

20-VARIANCE-0015

20-WAIVER-0018

20-WAIVER-0019

**Ransdell Avenue Variance and
Waivers**



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

Zach Schwager, Planner I

March 16, 2020

Request

- **Variance**: from Land Development Code section 5.1.12.a to allow a principal structure addition and an accessory structure to encroach into the required infill front yard setback
- **Waiver**: from Land Development Code section 5.4.1.C.4 to allow a detached garage to not be setback 20 ft. from the front façade of the principal structure
- **Waiver**: from Land Development Code section 5.4.1.B.1.e to allow parking in the Public Realm that does not lead to a garage or rear yard parking area

Location	Requirement	Request	Variance
Infill Front yard	57 ft. to 65 ft.	11 ft.	46 ft.

Case Summary / Background

- The subject property is located in the Cherokee Triangle neighborhood and preservation district.
- The property is a double frontage lot on Ransdell Avenue and Longest Avenue. Planning & Design staff has determined Ransdell Avenue to be the primary street.

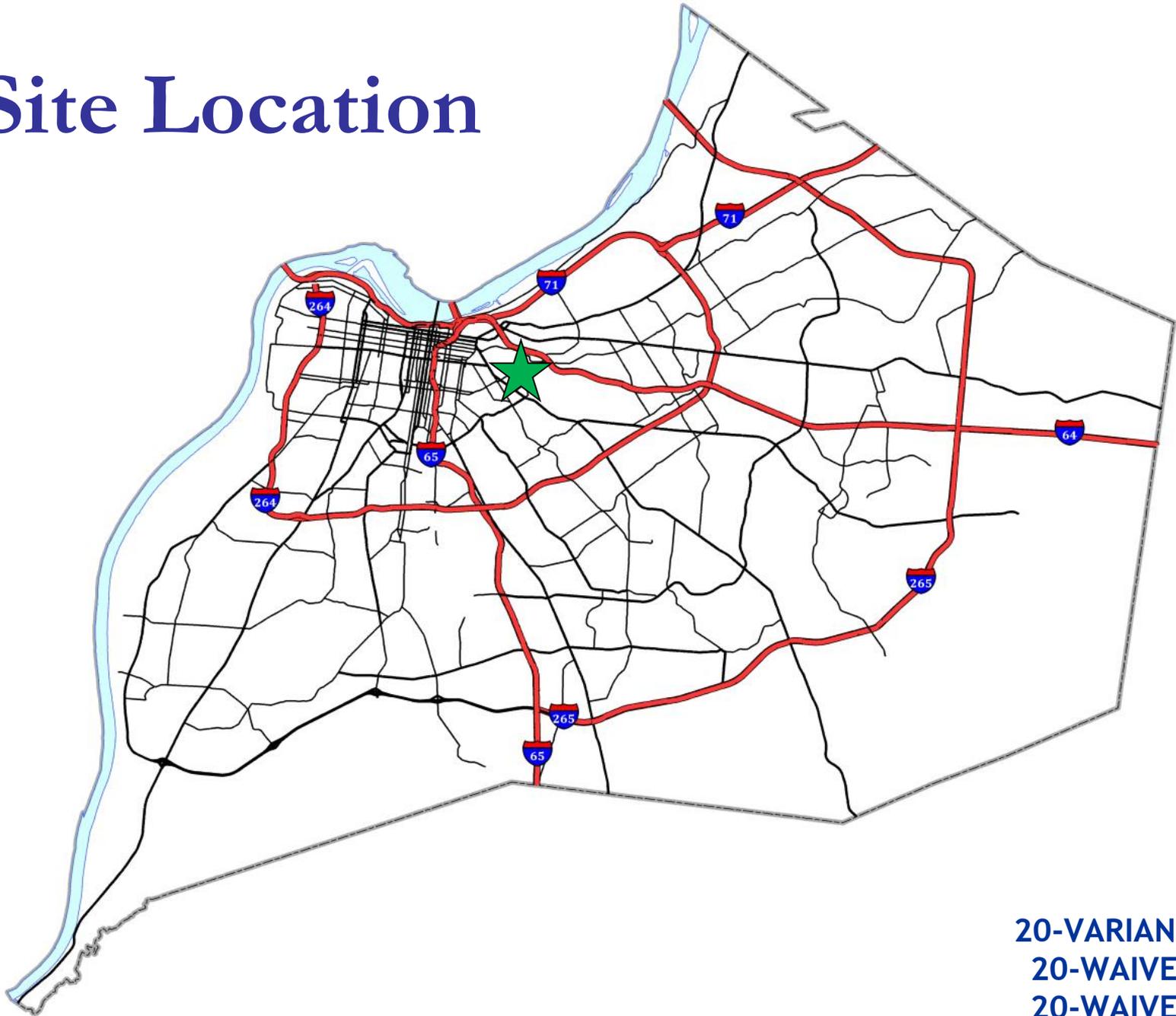
Case Summary / Background

- The applicant is proposing to construct an addition that includes a carport that extends past the front façade of the existing principal structure and a detached garage that would also be in front of the principal structure.

