

18VARIANCE1042



Louisville Metro Board of Zoning Adjustment

Jay Lockett, Planner I

June 4, 2018

Requests

- **Variance** from Land Development Code section 5.1.12.A.2.a to allow a proposed structure to exceed the infill front yard maximum setback along Bridwell Dr by approximately 160’.

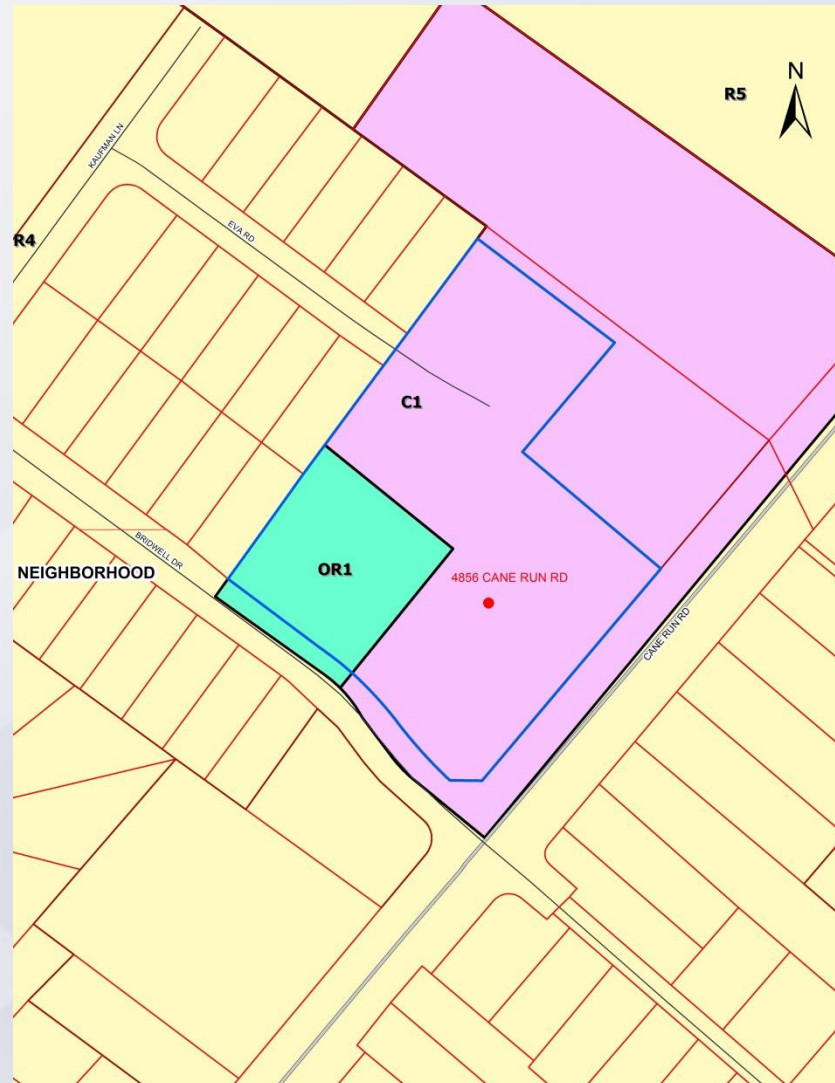
Background

- Vacant C-1 zoned site.
- Applicant proposes to construct a self-service car wash facility.
- Revised District Development Plan with associated waivers will be considered by the Planning Commission on 6-7-18
- Existing row of houses along Bridwell Dr makes infill standards applicable per Land Development Code section 5.1.12.
- Existing detention basin on site takes up most of the Bridwell Dr frontage on the subject site.

