

# Case No. 14VARIANCE116

## The Vinings Apartment

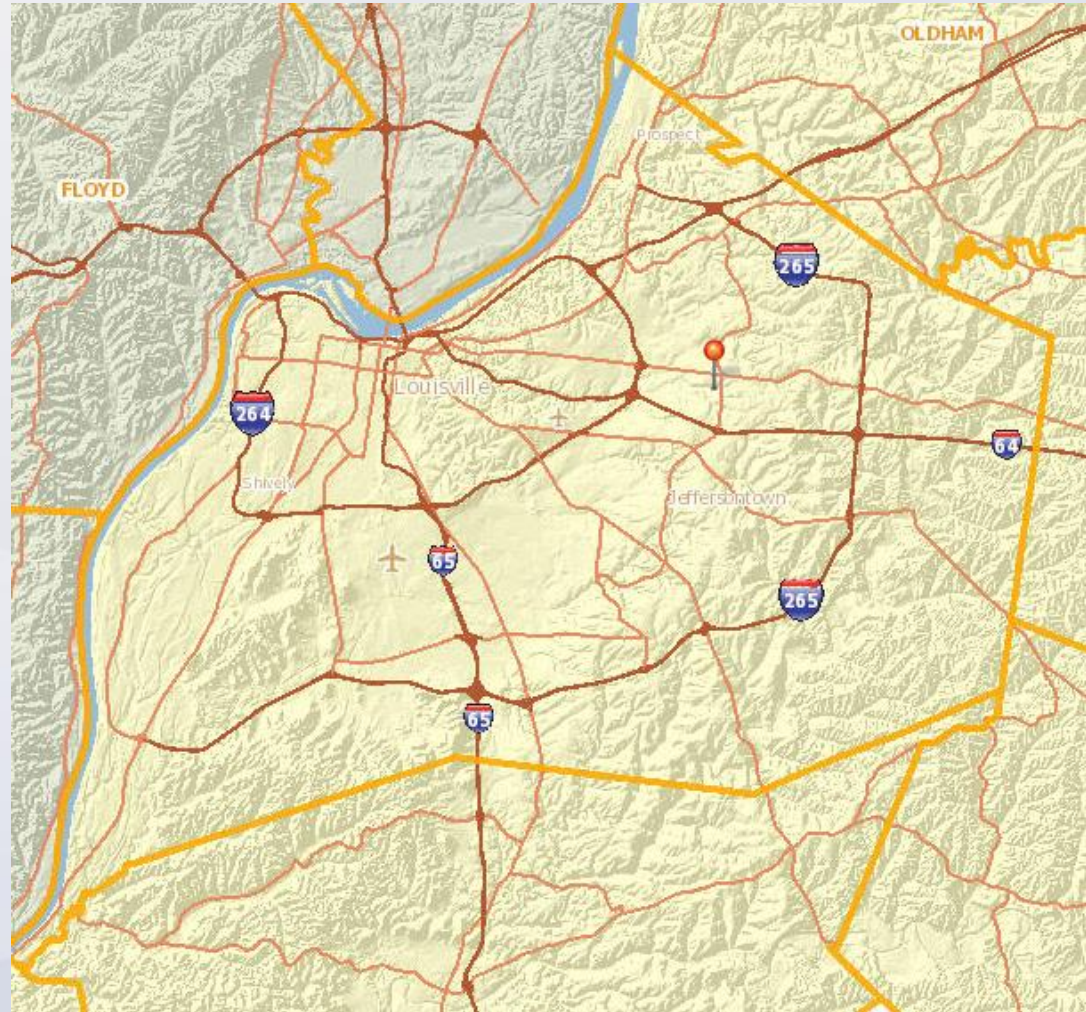


**Louisville Metro Board of Zoning Adjustment  
Public Hearing**

**Christopher Brown, Planner II  
March 2nd, 2015**

# Location

- 9500 Williamsburg Plaza
- Council District 18 – Marilyn Parker





# Requests

- Variance #1: Variance from Chapter 5.4.1.G.1.c and 5.11.4.A of the 2006 Land Development Code to reduce the required open space from 10% to 6.9%
- Variance #2: Variance from Chapter 5.7.1.B.1 of the 2006 Land Development Code to allow the proposed buildings to exceed the maximum building height of 45' by 10' 7"
- Variance #3: Variance from Chapter 5.7.1.B.2 of the 2006 Land Development Code to allow parking and drive aisles to encroach into the required 15' rear yard