Case Summary / Background

- The Cherokee Triangle Architectural Review Committee approved the addition and detached garage on condition under case number 19-COA-0171 on February 26, 2020. Planning & Design Staff does not have any recommended conditions.

Site Location



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R5B

R2

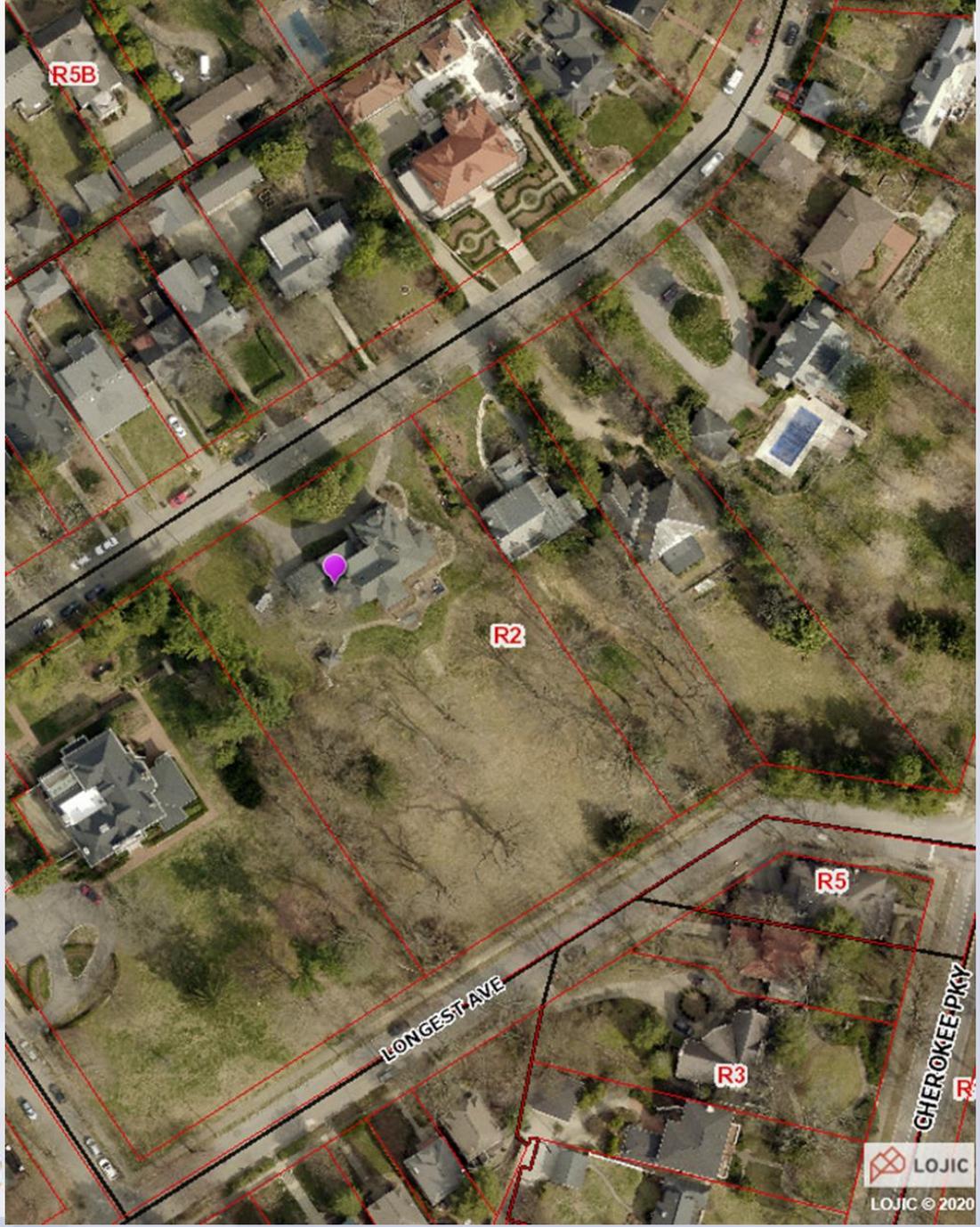
R5

R3

R



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Site Plan



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Site Plan
Scale: 1/32" = 1'-0"

