

# 18VARIANCE1042



**Louisville Metro Board of Zoning Adjustment**

Jay Lockett, Planner I

June 4, 2018

# Requests

- **Variance** from Land Development Code section 5.1.12.A.2.a to allow a proposed structure to exceed the infill front yard maximum setback along Bridwell Dr by approximately 160’.

# Background

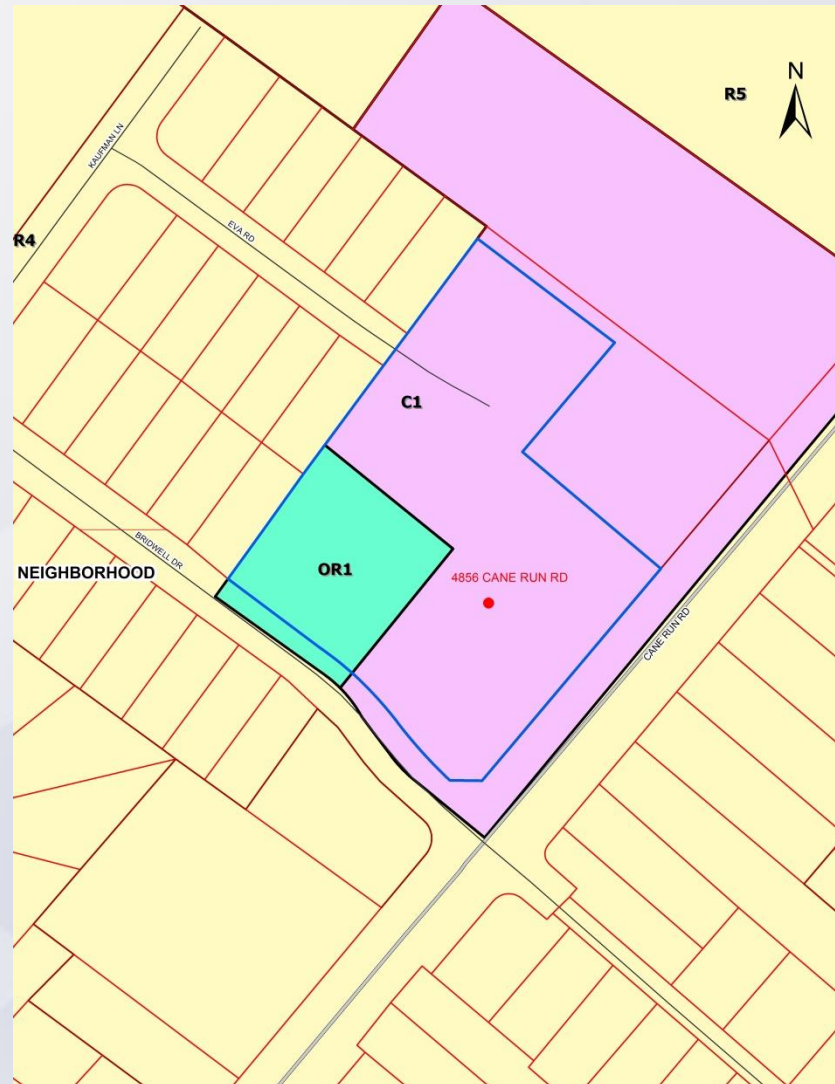
- Vacant C-1 zoned site.
- Applicant proposes to construct a self-service car wash facility.
- Revised District Development Plan with associated waivers will be considered by the Planning Commission on 6-7-18
- Existing row of houses along Bridwell Dr makes infill standards applicable per Land Development Code section 5.1.12.
- Existing detention basin on site takes up most of the Bridwell Dr frontage on the subject site.



