

# 20-VARIANCE-0102

## Amin Family Practice Associates



### Louisville Metro Board of Zoning Adjustment

Jay Lockett, AICP, Planner I

October 5, 2020

# Requests

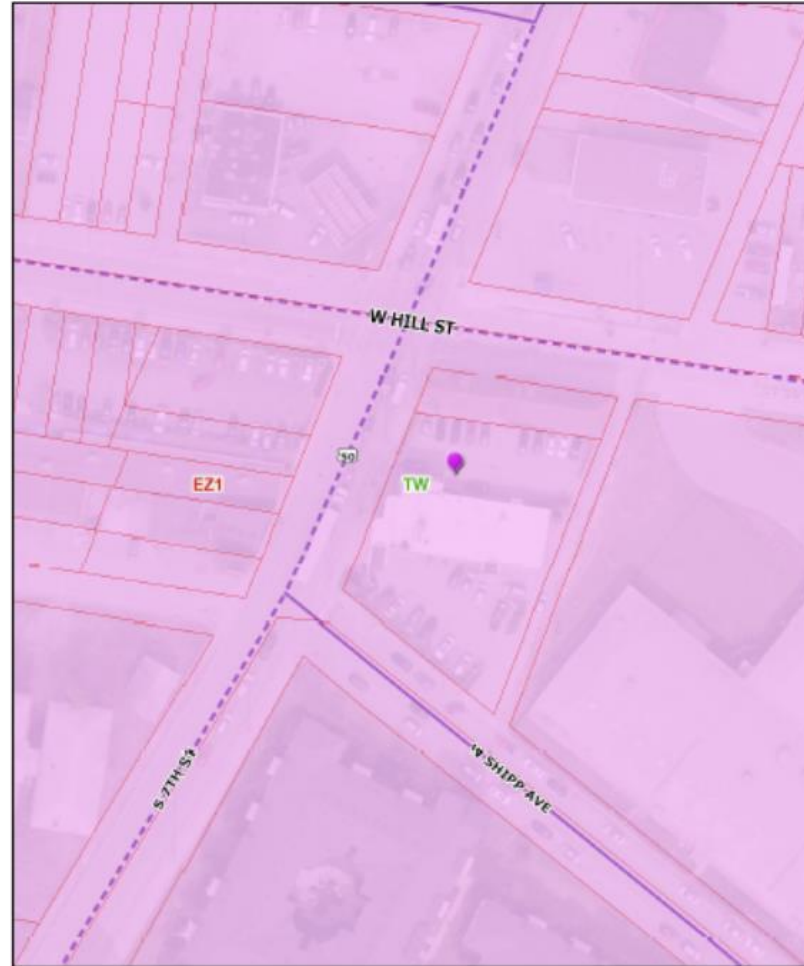
- **Variance**

1. **Variance** of Land Development Code section 5.5.1.A.2 to exceed the maximum 5 foot corner lot setback by up to 65 feet from W Hill St as shown on the development plan.

- **Waivers**

1. **Waiver** of Land Development Code section 5.5.1.A.3 and 5.9.2.C to allow a parking lot in front of a building in the Traditional Workplace form district.
2. **Waiver** of Land Development Code section 5.5.1.A.3 to allow a mix of metal fencing and masonry to be used instead of a solid masonry wall around a parking area.
3. **Waiver** of Land Development Code section 5.9.2.A.1.b to not provide direct pedestrian access through the parking lot from W Hill St to the front entrance.

# Zoning/Form Districts



**20-CAT2-0020**

Thursday, September 24, 2020 | 1:29:41 PM



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# Aerial Photo



**20-CAT2-0020**

Thursday, September 24, 2020 | 1:28:18 PM



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## L



REVISIONS	SCALE 1"=20'
	DR.
	CK.
	DATE 8-15-2021



RECEIVED  
SEP 04 2020  
PLANNING & DESIGN  
SERVICES

FILE
NO.
DDP

## 20-VARIANCE-0102

# Subject Site





# Subject Site





# Building to be demolished





# Nearby Multifamily Site





# Adjacent Site





# Staff Findings

The requests are adequately justified and meet the standards of review. The additional parking will allow the medical office to meet the parking demands of its patients and employees. The proposed fencing will create a consistent site design. Pedestrians can still easily access the site from the public sidewalk and main entrance on S 7<sup>th</sup> St, and the parking areas will be accessed from an alley, consistent with traditional site design standards.

# Required Actions

- **Approve or Deny the Variance.**
- **Approve or Deny the Waivers.**