

# Development Review Committee

## Staff Report

September 5, 2018



<b>Case No:</b>	18WAIVER1034
<b>Project Name:</b>	Hans Garage
<b>Location:</b>	3328 Blanton Ln
<b>Owner(s):</b>	Thomas Hans, Jr.
<b>Applicant:</b>	Thomas Hans, Jr.
<b>Jurisdiction:</b>	Louisville Metro
<b>Council District:</b>	12 – Rick Blackwell
<b>Case Manager:</b>	Jay Lockett, Planner I

### REQUEST(S)

- **Waiver** of Land Development Code section 5.4.2.C.1 to allow the footprint of an accessory structure to exceed the footprint of a principle structure.

### CASE SUMMARY/BACKGROUND

The applicant is proposing to construct a garage for personal vehicles and work space behind an existing single family home in the Neighborhood form district. The proposed accessory structure footprint is approximately 1800 SF, and the primary structure footprint is approximately 1000 SF.

### STAFF FINDING

The request is adequately justified and meets the standard of review.

### TECHNICAL REVIEW

There are no outstanding technical issues associated with this request.

### INTERESTED PARTY COMMENTS

Staff has received no comments from interested parties concerning this request.

**STANDARD OF REVIEW AND STAFF ANALYSIS FOR WAIVER**

- (a) The waiver will not adversely affect adjacent property owners; and

STAFF: The waiver will not adversely affect adjacent property owners, as a larger garage will not be out of character for the area, and all required setbacks will be observed.

- (b) The waiver will not violate specific guidelines of Cornerstone 2020; and

STAFF: The proposal meets Guideline 3, Policies 1 and 2 which calls for compatibility of all new development and redevelopment with the scale and site design of nearby existing development and with the pattern of development within the form district. The garage will be set back approximately 70 feet behind the existing home, and the property will not be out of character with other properties in the area.

- (c) The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant; and

STAFF: The extent of the waiver of the regulation is the minimum necessary to provide relief to the applicant, as all other Land Development Code requirements will be met on site.

- (d) Either:

(i) The applicant has incorporated other design measures that exceed the minimums of the district and compensate for non-compliance with the requirements to be waived (net beneficial effect); OR

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

STAFF: The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land, as the property is large enough to support the proposed accessory structure without causing harm to neighbors.