# Site Context



# Zoning / Form District





# Aerial Photo



# Subject Site – Existing Frontage Cane Run Rd Looking NE



05/18/2018 11:25



# Subject Site – Existing Frontage

## Cane Run Rd Looking SW





# Subject Site – Area of Variance Request along Bridwell

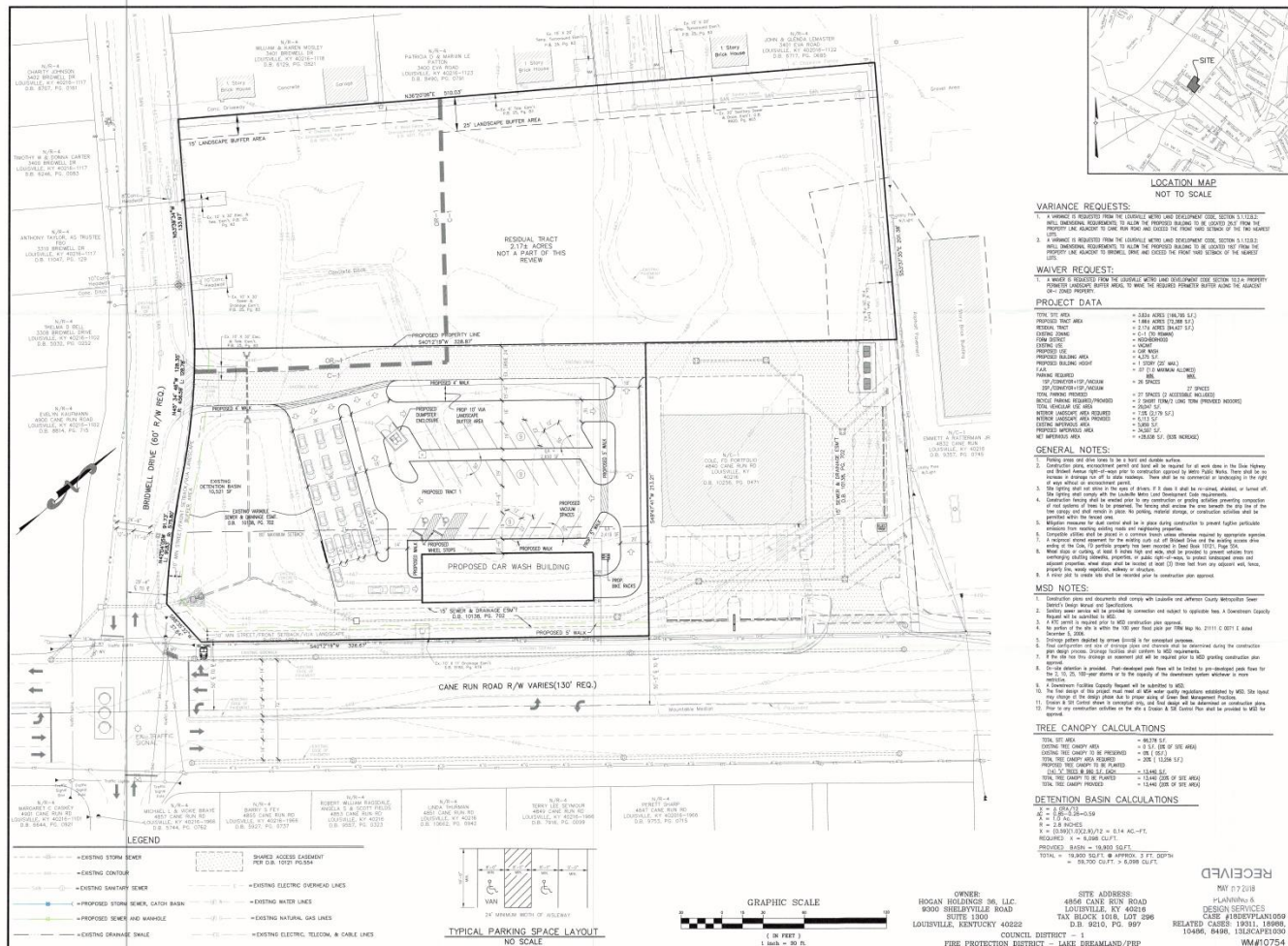


# Subject Site - Area of Variance request, from rear of site.



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[illegible]

PROFESSIONAL'S SEAL

PROJECT DATA

FILE NAME: 16042 Rev. 001 Phy.Dmg

DATE: 4/7/78

CHECKED BY: DSI

SCALE AS SHOWN

Drawn BY: SMH/0004

**W&D**  
SIGN & DEVELOPMENT, INC.  
140 GLENVIEW • LINDENHURST  
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TEL: 845-336-2700 FAX: 845-336-2701  
WWW.WD-SIGNS.COM

