

20-VARIANCE-150/20- WAIVER-0111

1427 Reservoir Ave



Board of Zoning Adjustment

Jay Lockett, AICP, Planner I

February 1, 2021

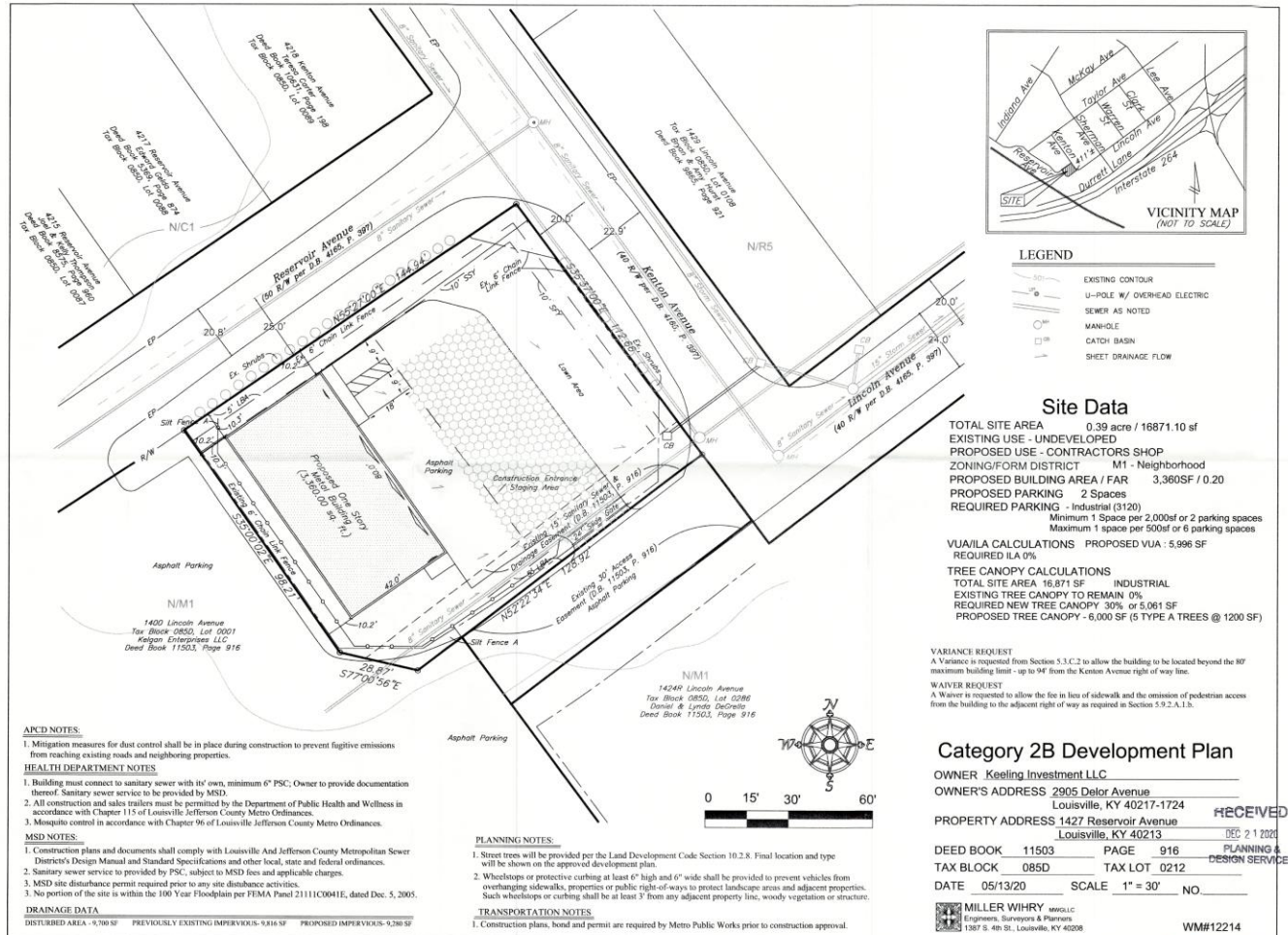
Requests

- **Variance** of Land Development Code table 5.3.2 to exceed the maximum 80-foot front yard setback by up to 14 feet from Kenton Ave as shown on the development plan.
- **Waiver** of Land Development Code section 5.9.2.A.1.b to not provide direct pedestrian access from adjacent public rights-of-way.

