

# 18VARIANCE1118

## Dixie Highway Variance



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

**Zach Schwager, Planner I  
January 22, 2019**

# Request

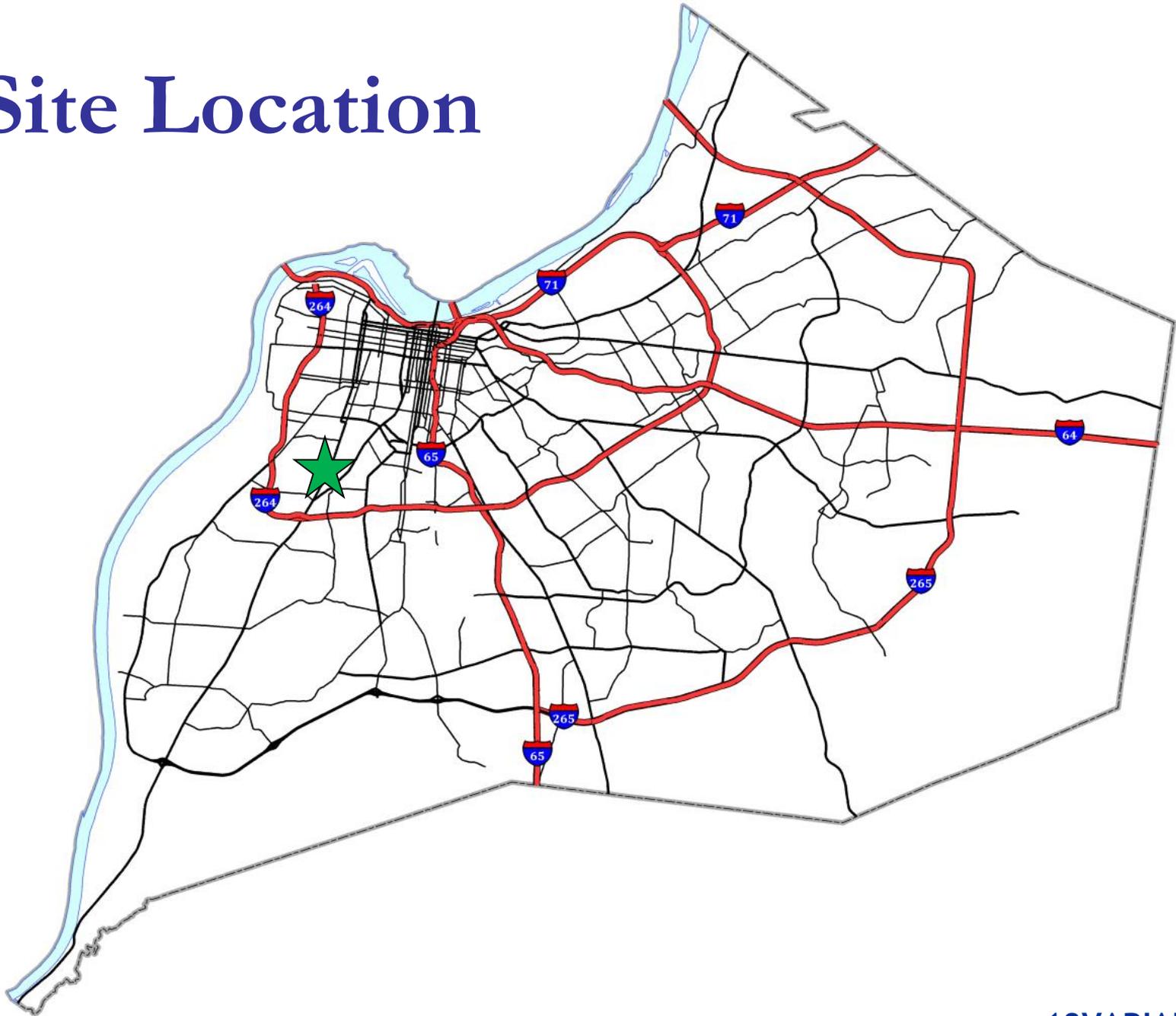
- **Variance**: from City of Shively Development Code section 5.5.1.A.2 to allow a structure to exceed the required front and street side yard setbacks.

Location	Requirement	Request	Variance
Front Yard	0 ft.	15.1 ft.	15.1 ft.
Street Side Yard	0 ft.	7 ft.	7 ft.

# Case Summary / Background

- The subject property is located in the City of Shively.
- The applicant requests a variance for a proposed office building to exceed the required front and street side yard setbacks.