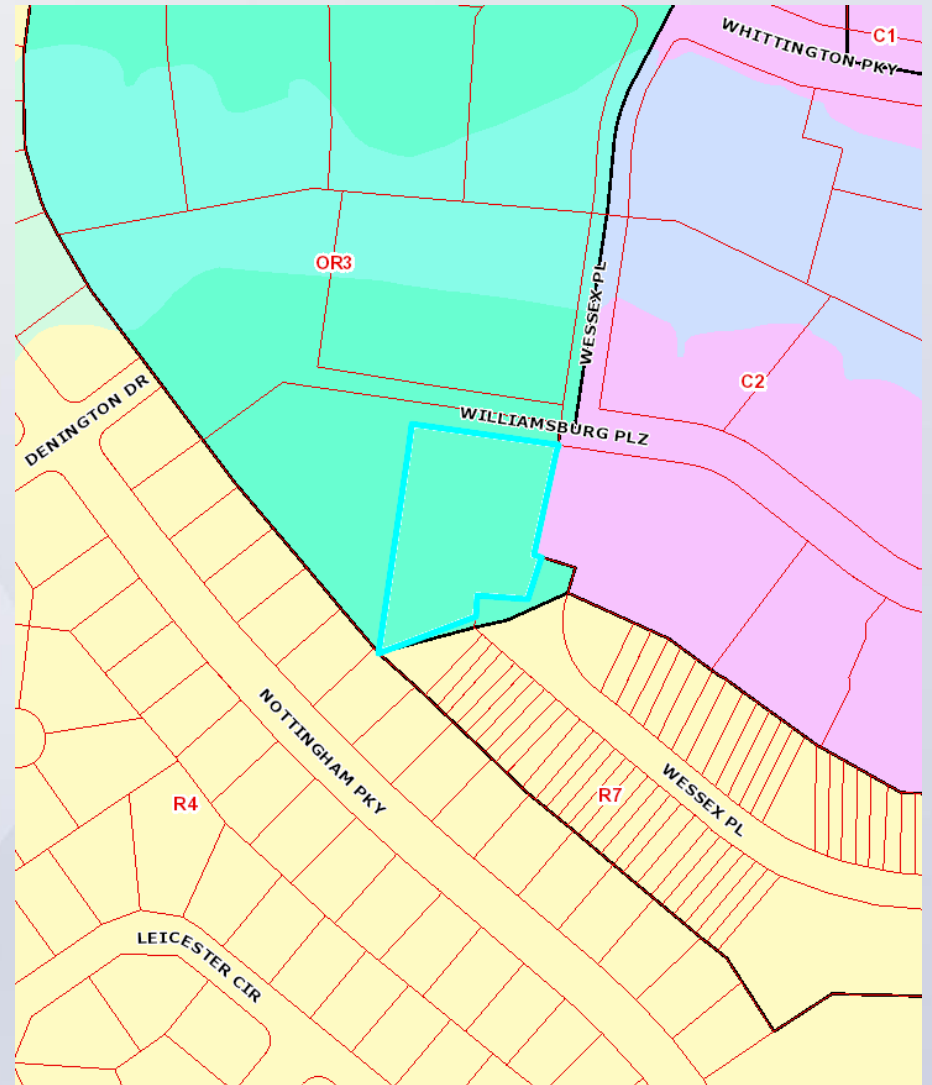
Location	Requirement	Request	Variance
Open Space	10%	6.9%	3.1%
Building Height	45'	55' 7"	10' 7"
Rear Yard	15'	0'	15'

# Case Summary / Background

- 3 apartment buildings with 159 dwelling units
- Mix of OR-3 and C-2 zoning
- Parking to the side and rear of the buildings
- A variance to allow the parking area to the rear of the buildings to encroach into the required 15' rear yard
- Result of odd angles to the lot lines along the rear of the property
- Applicant is also requesting to reduce the open space
- Recreational open space will be provided behind Building One
- The proposed buildings to exceed the maximum height
- The buildings are within the 200' transition zone
- Limits to a 45' building height

