

**20-CUP-0078
1209 Flat Rock Road**

October 5, 2020



**Louisville Metro Board of Zoning Adjustment
Public Hearing**

Steve Hendrix, Planning Coordinator

Request

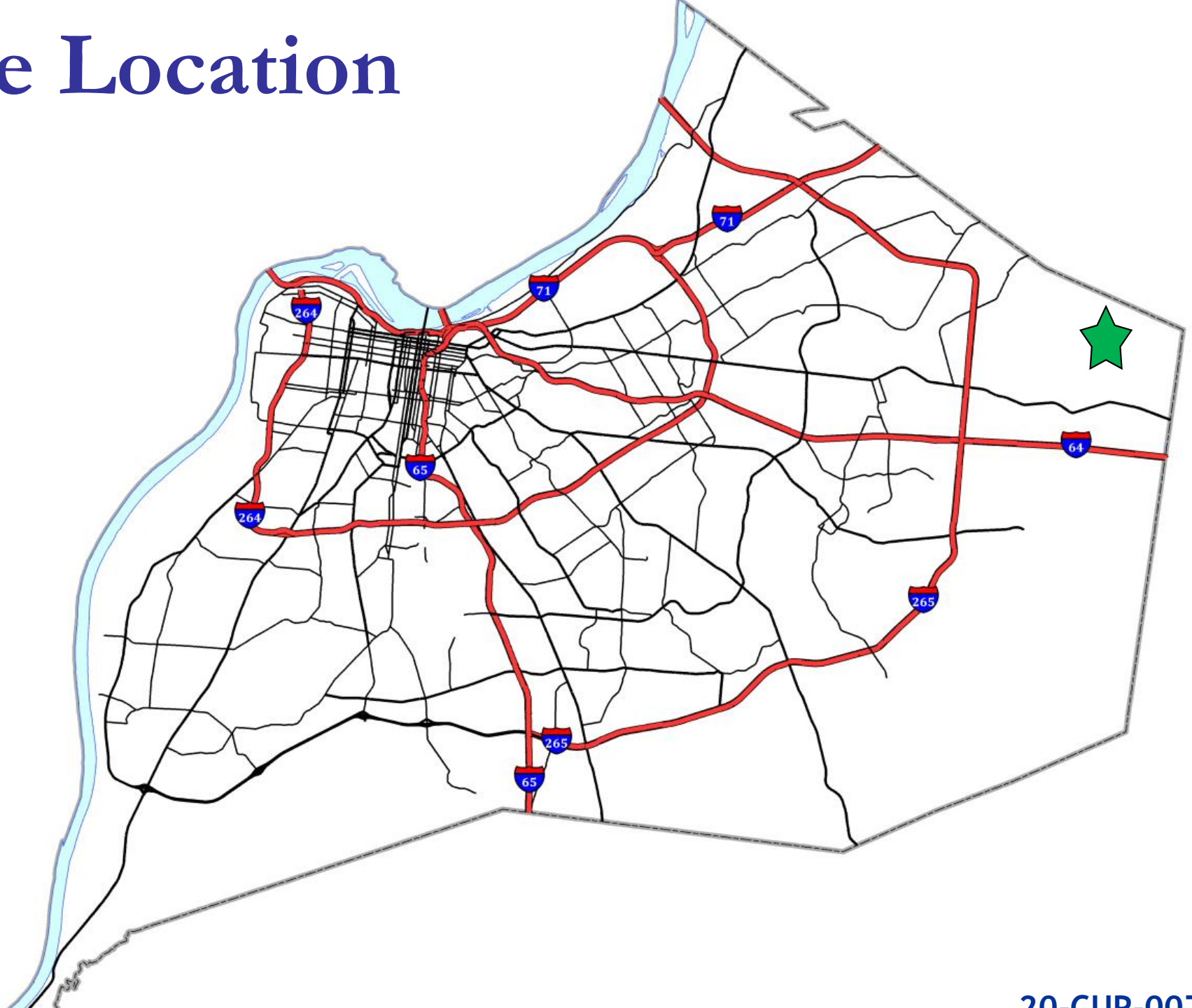
Conditional Use Permit to allow a commercial greenhouse (produce stand), in a single family zoning district, R-4).