20-VARIANCE - 0015

2330 Ransdell Ave, Louisville, KY 40204
Primary Parcel ID: 075, 0000 0000



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Elevations



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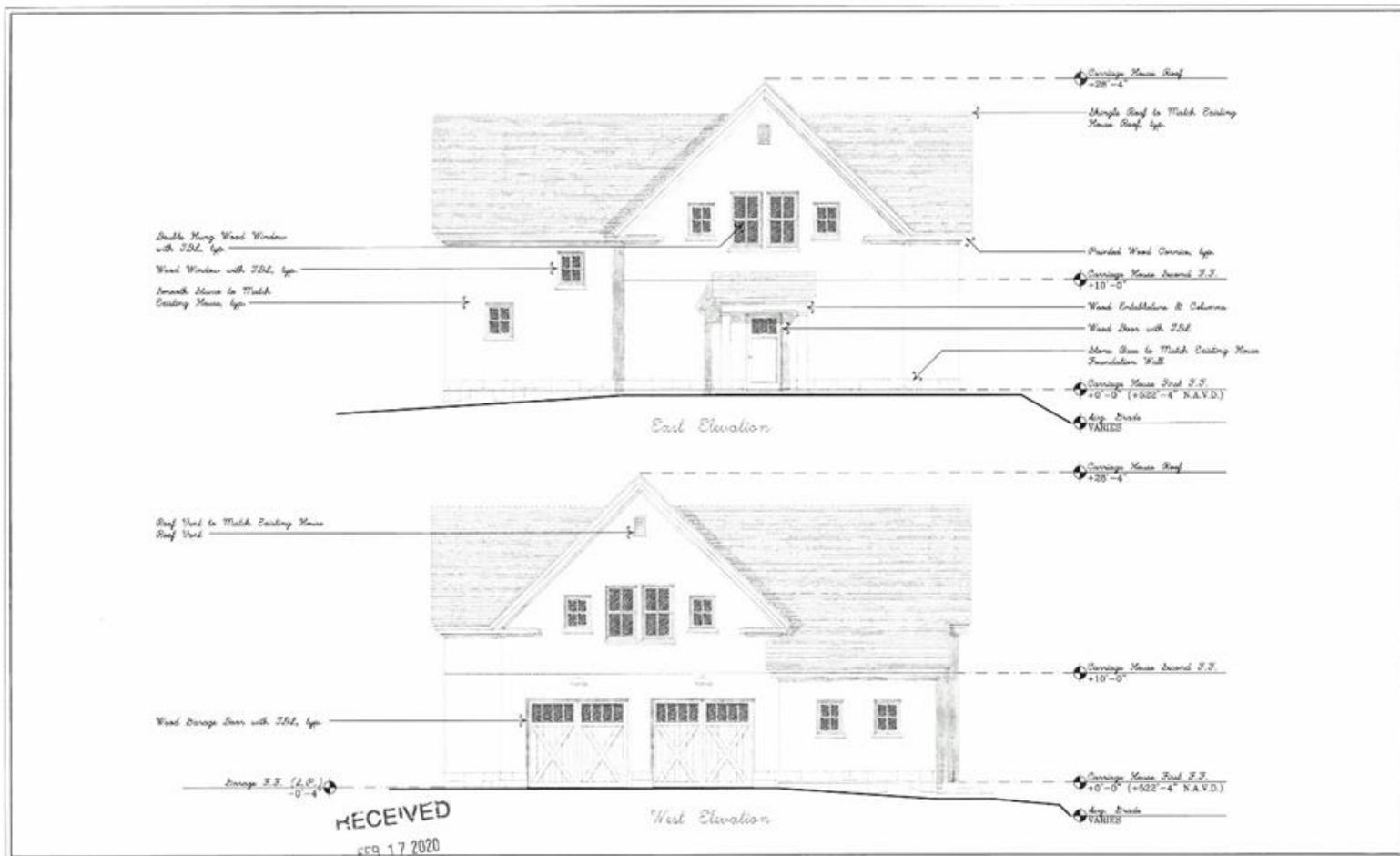
February 09, 2020
de la Guardia Victoria Architects

Longest Avenue Street Elevation
Scale: 1/16" = 1'-0"

