

Development Review Committee

Staff Report

September 15, 2021



Case No:	21-WAIVER-0110
Project Name:	Pole Barn Garage
Location:	10013 Blue Lick Rd
Owner(s):	John Woods
Applicant:	Kayla Woods
Jurisdiction:	Louisville Metro
Council District:	24 – Madonna Flood
Case Manager:	Jay Lockett, AICP, Planner I

REQUEST(S)

- **Waiver** of Land Development Code section 5.4.2.C.2 to permit an accessory structure with a larger footprint than the principal structure.

CASE SUMMARY

The applicant has proposed to construct a 36' by 40' pole barn style garage on a single-family lot. The subject site is approximately 6.384 acres and zoned R-4 in the Neighborhood form district. The applicant intends to store personal vehicles and equipment in the garage, and it will be accessed via extending the existing driveway to serve the structure.

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 will not adversely affect adjacent property owners, as all required setbacks will be met on the subject site. The site is relatively large, and the structure will not encroach upon neighboring residential properties or structures.

- b. The waiver will not violate the Comprehensive Plan; and,

STAFF: The waiver will not violate the comprehensive plan, as it will fit with the surrounding neighborhood and allow the applicant to securely store equipment and personal vehicles.

- c. The extent of 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 afford relief to the applicant. All other requirements of the Land Development Code will be met on the subject site.

- d. Either: 1. 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 2. 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 proposed structure is reasonable on a lot this large and will not adversely affect any neighboring properties.

REQUIRED ACTIONS:

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

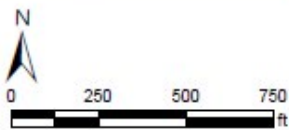
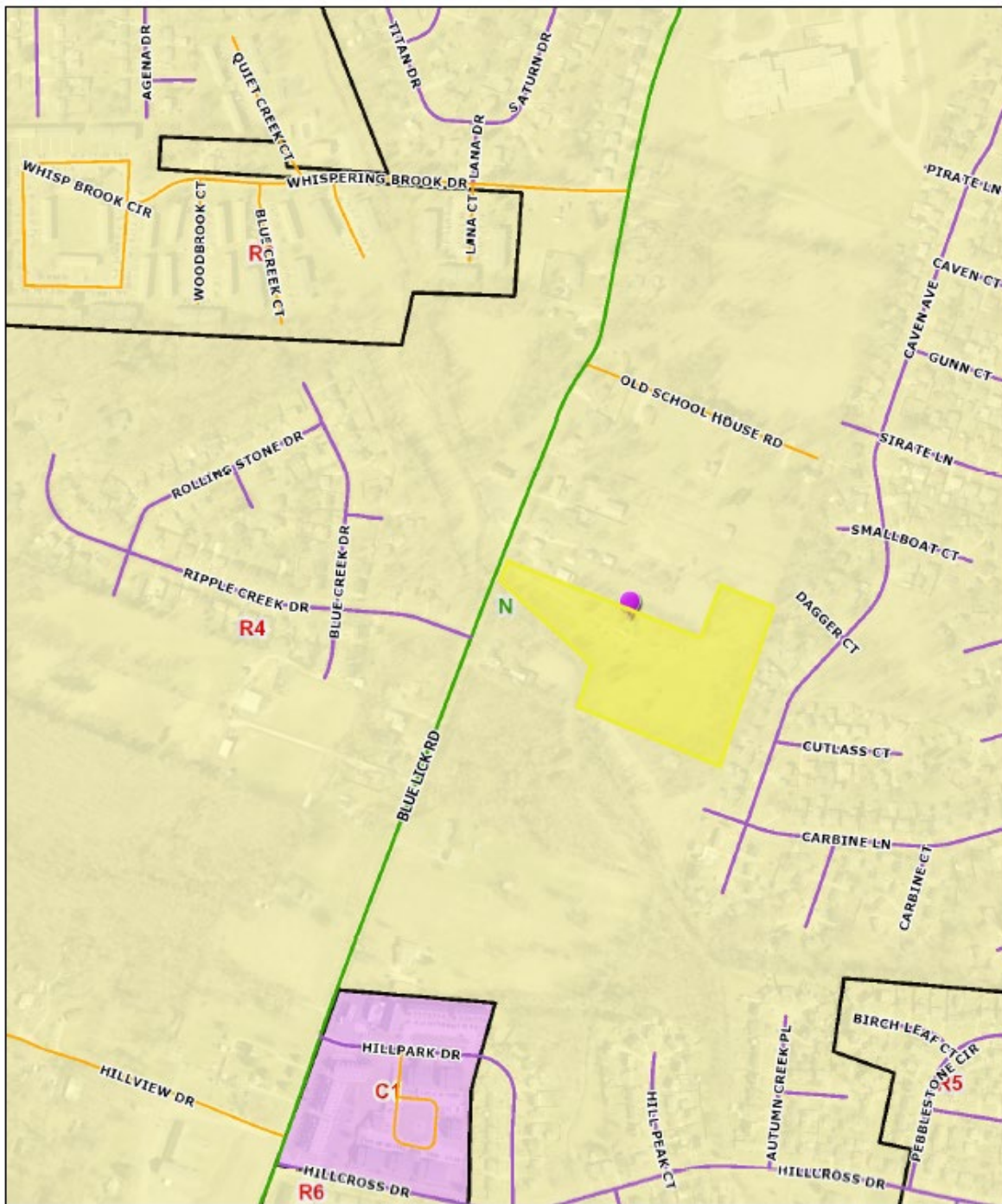
NOTIFICATION

