

Board of Zoning Adjustment

Staff Report

March 20, 2023



Case No:	23-VARIANCE-0015
Project Name:	Farm Credit Mid-America
Location:	12501 Lakefront Place
Owner(s):	Farm Credit Mid America FLCA
Applicant:	Farm Credit Mid America FLCA
Jurisdiction:	Louisville Metro/City of Jeffersontown
Council District:	11- Kevin Kramer
Case Manager:	Julia Williams, AICP, Planning Manager

REQUEST(S)

- Variance from 5.3.4.D.4.a to permit a building height of 59' instead of the required 50' for a 9' variance

CASE SUMMARY/BACKGROUND

The proposal is for a 51,500 SF, 3-story, office building addition. The existing building is 59,000 SF and also 3 stories. The site is divided almost in half between Louisville Metro and the City of Jeffersontown with most of the building being in Louisville Metro. The site is bound on three sides by public rights of way, Sycamore Station Place, Tucker Station Road, and Lakefront Place.

The development plan was approved at the March 1, DRC meeting.

STAFF FINDING

Staff finds that the proposal meets the guidelines of the Comprehensive Plan and requirements of the Land Development Code.

TECHNICAL REVIEW

Land Development Code (2021) Jeffersontown

Transportation Planning and MSD have preliminarily approved the proposal.

INTERESTED PARTY COMMENTS

None received.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR VARIANCE

- (a) The requested variance will not adversely affect the public health, safety or welfare.

STAFF: The requested variance will not adversely affect public health safety or welfare since the building is located away from the closest residential development and is shorter than the existing building.

- (b) The requested variance will not alter the essential character of the general vicinity.

STAFF: The requested variance will not alter the essential character of the general vicinity since the building is located away from the closest residential development and is shorter than the existing building.

- (c) The requested variance will not cause a hazard or nuisance to the public.

STAFF: The requested variance will not cause a hazard or nuisance to the public since the building is located away from the closest residential development and is shorter than the existing building.

- (d) The requested variance will not allow an unreasonable circumvention of the zoning regulations.

STAFF: The requested variance will not allow an unreasonable circumvention of the zoning regulations since the building is located away from the closest residential development and is shorter than the existing building. The proposal is located within the existing workplace form and adjacent to similar uses.

ADDITIONAL CONSIDERATIONS:

1. The requested variance arises from special circumstances which do not generally apply to land in the general vicinity or the same zone.

STAFF: The requested variance arises from special circumstances which do not generally apply to land in the general vicinity or the same zone since the structure is located mainly interior to the site and adjacent to other non-residential uses. There is also increased distance between the nearest adjacent residential across Tucker Station Road.

2. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or create an unnecessary hardship on the applicant.

STAFF: The strict application of the provisions of the regulation would deprive the applicant of reasonable use of the land since the structure is located mainly interior to the site and adjacent to other non-residential uses. There is also increased distance between the nearest adjacent residential across Tucker Station Road.

3. The circumstances are the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought.

STAFF: The circumstances are the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought.

REQUIRED ACTIONS:

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

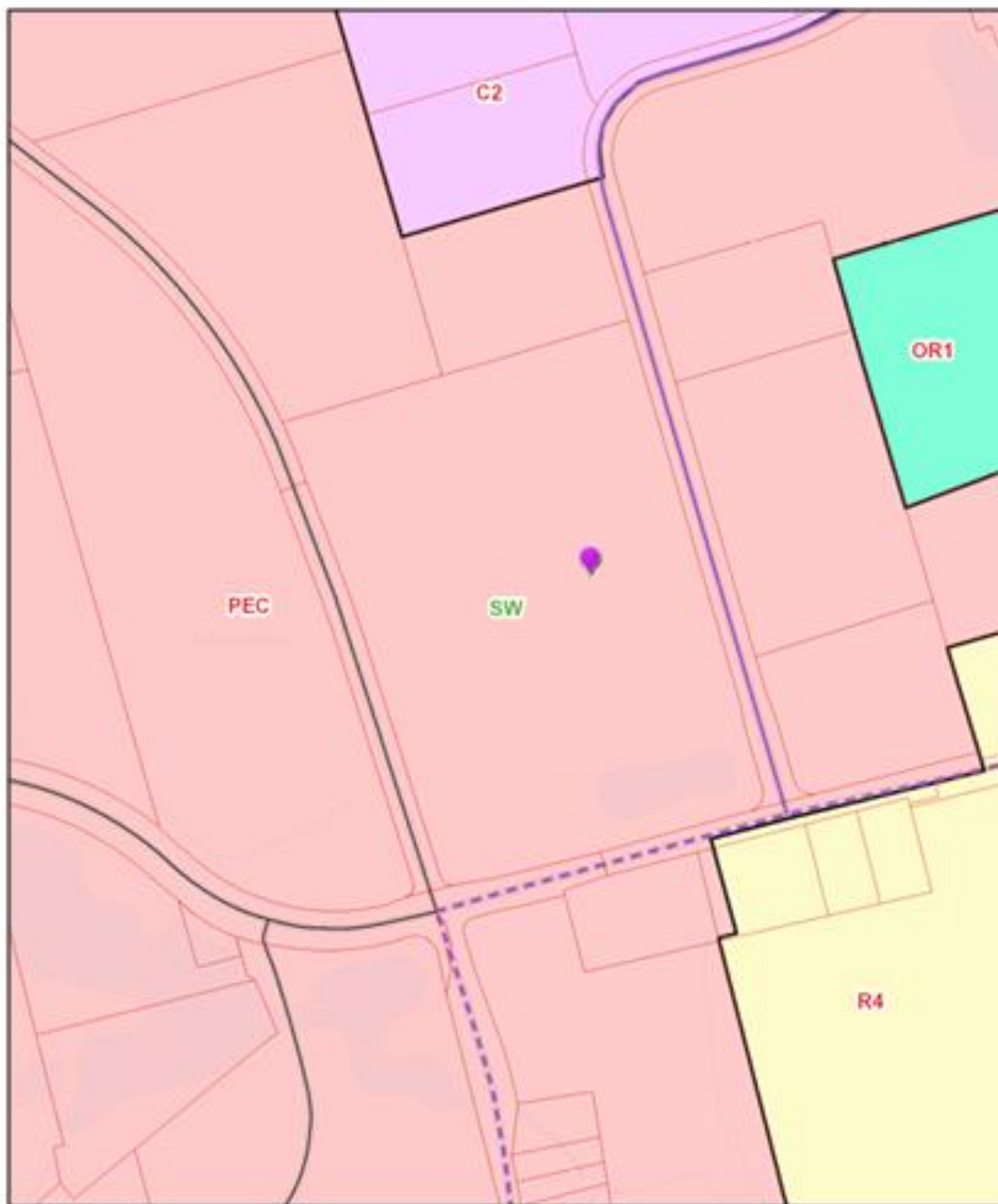
NOTIFICATION

Date	Purpose of Notice	Recipients
1/31/23	Hearing before DRC on 2/15/23	1 st tier adjoining property owners Speakers at Planning Commission public hearing Registered Neighborhood Groups in Council District 11
3/9/23	Hearing before BOZA on 3/20/23	1 st tier adjoining property owners Speakers at Planning Commission public hearing Registered Neighborhood Groups in Council District 11

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



2. Aerial Photograph

