

# 19VARIANCE1003

## Goodfellas Pizza



**Louisville Metro Board of Zoning Adjustment**

**Public Hearing**

Jay Lockett, AICP, Planner I

April 1, 2019

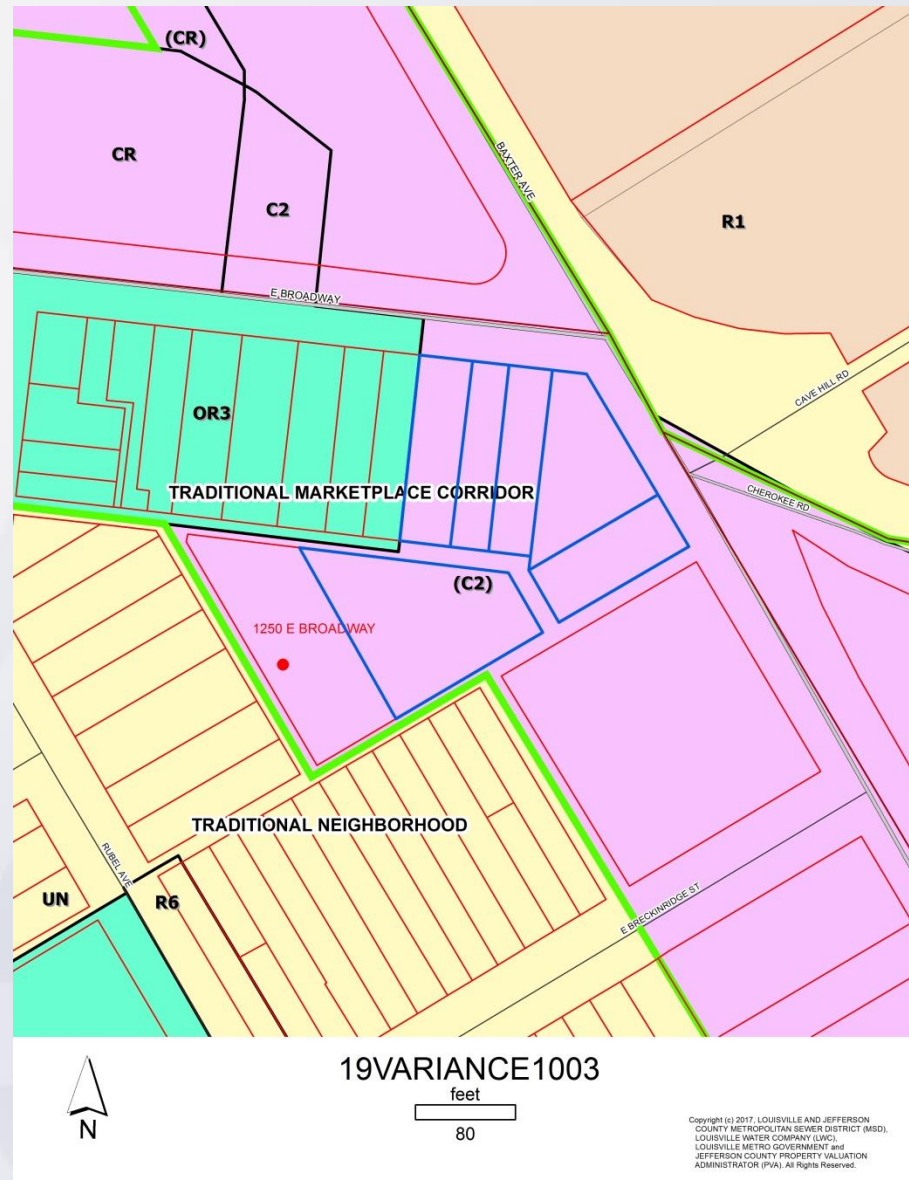
# Requests

- 1. **Variance** of Land Development Code section 5.5.1.A.2 to allow a structure to exceed the 5' maximum setback for a non-residential structure on a corner lot in in the Traditional Marketplace Corridor form district by up to 159' as shown on the development plan.
- 2. **Variance** of Land Development Code section 5.2.3.D.3.d.i. to allow parking and a dumpster enclosure to encroach into the 15' rear yard setback up to 15' as shown on the development plan.
- 3. **Waiver** of Land Development Code section 5.5.1.A.3.a to permit parking to be located in front of the structure within the Traditional Marketplace Corridor form district.
- 4. **Waiver** of Land Development Code section 10.2.4 to eliminate the 15 foot Property Perimeter Landscape Buffer area adjacent to the OR-3 zoned property to the west.

# Site Context



# Zoning / Form District



# Aerial Photo



19VARIANCE1003

feet



80

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JEFFERSON COUNTY PROPERTY VALUATION  
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# View from Baxter Ave



# View from Broadway – area of greatest variance and area of waiver requests.



# View from Alley – area of proposed dumpster and requested variance.



# Proposed Rendering Pedestrian entry to site at corner



# Proposed Rendering New bar area



# Proposed Rendering Main structure from parking area





# Staff Analysis and Conclusions

- The requests are adequately justified and meet the standards of review.

# Required Actions

- **APPROVE or DENY the Variances.**
- **APPROVE or DENY the Waivers.**