**BRIDWELL CAR WASH**  
OWNER/DEVELOPER  
**THE CAR WASH COMPANY**  
1502 COWOREY PARK LANE  
LOUISVILLE, KY 40245

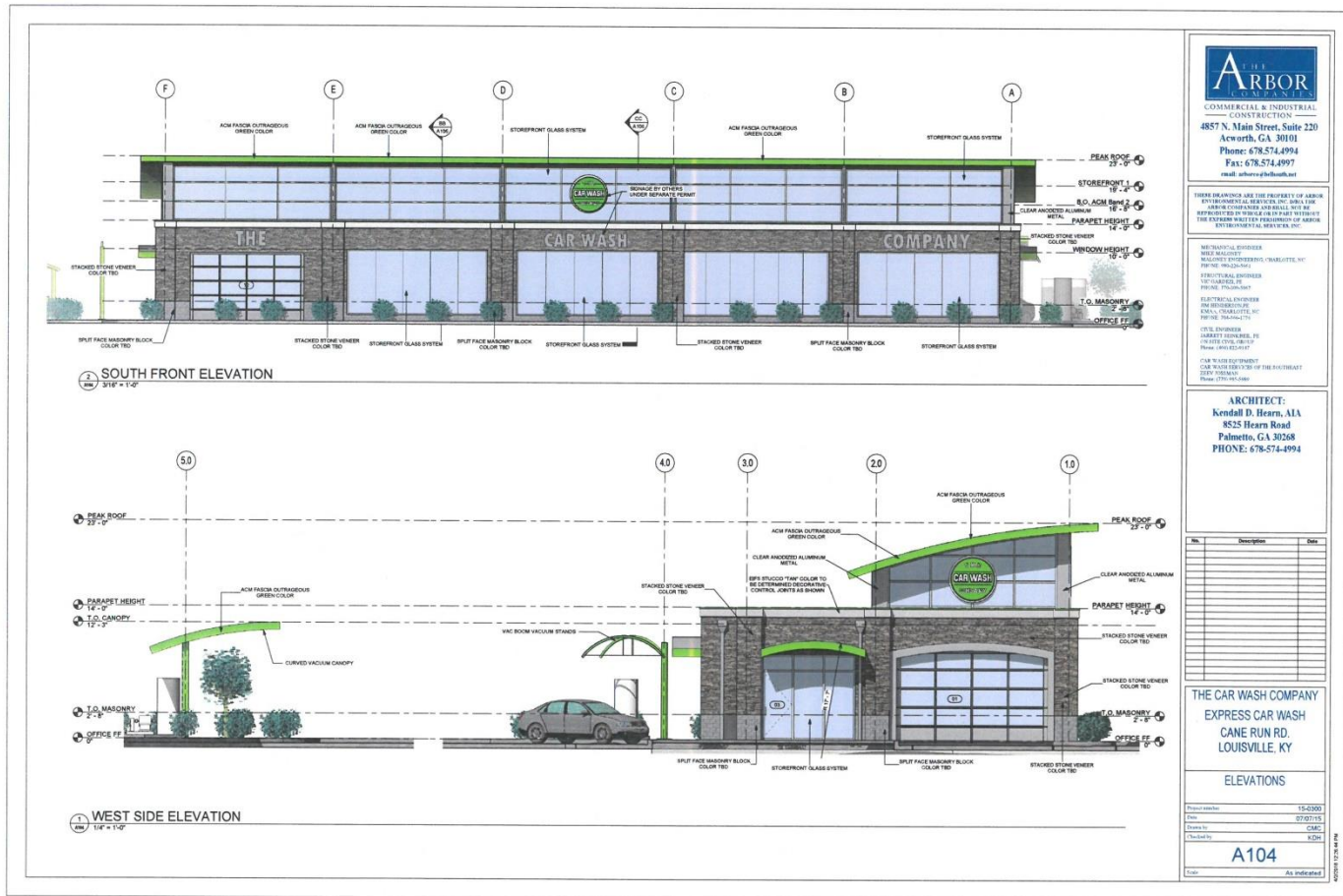
RECEIVED

MAY 07 2018  
PLANNING &  
DESIGN SERVICES  
CASE #18DEVPLAN1059  
D CASES: 19311, 18988,  
6, 8496, 13LSCAPE1030  
WM#10754

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# Proposed Elevations



# Staff Analysis and Conclusions

- The variance appears adequately justified and meet the standards of review.

# Required Actions

- **Approve or Deny** the Variance from Land Development Code section 5.1.12.A.2.a to allow a proposed structure to exceed the infill front yard maximum setback along Bridwell Dr by approximately 160’.