Project Summary

- Proposed Contractor Shop in M-1 zoning, Neighborhood form
- Site is vacant and undeveloped
- Surrounding area has a mix of commercial, light industrial and residential uses
- The site lies to the west of Poplar Level Rd near I-264 in central Louisville Metro

Proposed Plan



Site Aerial



20-CAT2-0029

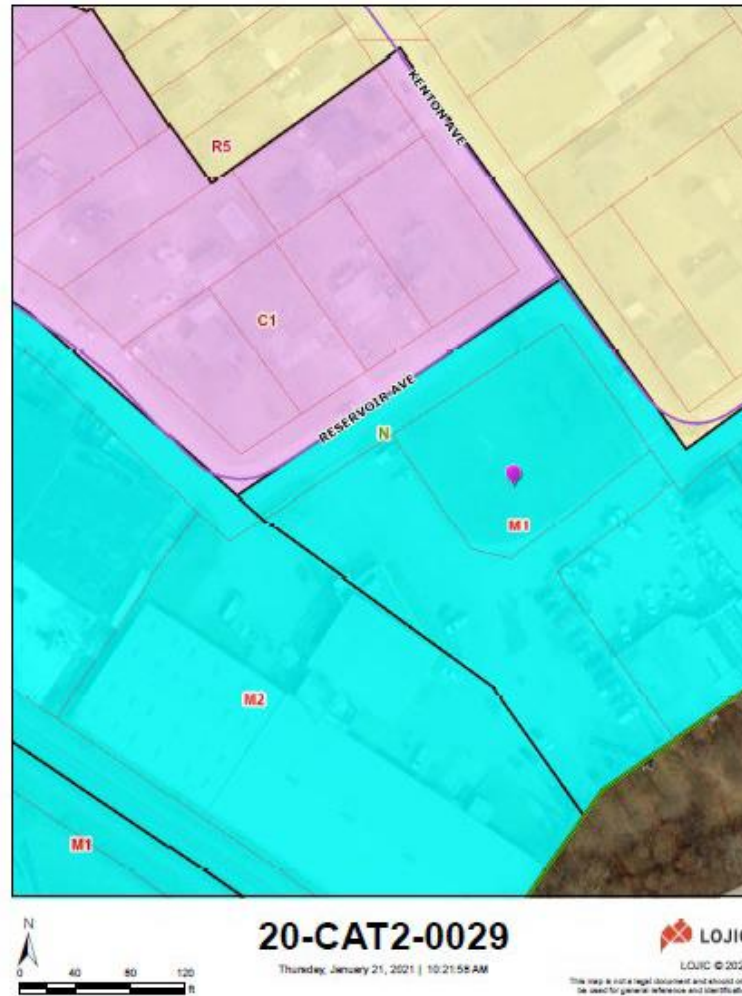
Thursday, January 21, 2021 | 10:20:45 AM



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Site Zoning



Subject Site

January 19, 2021 at 2:29:11 PM



Subject Site

January 19, 2021 at 2:29:18 PM



Subject Site

January 19, 2021 at 2:29:22 PM



Adjacent Site



Staff Findings

- The requests are adequately justified and meet the standards of review.
- The additional setback will allow for adequate vehicle maneuvering area to serve the use, while pushing the structure closer towards the other industrial areas and away from adjacent residential properties.
- The use has security needs that make a pedestrian connection impractical and is unlikely to generate significant pedestrian traffic.

Required Actions

- **APPROVE or DENY the Variance**
- **APPROVE or DENY the Waiver**