

**21-CUP-0091, 21-VARIANCE-  
0090, 21-WAIVER-0083  
2141 Lancashire Avenue**



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

**Jon E. Crumbie, Planning & Design Coordinator  
September 27, 2021**

# Request(s)

- Conditional Use Permit to allow a private institutional use
- Waiver from Land Development Code (LDC) Table 10.2.6 to allow the vehicular use area landscape buffer area to be eliminated.

Location	Requirement	Request	Waiver
Lancashire Ave.	15 ft.	0	15 ft.

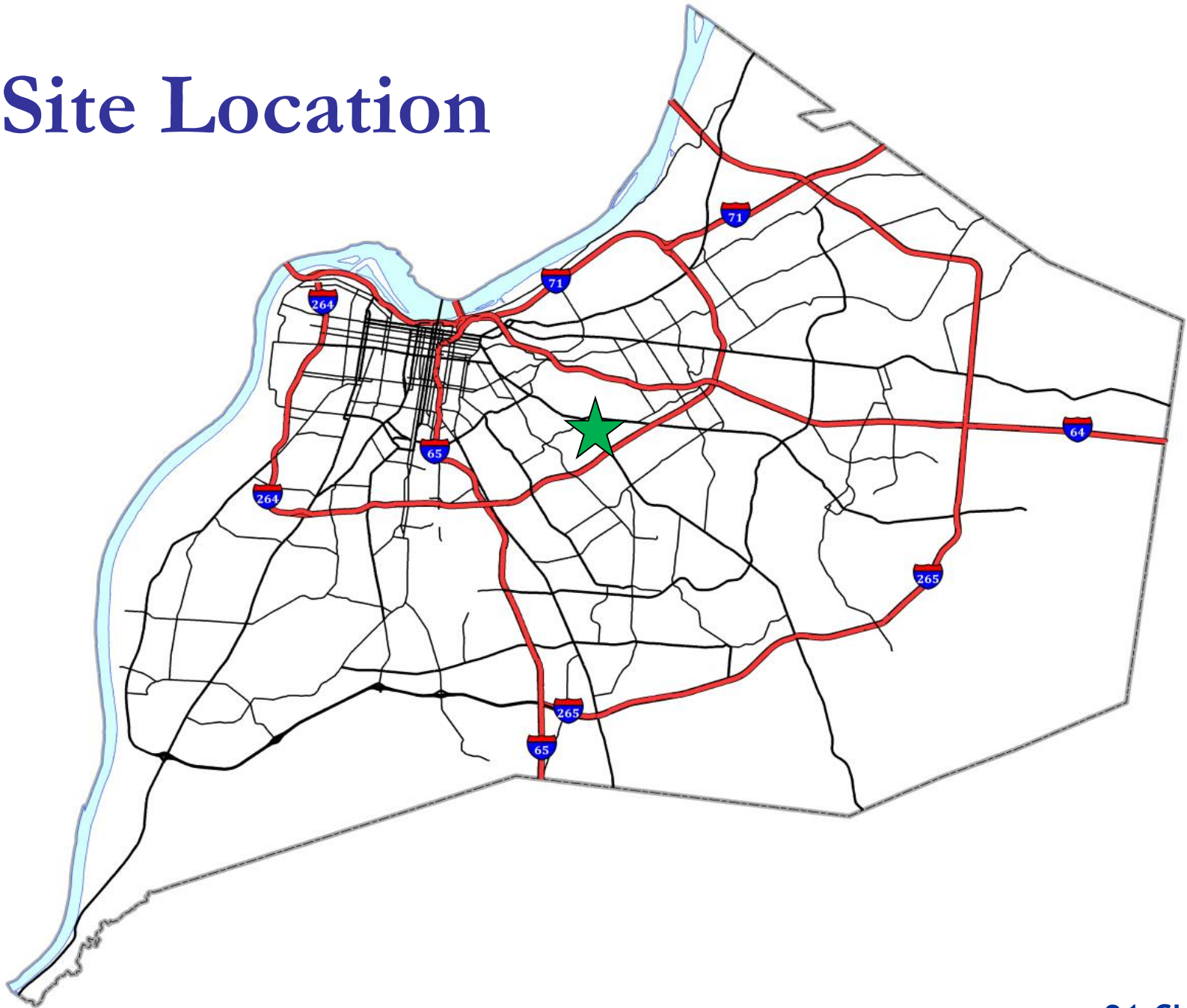
- Variance from Land Development Code (LDC) Table 5.3.2 to allow proposed parking/maneuvering to encroach into the required Lancashire Avenue street side yard.

Location	Requirement	Request	Variance
Lancashire Ave.	10 ft.	0 ft.	10 ft.

