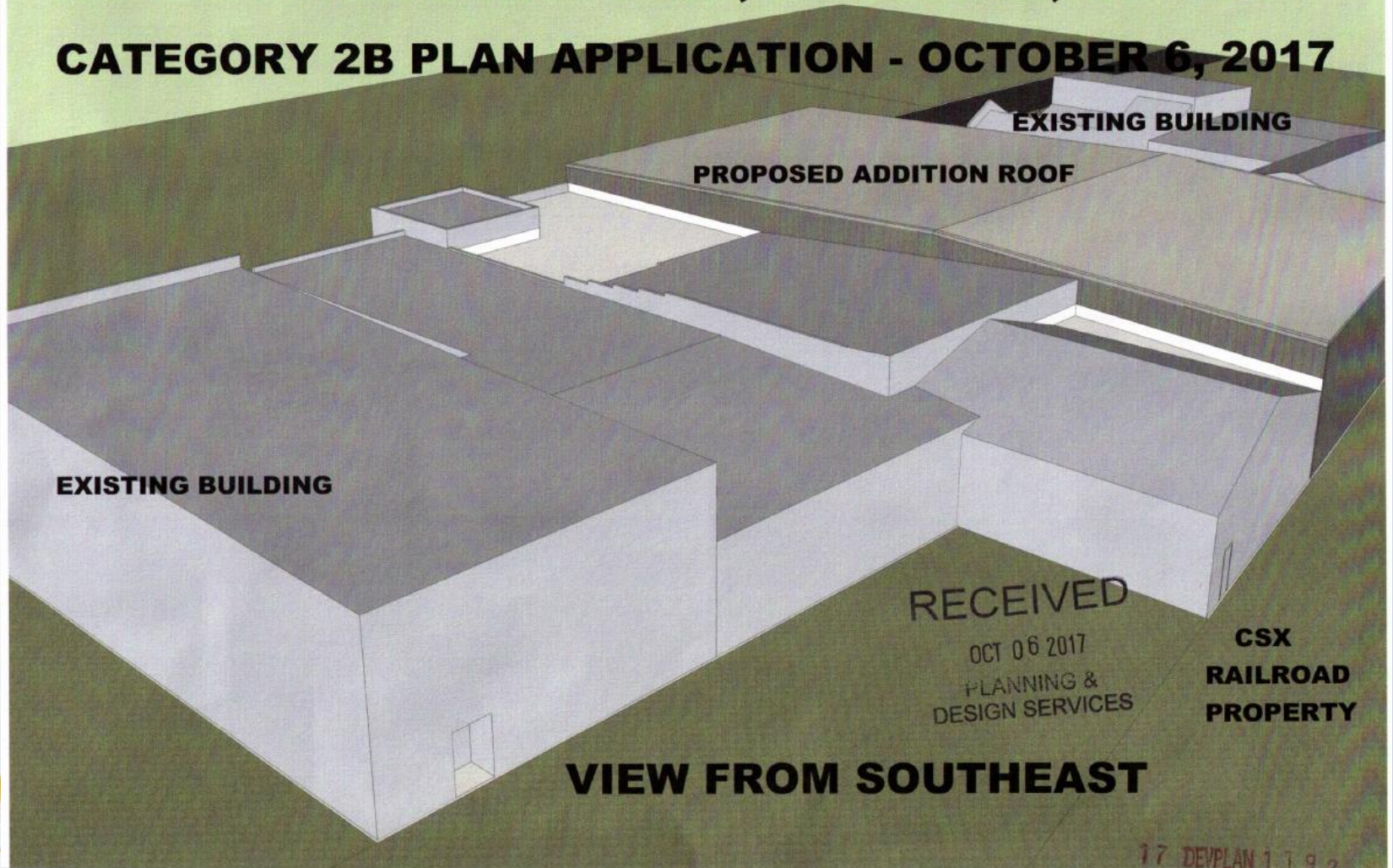


Elevations/Renderings

WILDER PARK PROPERTIES - VENOSA ADDITION

4001 SOUTH BROOK STREET, LOUISVILLE, KY 40214

CATEGORY 2B PLAN APPLICATION - OCTOBER 6, 2017



Elevations/Renderings

WILDER PARK PROPERTIES - VENOSA ADDITION

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CATEGORY 2B PLAN APPLICATION - OCTOBER 6, 2017



Conclusions

- The variance request appears to be adequately justified and meets the standard of review.
- Must determine if the proposal meets the standard of review for granting a variance as established in the Land Development Code (August 2017a) from section 5.3.4.D.3.a to allow a proposed 30 foot tall 12,794 sf. storage/warehouse to encroach 25 feet into the 25 foot front setback along South Brook Street.

Required Actions

- **Variances:** from Land Development Code section 5.3.4.D.3.a to allow a proposed warehouse to encroach into the 25' front setback. Approve/Deny

Location	Requirement	Request	Variance
Front Setback	25 ft.	0 ft.	25 ft.