

22-WAIVER-0219 & 23-WAIVER-0008

846 S 32nd Street



Louisville Metro Development Review Committee

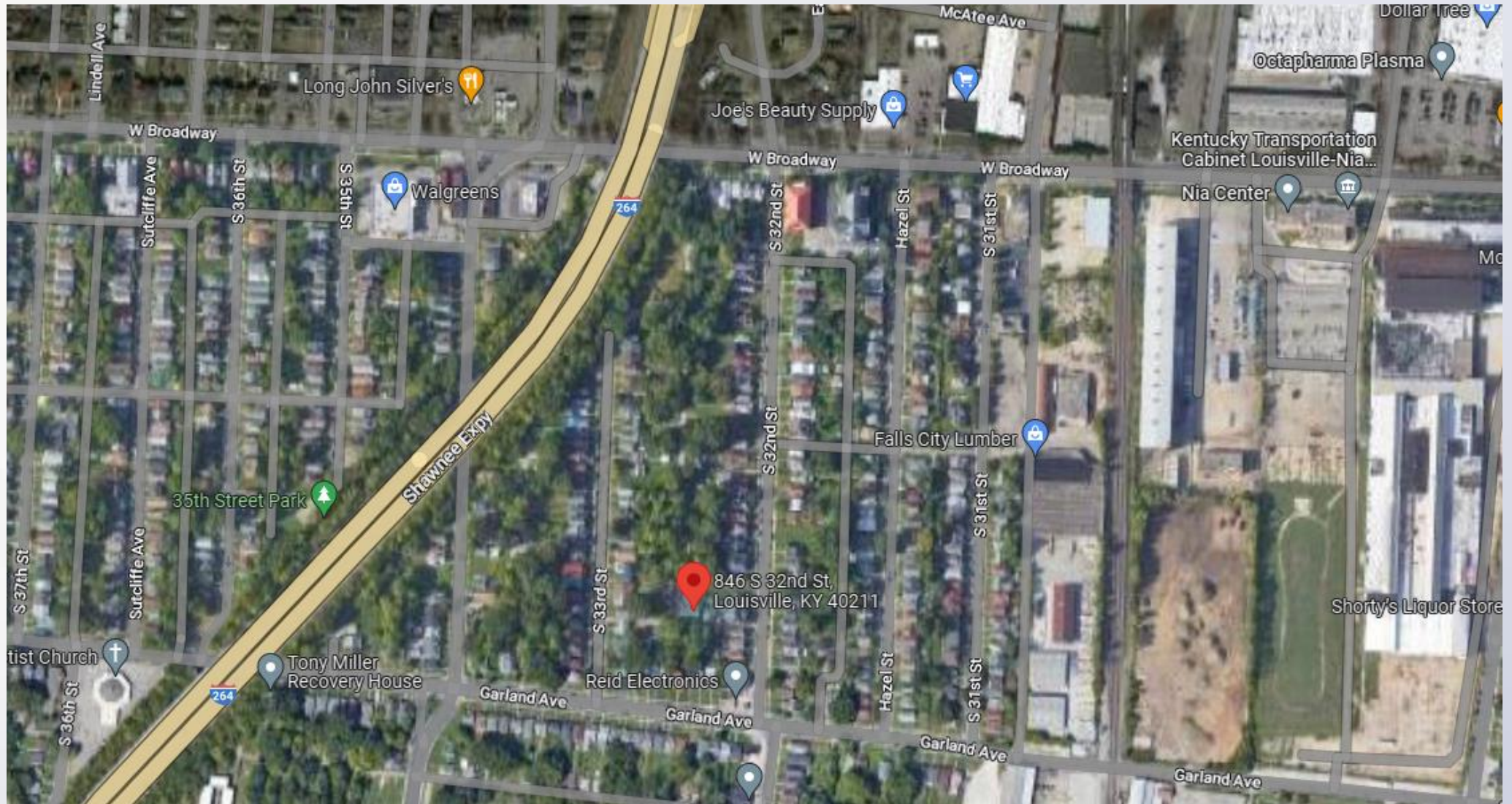
Clara Schweiger, Planner I

February 15, 2023

Request(s)

- Waiver of LDC section 5.4.1.C.3 to allow an attached front-loaded garage in the principal structure area and comprising more than 50% of the front façade of the house
- Waiver of LDC section 5.4.1.E.3 to not provide access to parking through a rear alley