Site Context



Zoning / Form District



Aerial Photo



Subject Site – Existing Frontage Cane Run Rd Looking NE



Subject Site – Existing Frontage

Cane Run Rd Looking SW



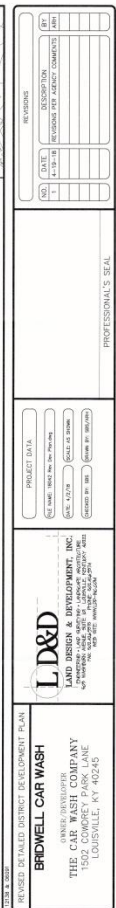
Subject Site – Area of Variance Request along Bridwell



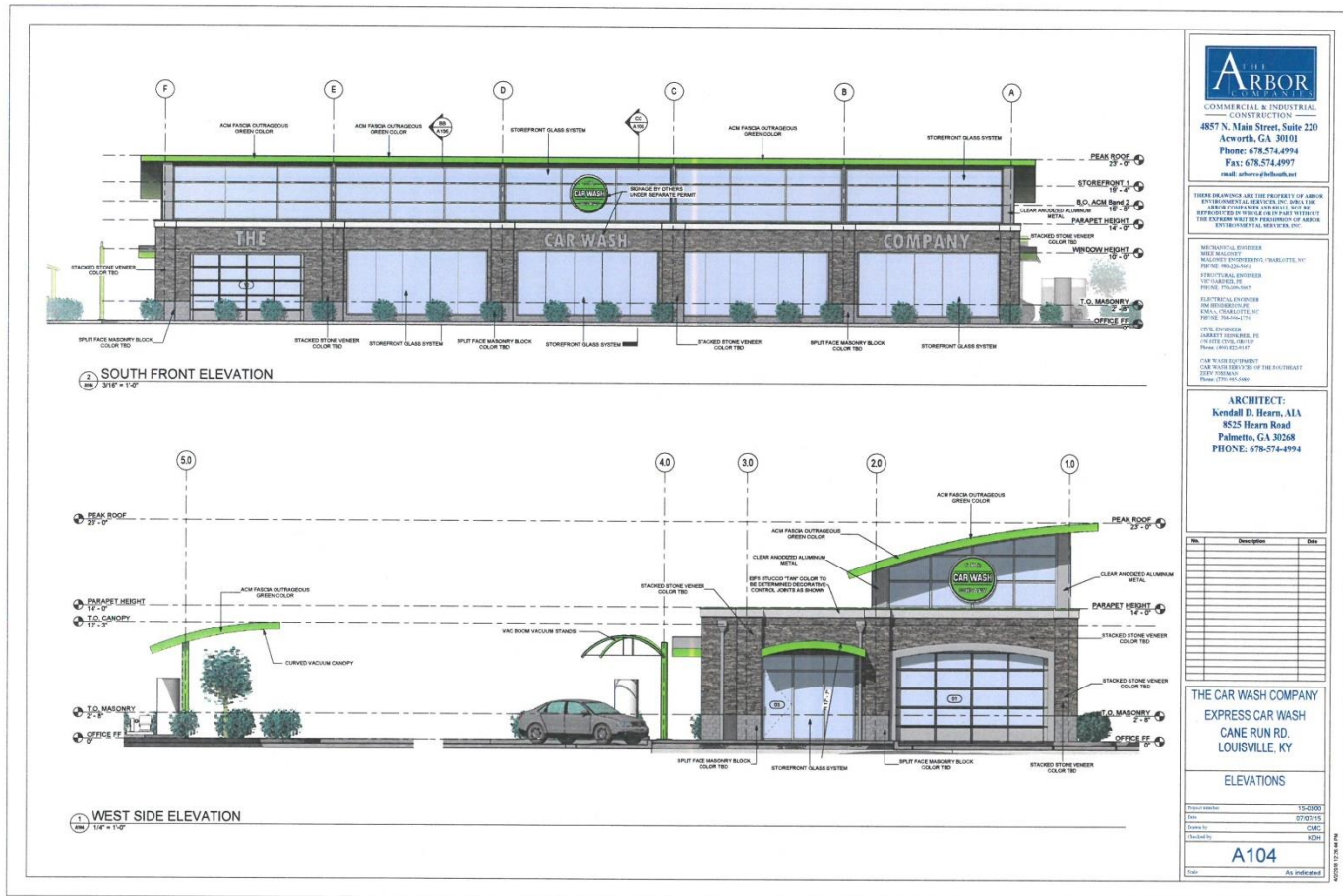
Subject Site - Area of Variance request, from rear of site.



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Proposed Elevations



Staff Analysis and Conclusions

- The variance appears adequately justified and meet the standards of review.

Required Actions

- **Approve or Deny** the Variance from Land Development Code section 5.1.12.A.2.a to allow a proposed structure to exceed the infill front yard maximum setback along Bridwell Dr by approximately 160’.