# Case Summary/Background

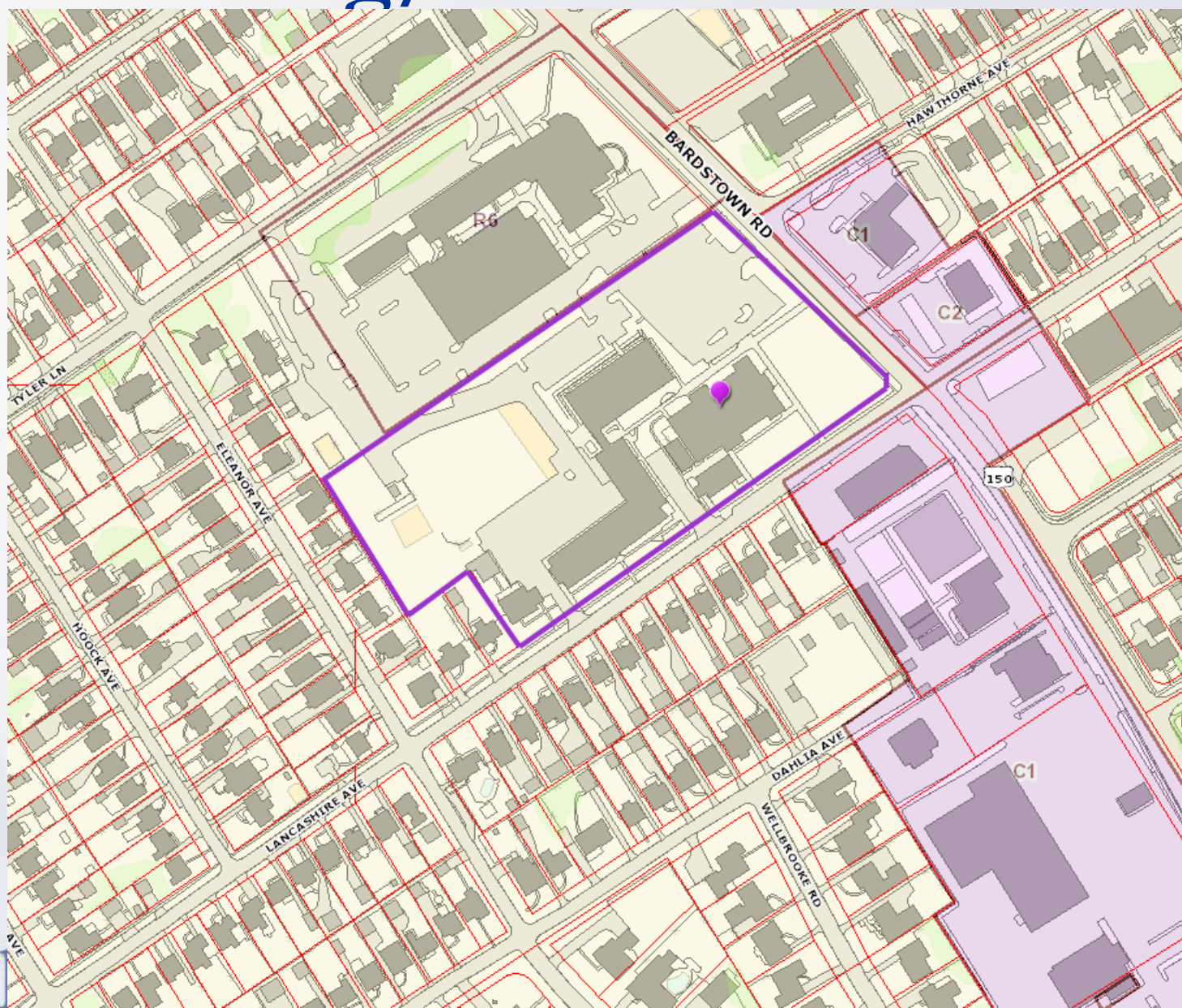
The applicant is purposing to construct a 2,438 square feet office addition, a parking lot addition and minor changes to the exterior walk and entry area of the multi-purpose buildings.