**REQUIRED ACTIONS**

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

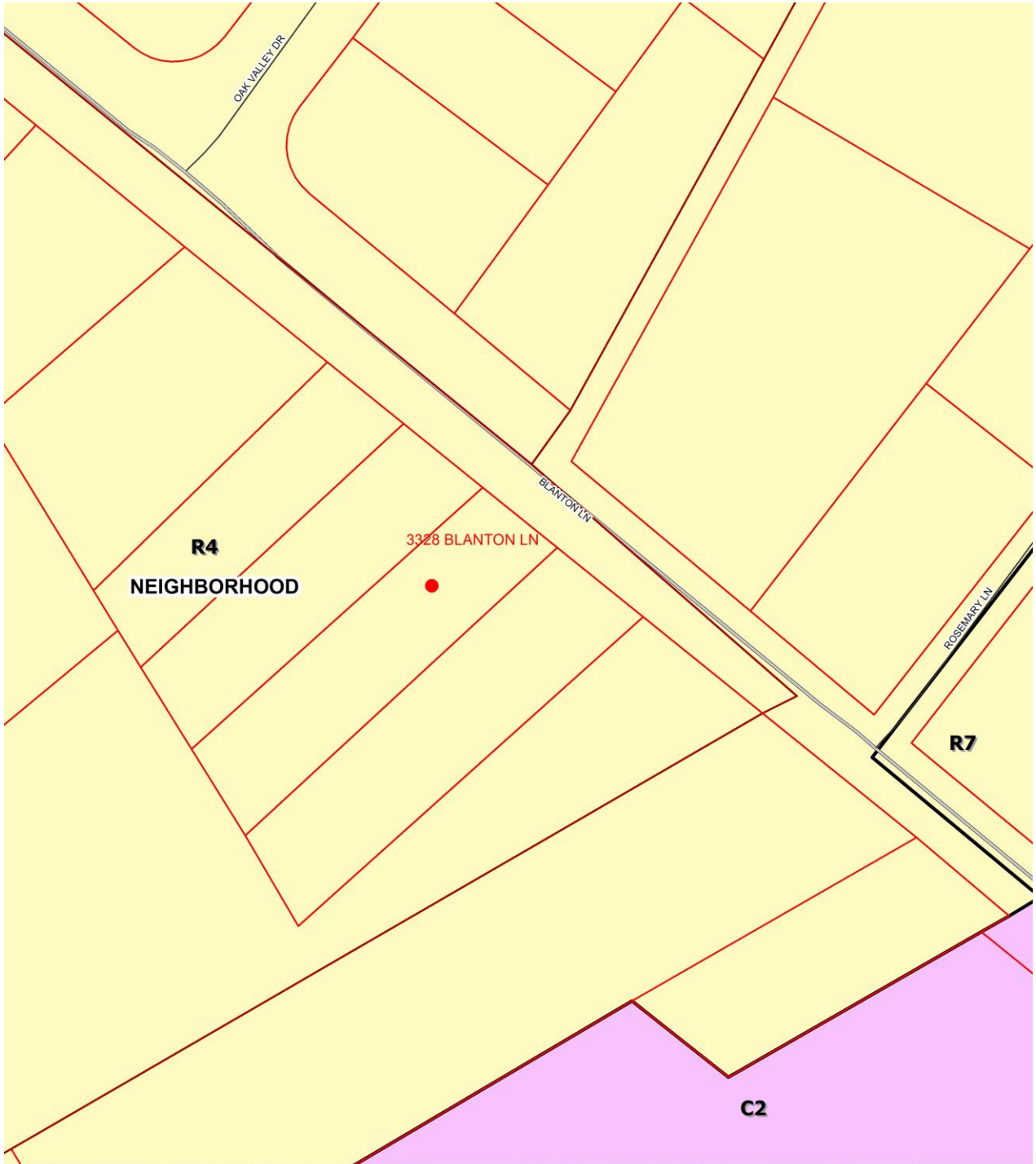
**NOTIFICATION**

Date	Purpose of Notice	Recipients
8-24-18	Hearing before DRC	1 <sup>st</sup> tier adjoining property owners Registered Neighborhood Groups in Council District 7

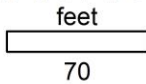
**ATTACHMENTS**

1. Zoning Map
2. Aerial Photograph

1. **Zoning Map**



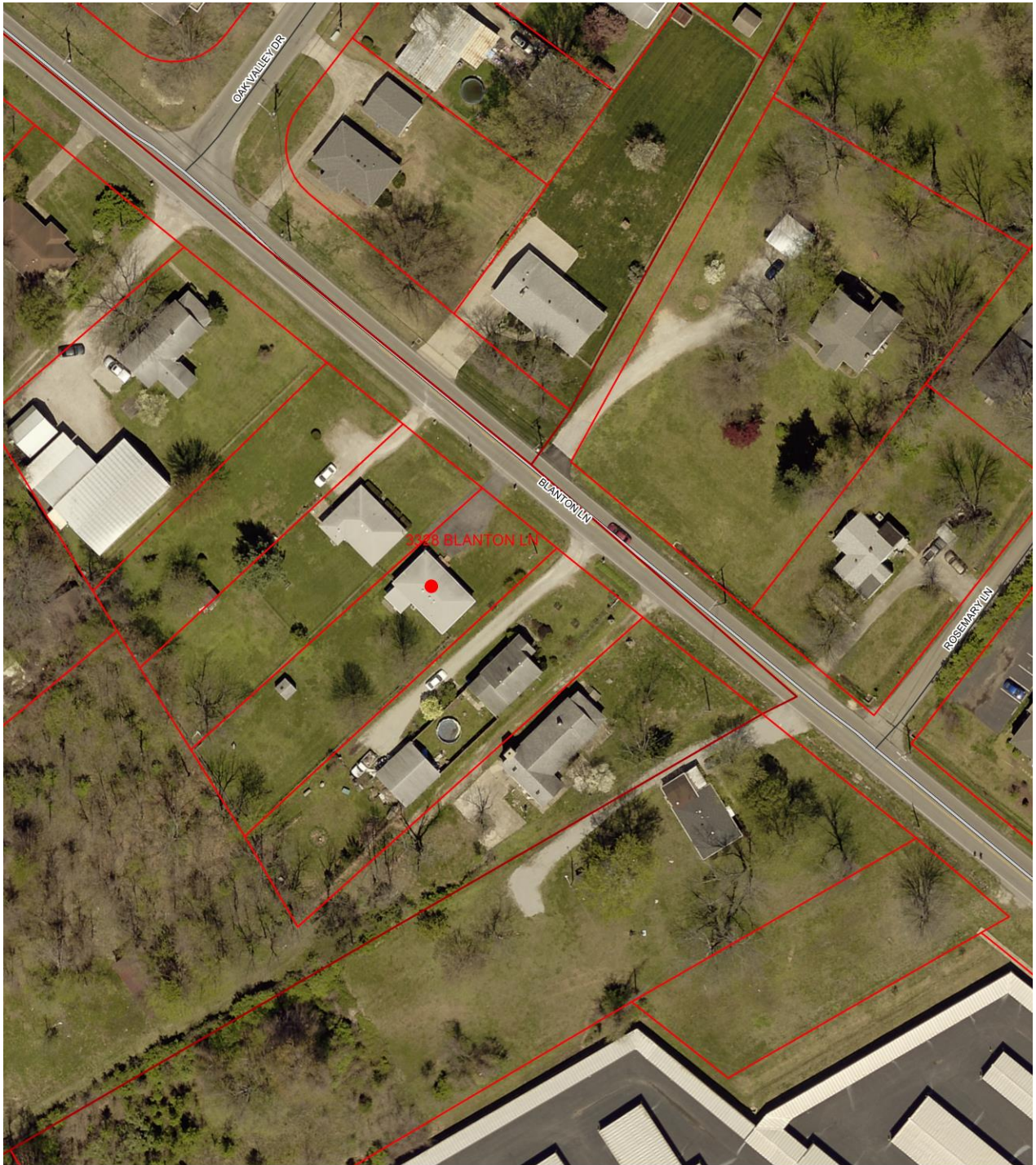
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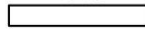


2. Aerial Photograph



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feet



70



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