Date	Purpose of Notice	Recipients
9-1-21	Hearing before DRC	1 st tier adjoining property owners and current residents Registered Neighborhood Groups in Council District 24

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



21-WAIVER-0110

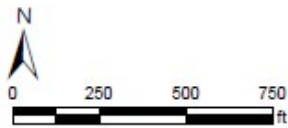
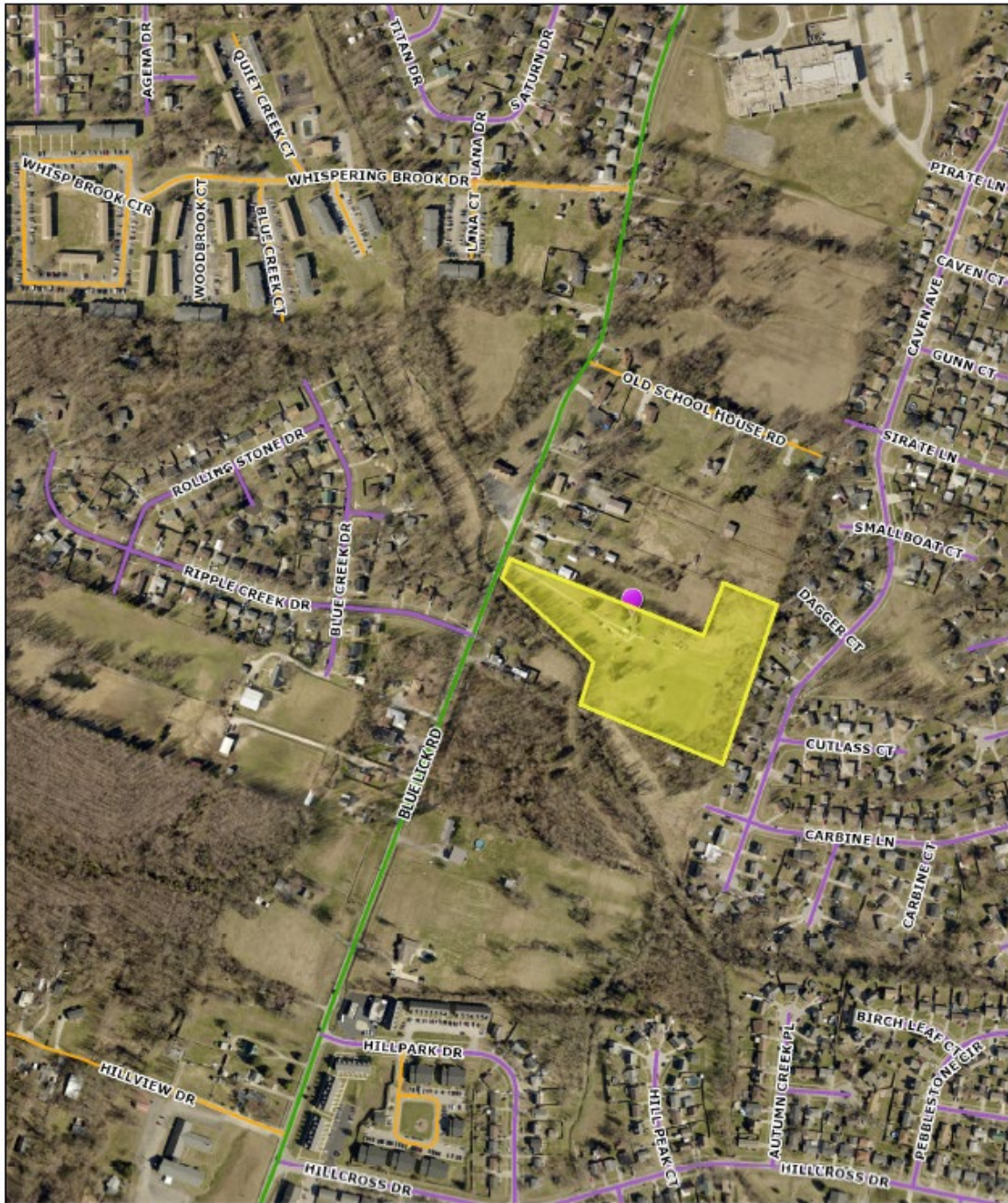
Wednesday, September 8, 2021 | 9:16:08 AM



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2. Aerial Photograph



21-WAIVER-0110

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