Russell Padgett
Cherokee Triangle, Kentucky

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Elevations



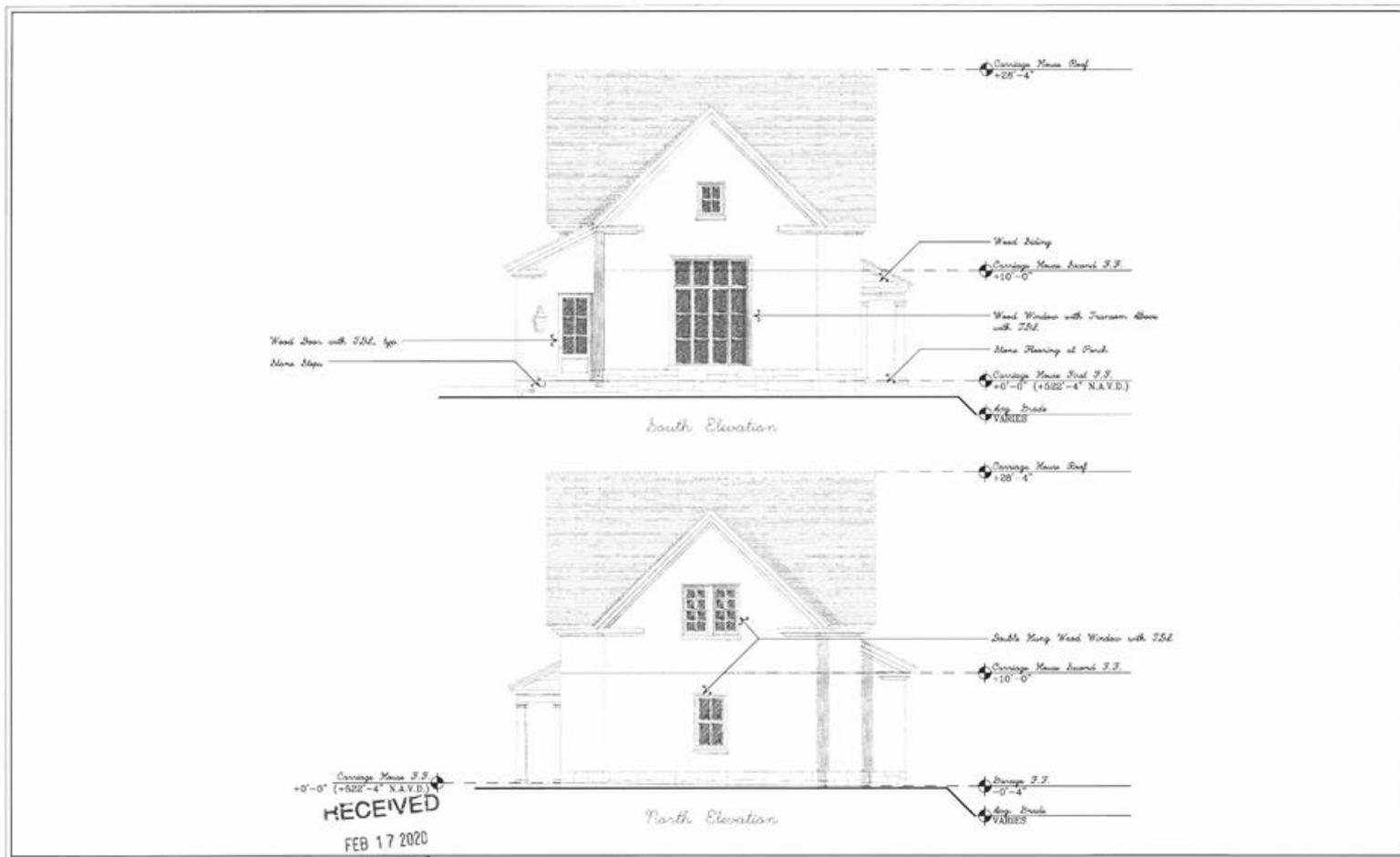
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Carriage House Elevations
 Scale: 1/8" = 1'-0"

Randall Postema
 Charles Triangle, Kentucky

20-VARIANCE-0015

Elevations



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Carrriage House Elevations
 scale: 1/8" = 1'-0"

February 07, 2020
 de la Guardia Victoria Architects

Burdell Robinson
 Charles Triangle, Kentucky

20-VARIANCE-0015

Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Conclusion

- The variance request appears to be adequately justified and meets the standard of review.
- The waiver requests appear to be adequately justified and meet the standards of review.

Required Action

- **Variance:** from Land Development Code section 5.1.12.a to allow a principal structure addition and an accessory structure to encroach into the required infill front yard setback
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