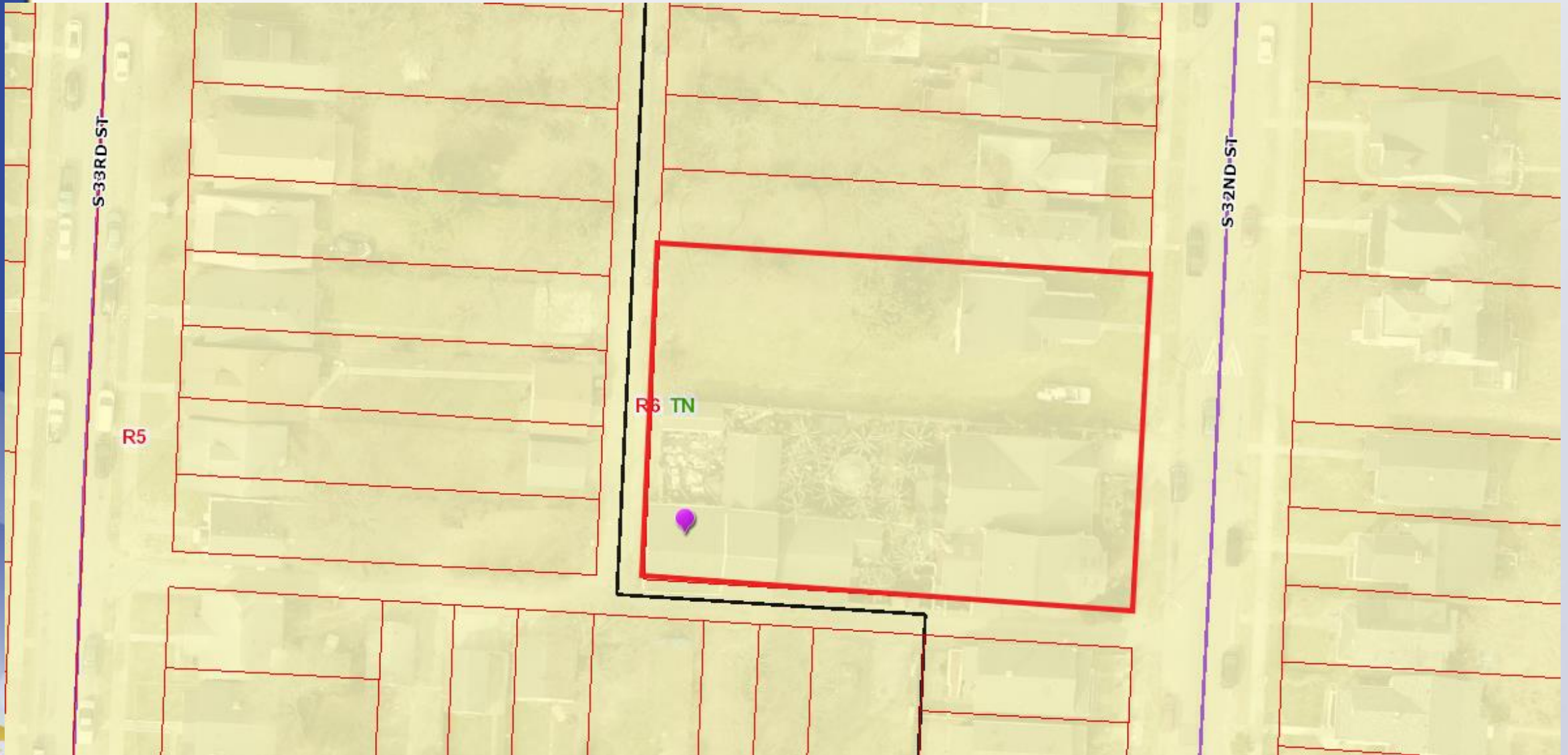
Site Context



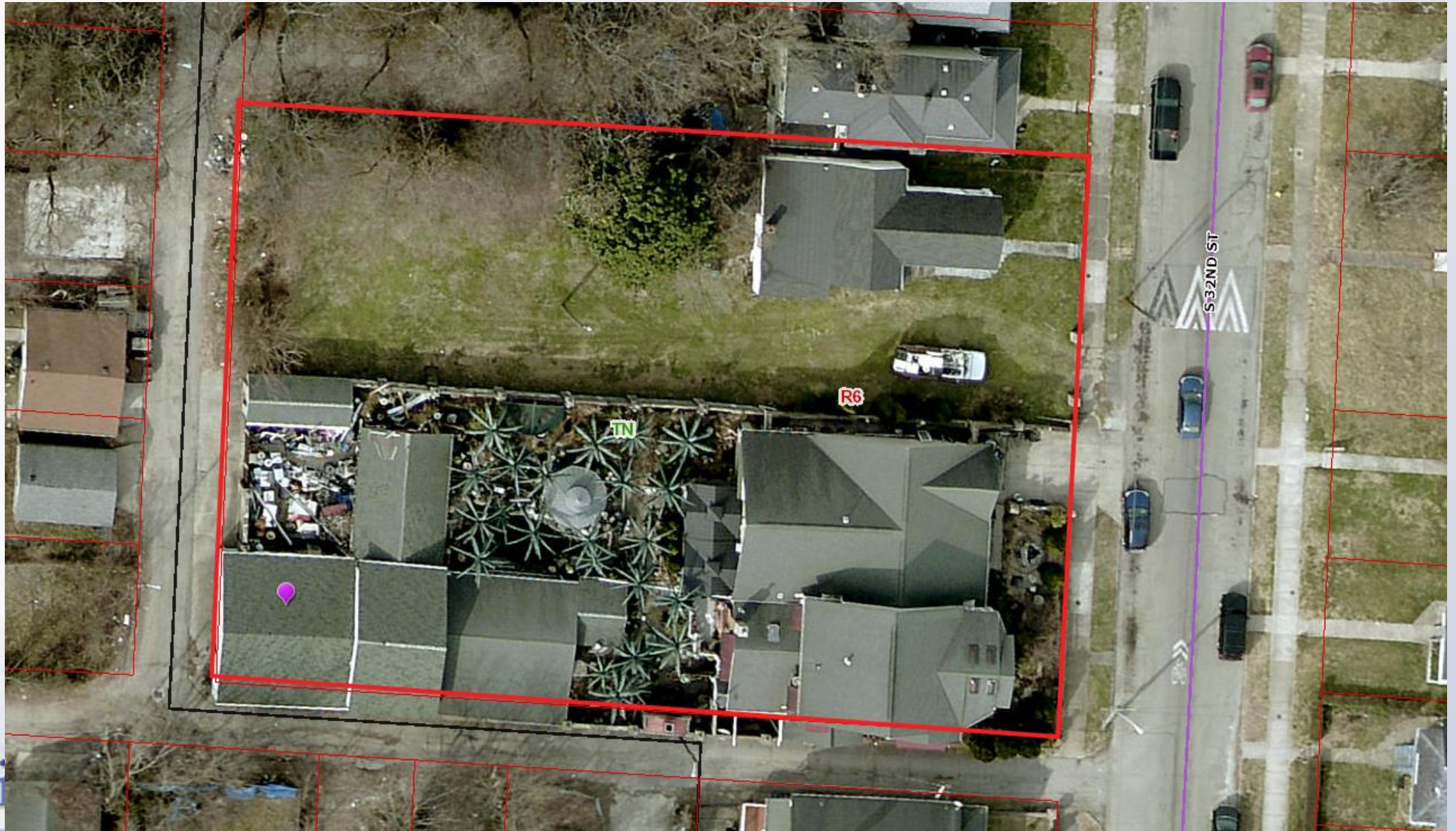
Case Summary

- The applicant is requesting two waivers in order to construct a 2,000sf front loaded garage addition
- R-6, Traditional Neighborhood