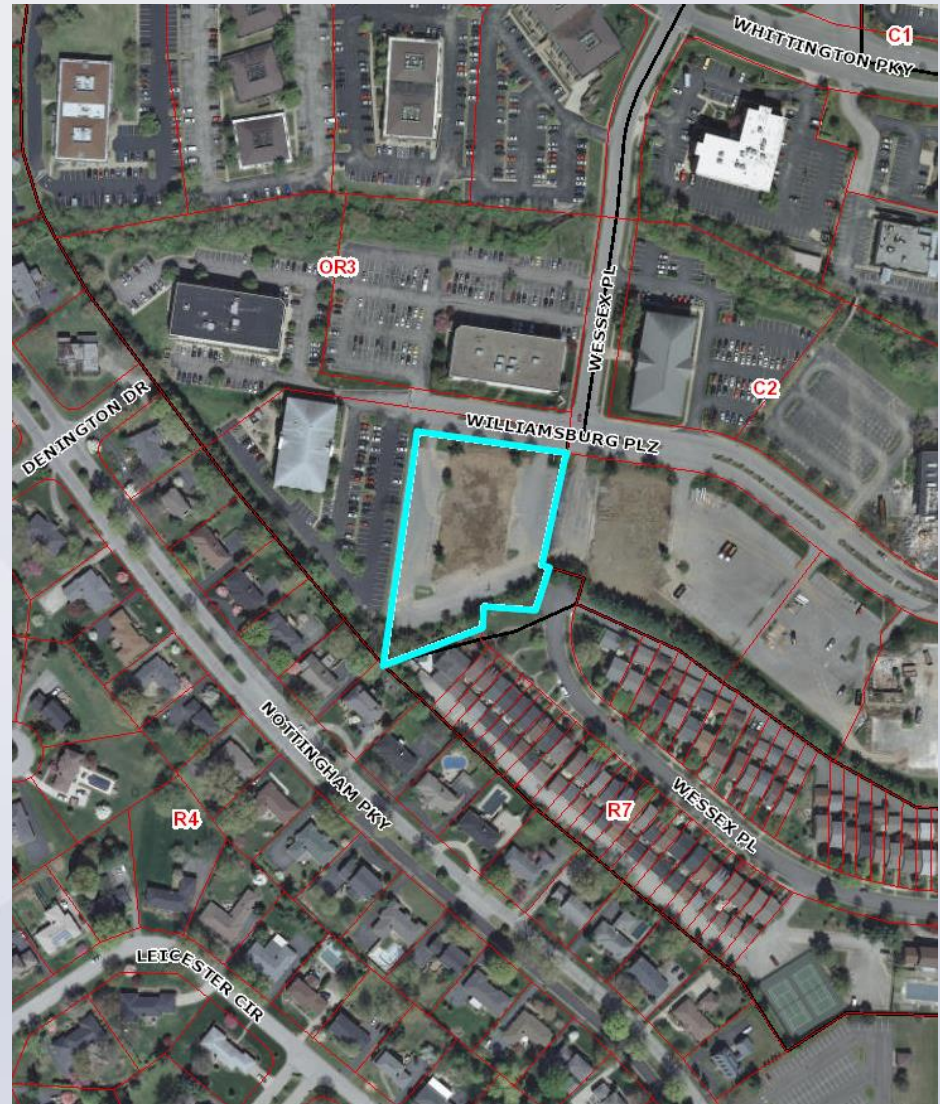
# Zoning/Form Districts

- **Subject Property:**
  - Existing: OR-3/C-2/TC
  - Proposed: OR-3/C-2/TC
- **Adjacent Properties:**
  - North: OR-3/TC
  - South: R-7/N
  - East: C-2/TC
  - West: OR-3/TC



# Aerial Photo/Land Use

- **Subject Property:**
  - Existing: Vacant
  - Proposed: Apartments
- **Adjacent Properties:**
  - North: Office
  - South: Condominiums
  - East: Restaurant
  - West: Office