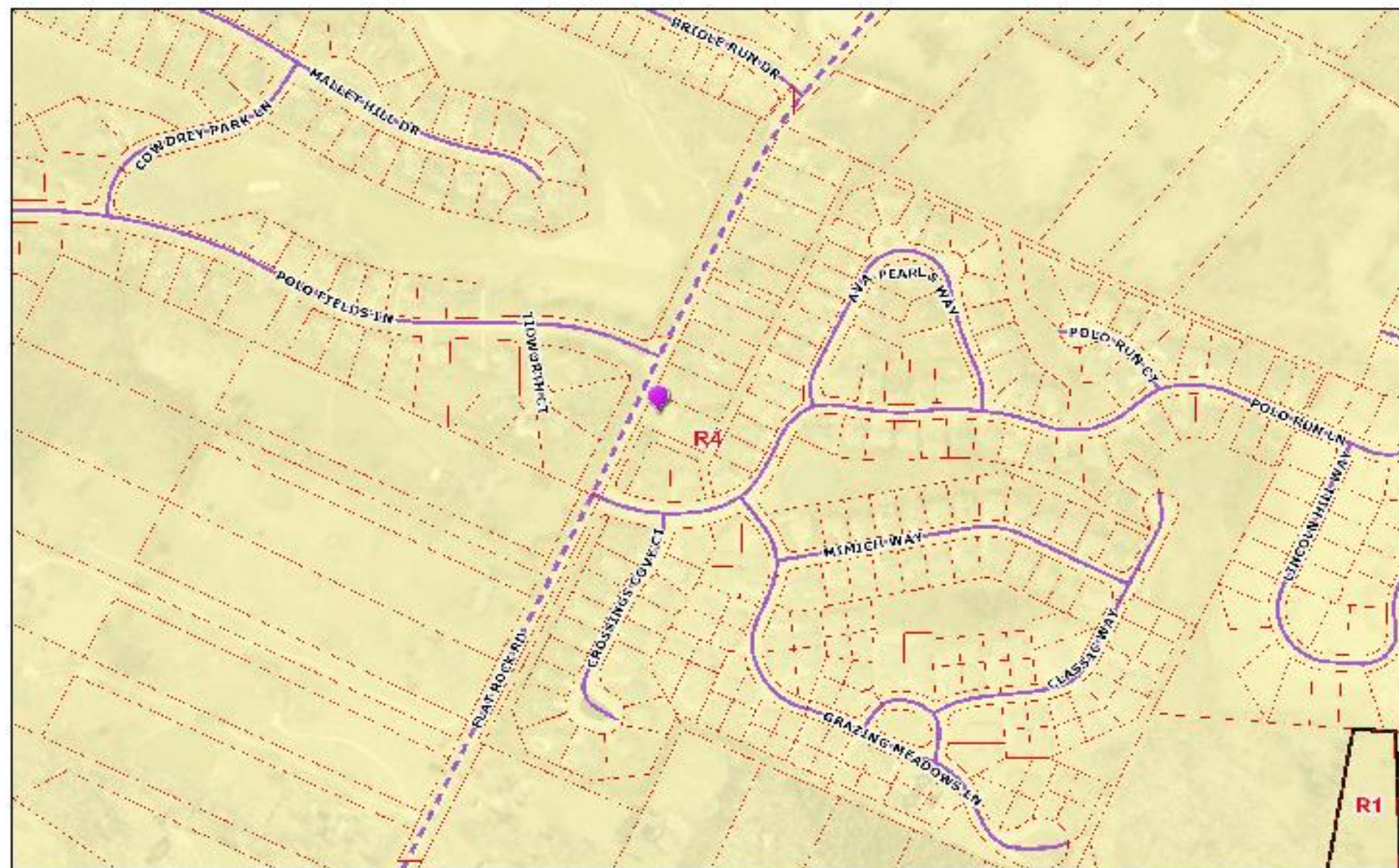
Relief from the Listed Requirements of:

- A. Buffering/Screening : 6 foot continuous screen
- B. Setbacks (25 feet -side and rear, 5 foot front)

The Board has the authority to determine the buffering/screening and setbacks.

Site Location





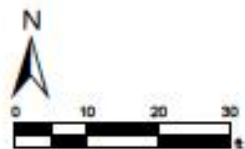
1209 Flat Rock Rd

Thursday, October 1, 2020 | 8:39:44 AM



LOJIC © 2020

This map is not a legal document and should only be used for general reference and identification.