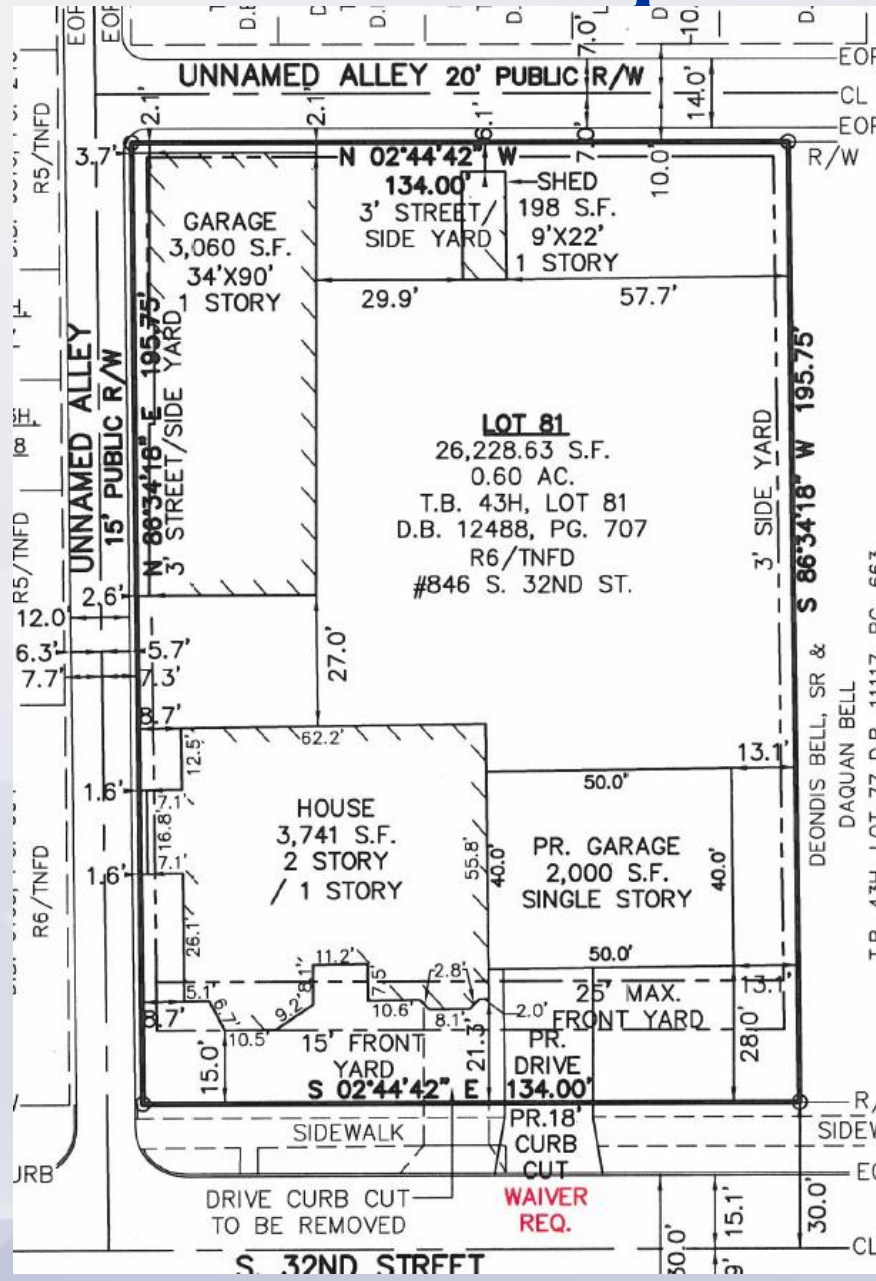
Zoning/Form Districts



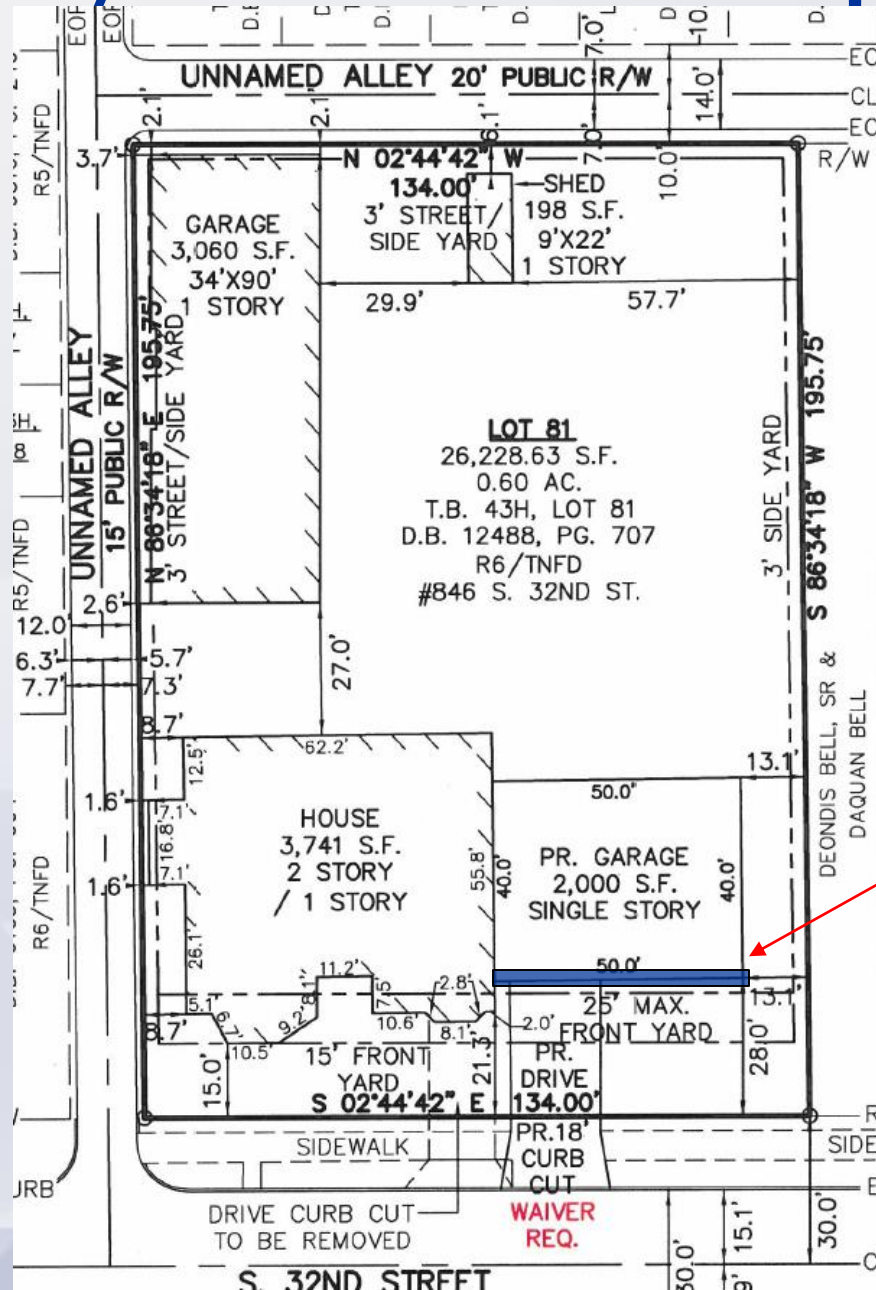
Aerial Photo



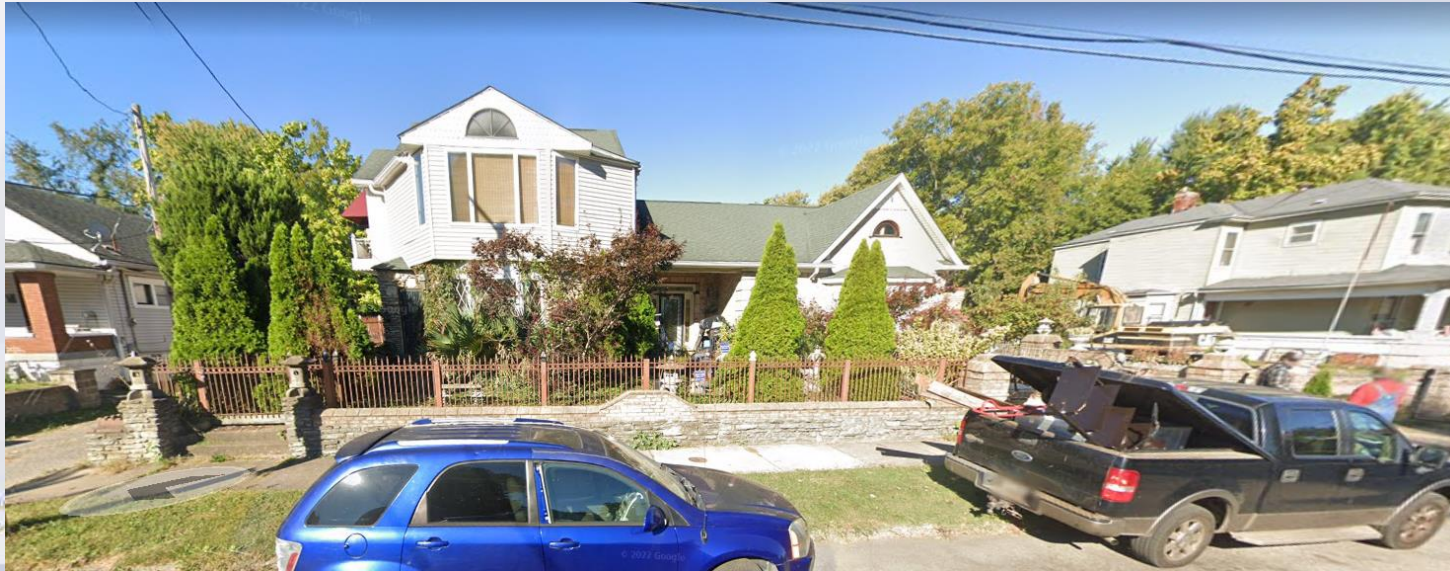
Applicant's Development Plan



Waivers/Variances Requested



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Surrounding areas



Staff Finding

Staff finds that the proposal does not meet the guidelines of the Comprehensive Plan or the requirements of the Land Development Code.

Staff finds that allowing a front-loaded garage in the principal structure area with no access from the alley does not match the character of the traditional neighborhood form district.

The committee should further discuss whether closing the existing curb cut in front of the existing house is enough to mitigate these two waiver requests.

Required Actions

- **APPROVE** or **DENY** the Waivers