# Site Photos-Subject Property



# Site Photos-Subject Property





# Site Photos-Subject Property



# Site Photos-Subject Property





# Site Photos-Subject Property

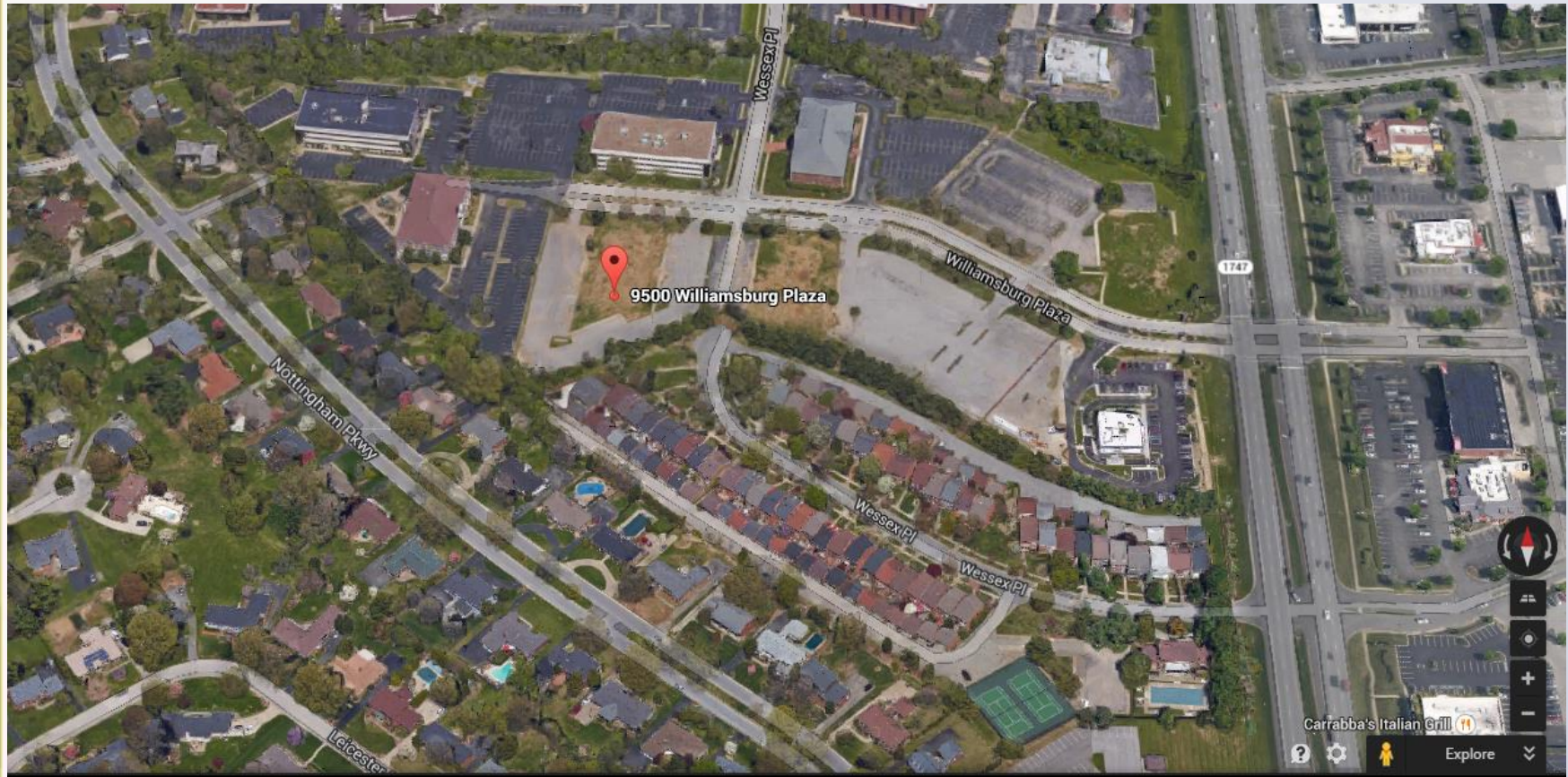




# Site Photos-Subject Property

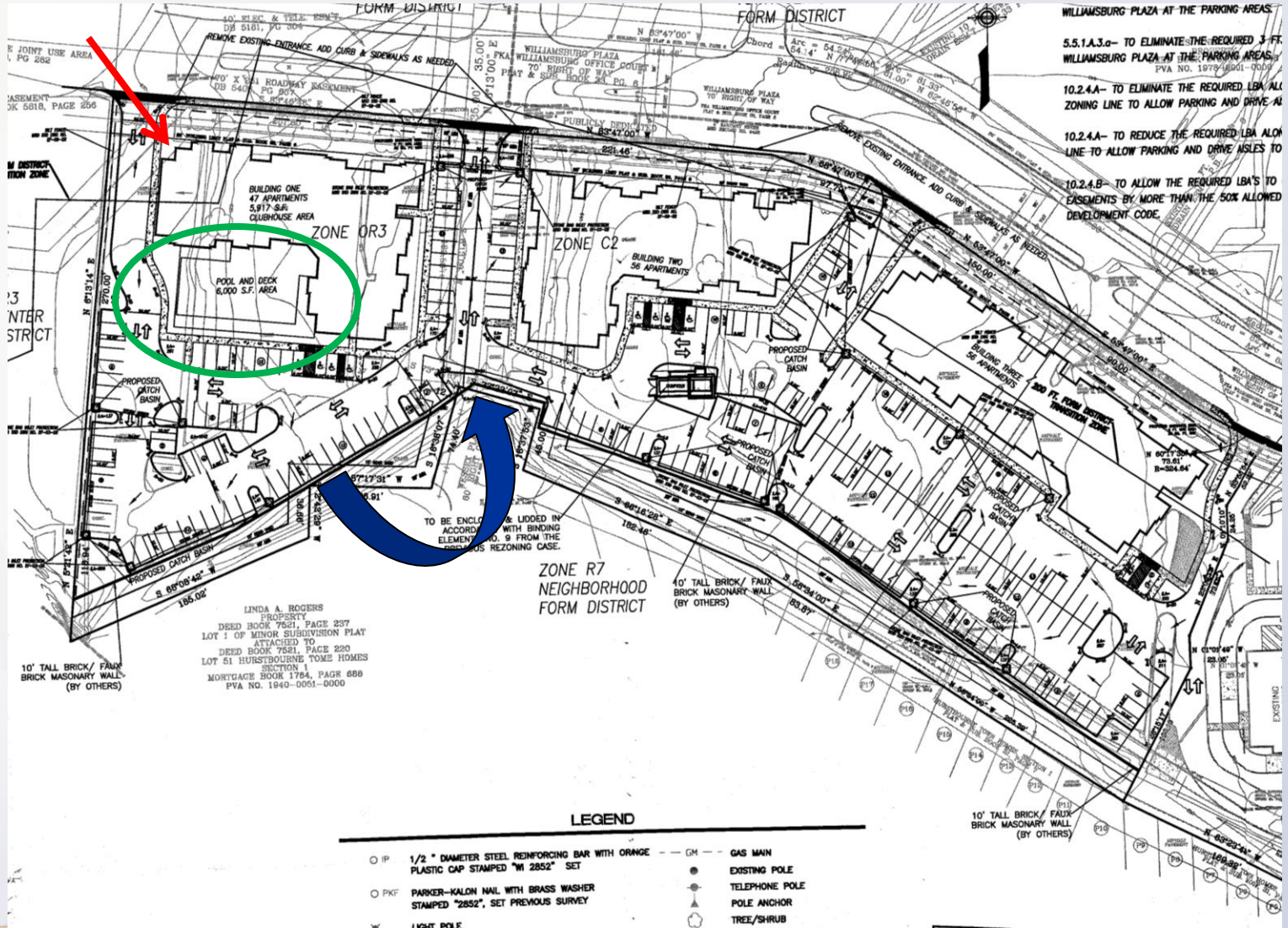


# Site Photos-Surrounding Areas





# Variiances Exhibit





# Staff Analysis and Conclusions

- The standard of review for the requested variances has been met. Based upon the information in the staff report, the testimony and evidence provided at the public hearing, the Board of Zoning Adjustment must determine if the proposal meets the standards for granting variances as established in the Land Development Code.

# Required Actions

- Approve or Deny the following:
  - Variance #1: Variance from Chapter 5.4.1.G.1.c and 5.11.4.A of the 2006 Land Development Code to reduce the required open space from 10% to 6.9%
  - Variance #2: Variance from Chapter 5.7.1.B.1 of the 2006 Land Development Code to allow the proposed buildings to exceed the maximum building height of 45' by 10' 7"
  - Variance #3: Variance from Chapter 5.7.1.B.2 of the 2006 Land Development Code to allow parking and drive aisles to encroach into the required 15' rear yard