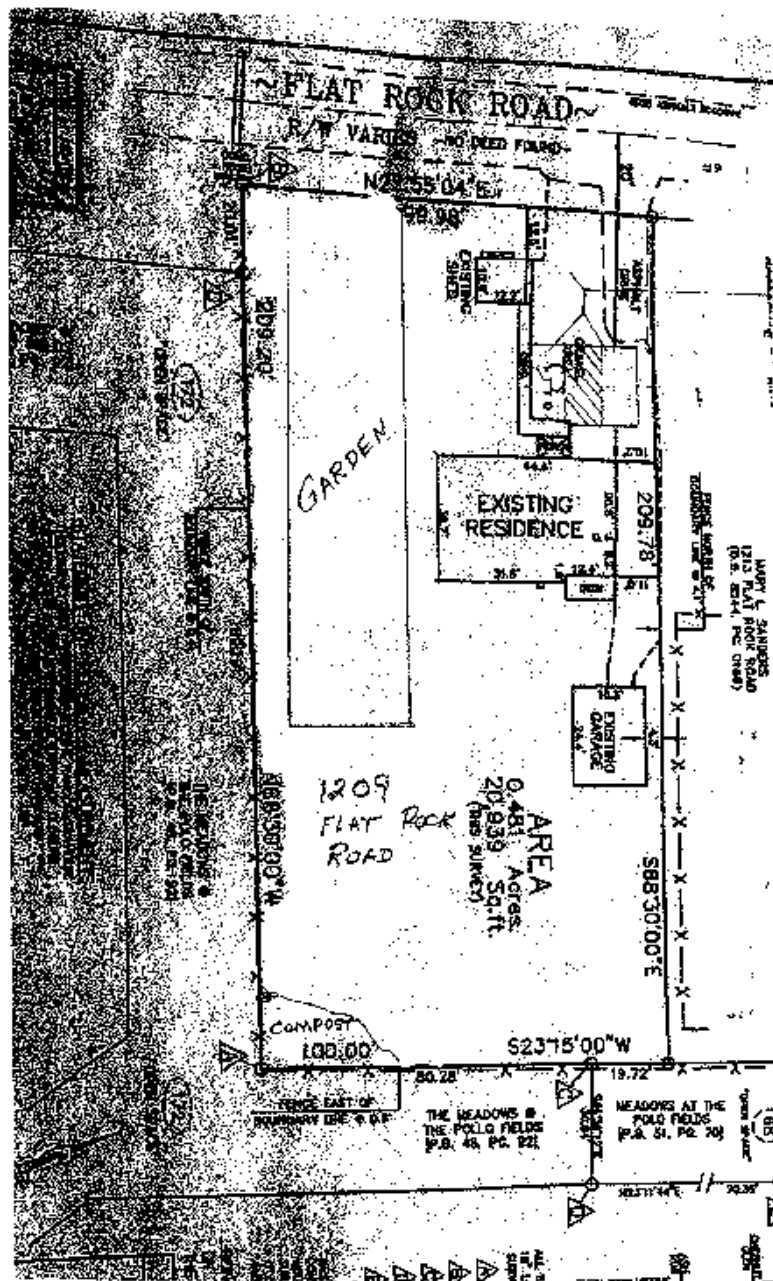
1209 Flat Rock Rd

Thursday, October 1, 2020 | 8:40:56 AM



LOJIC © 2020

This map is not a legal document and should only be used for general reference and identification.



TO BE
 ASPHALT
 OR
 CONCRETE

SANDER'S
 1213
 FLAT ROCK
 ROAD

20-CWP-0078

Produce Stand/Sign



PUBLIC HEARING
BOARD OF ZONING
ADJUSTMENT

1209
FLAT ROCK RD
CASE #20-CUP-0078
DATE: OCTOBER 05, 2020
MONDAY 1:00 PM

ONLINE MEETING
louisvilleky.gov/government/upcoming-
public-meetings

QUESTIONS? CALL: 574-6230

09/21/2020 10:34

Produce Stand / Parking



Garden



Existing Fence to the South



Looking south from 1213 Flat Rock Road



View of Driveway from Garage



Front of Driveway



Produce Stand Entrance



Library (side facing road)



Front Door/Payment



View from the porch



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 Land Development Code for the requested Conditional Use Permit and the listed requirements.

Required Action

Approve or Deny

- Motion to approve or deny the Conditional Use Permit application to allow a commercial greenhouse (produce stand) with relief from listed requirements concerning the screening/buffering and setbacks.
- If the Board determines the proposal must have some type of screening/buffering and/or setback along the northern property line, it will need to be stated in the motion along with any recommendation for signage.