# Site Location





# Zoning/Form Districts

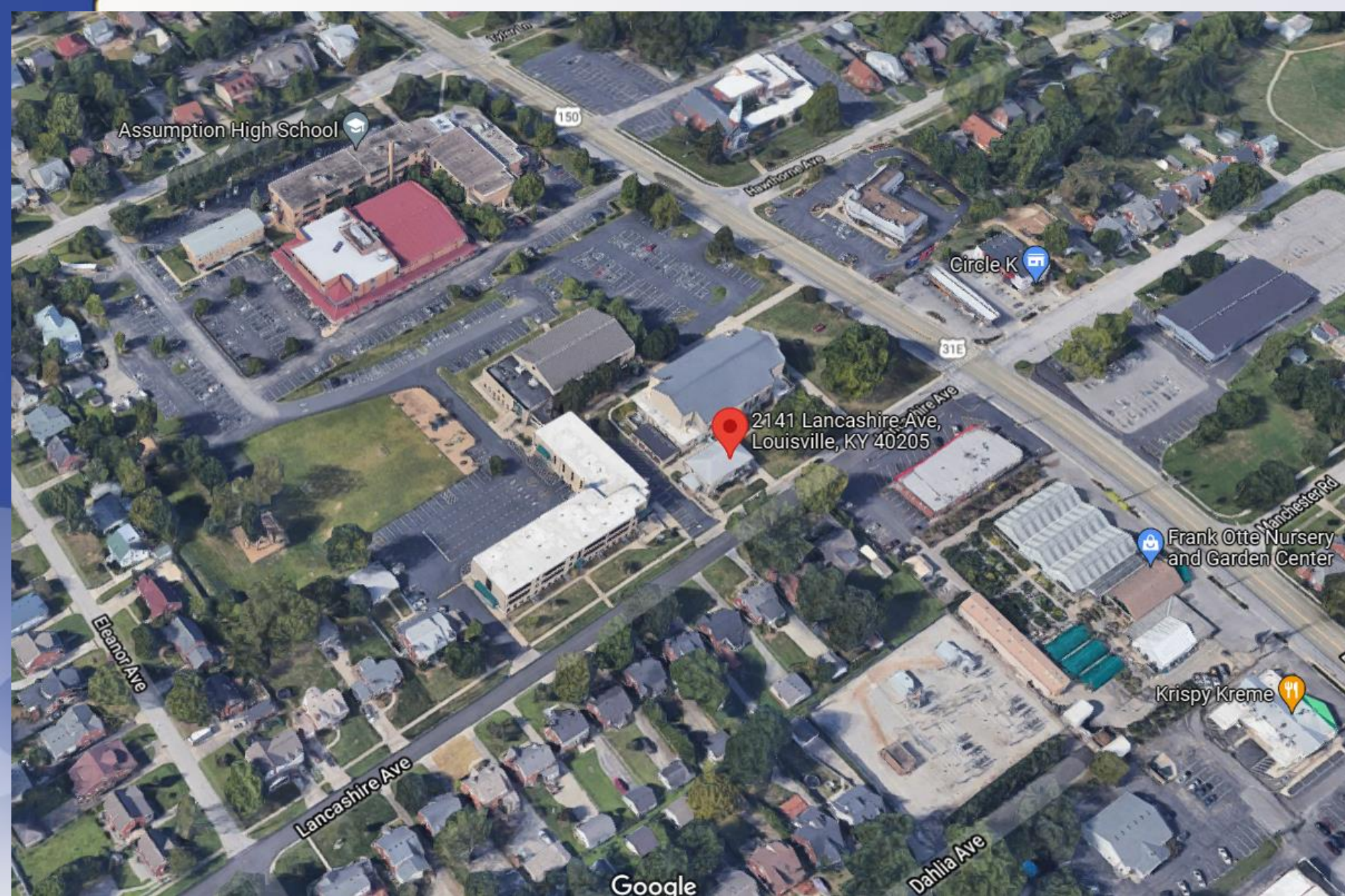




# Aerial Photo













# Proposed Office Addition Area





# Proposed Parking Area





# Proposed Parking Area





# Proposed Parking Area





# Across Lancashire Ave.



# Staff Finding

There are five listed requirements for the private institution use. The applicant will need relief of item C. Based upon the information in the staff report and the testimony and evidence provided at the public hearing, the Board of Zoning Adjustment must determine if the proposal meets the standards established in the LDC for a Conditional Use Permit, Variance, and Waiver.



# Required Action(s)

## APPROVE or DENY

- Conditional Use Permit to allow a private institutional use
- Waiver from Land Development Code (LDC) Table 10.2.6 to allow the vehicular use area landscape buffer area to be eliminated.

Location	Requirement	Request	Waiver
Lancashire Ave.	15 ft.	0	15 ft.

- Variance from Land Development Code (LDC) Table 5.3.2 to allow proposed parking/maneuvering to encroach into the required Lancashire Avenue street side yard.

Location	Requirement	Request	Variance
Lancashire Ave.	10 ft.	0 ft.	10 ft.

# Conditions of Approval

1. The site shall be developed in strict compliance with the approved development plan (including all notes thereon). No further development shall occur on the site without prior review and approval by the Board.
2. The parking lot shall be used exclusively for transient parking of automobiles belonging to invitees of the school.
3. The Conditional Use Permit shall be “exercised” as described in KRS 100.237 within two years of the Board’s vote on this case. If the Conditional Use Permit is not exercised, the site shall not be used for a private institutional use until further review and approval by the Board.