

Minor Plat Case No. ~~15MinorPlat1007~~ Justification for LDC Waiver.

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River City Housing, Inc. Owner
3106 Bridwell Drive

MAR 09 2015

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Request for a waiver of the infill standards of LDC 5.4.2.C.2 to allow Lot 1 to have a minimum depth of 135.25 feet rather than 152 feet which is 80% of the established lot pattern.

This Minor Plat seeks to create two tracts from one tract. The applicant, River City Housing, is a nonprofit homebuilder. The lot is on a corner of an older established neighborhood. The subject lot is currently a very deep lot. Although there is some uniformity on the block, the lots are of varying depths and widths. Applying the in-fill rules of the LDC, the proposed new Lot 1 does not meet the depth standard. Thus, this waiver is requested to allow for the creation of the second lot.

Although the proposed Lot 1 is less deep than the average lot on the block, it is consistent with the corner lots in the area and the lot patterning on the intersecting street, Mary Rose Drive. The lot across Mary Rose which also fronts on Bridwell is 140 feet deep. There are two houses facing on Mary Rose Drive before another 125 foot deep lot on Wilkie Road. Currently behind the subject Minor Plat, the lot on Wilkie Road is 133 feet deep. The proposed new buildable lot will face Mary Rose and has 129 feet of frontage. The lot size is good for a wide house or a house with an attach garage. Tract 2 meets the minimum 9000 square foot requirement.

The proposed two lots are not atypical for the area. The lot patterning on Mary Rose allows for houses to front on these intersecting side streets. For these reasons and based on the showing below, a waiver of the infill requirements of LDC 5.4.2.C.2 is requested.

A The waiver should be granted because waiving or altering portions of the LDC requirements for this lot will not adversely affect adjacent property owners because the lot patterning is similar in the immediate area and is compatible with the neighborhood.

B. The waiver should be granted because the waiver will not violate Cornerstone 2020, the Comprehensive Plan for Metro Louisville because the requested LDC waiver complies with the intent of the Comprehensive Plan in it in consistent with a redevelopment plan for a Neighborhood. The house and lot in size is consistent with the lots site on both sides of the end of this block.

C. The extent of the waiver from the regulations is the minimum needed to afford the applicant relief because the block is developed except for this area.

D.2 The strict application of the provisions of this regulation creates an unnecessary hardship on the applicant because the entity is seeking to provide another housing unit in the area. The depth and size of lot is compatible with those in the immediate area.

For these reasons, the owner requests a waiver of LDC5.4.2.C.2 and thus allow for this second buildable lot to be created.

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