# Site Location



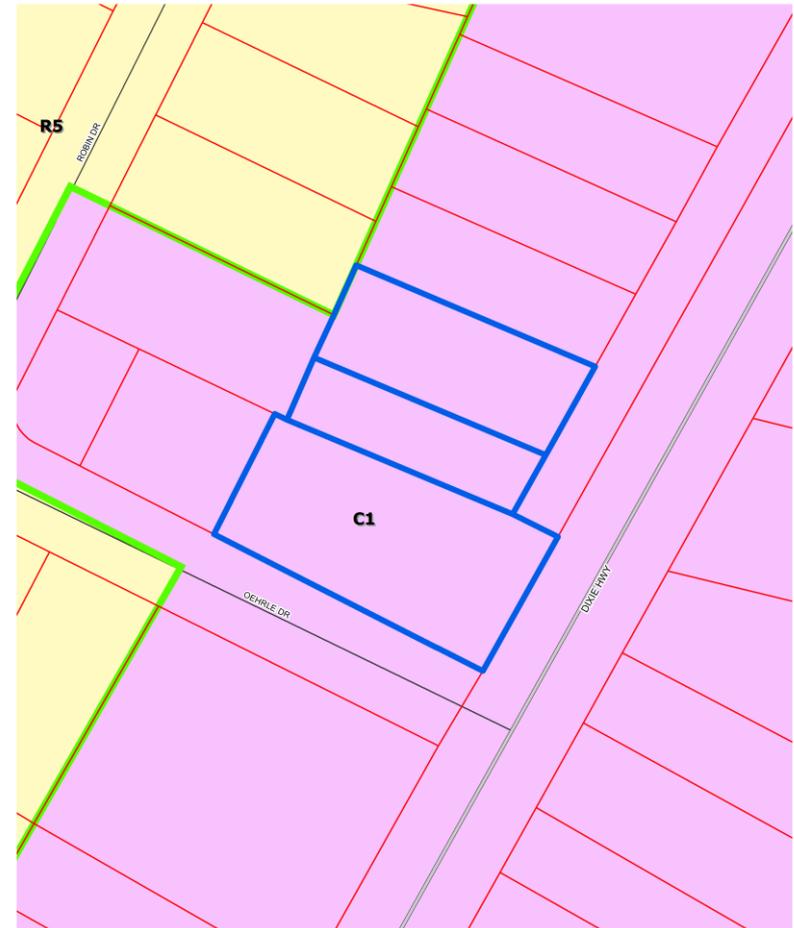
# Zoning/Form Districts

## Subject Property:

- Existing: C-1/Traditional Marketplace Corridor

## Adjacent Properties:

- North: C-1/Traditional Marketplace Corridor
- South: C-1/Traditional Marketplace Corridor
- East: C-1/Traditional Marketplace Corridor
- West: C-1 & R-5/Traditional Marketplace Corridor



3620 Dixie Highway  
feet



Map Created: 1/11/2019



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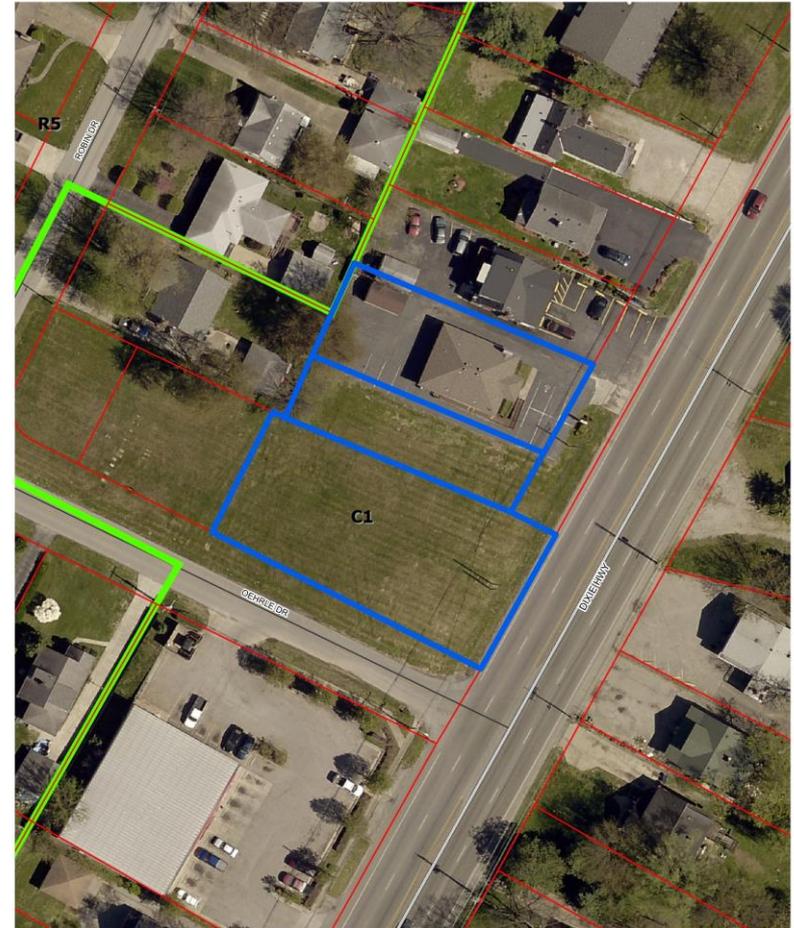
# Aerial Photo/Land Use

## Subject Property:

- Existing: Undeveloped
- Proposed: Office

## Adjacent Properties:

- North: Commercial
- South: Commercial
- East: Commercial/Single Family
- West: Open Space/Single Family



3620 Dixie Highway  
feet

50  
Map Created: 1/11/2019



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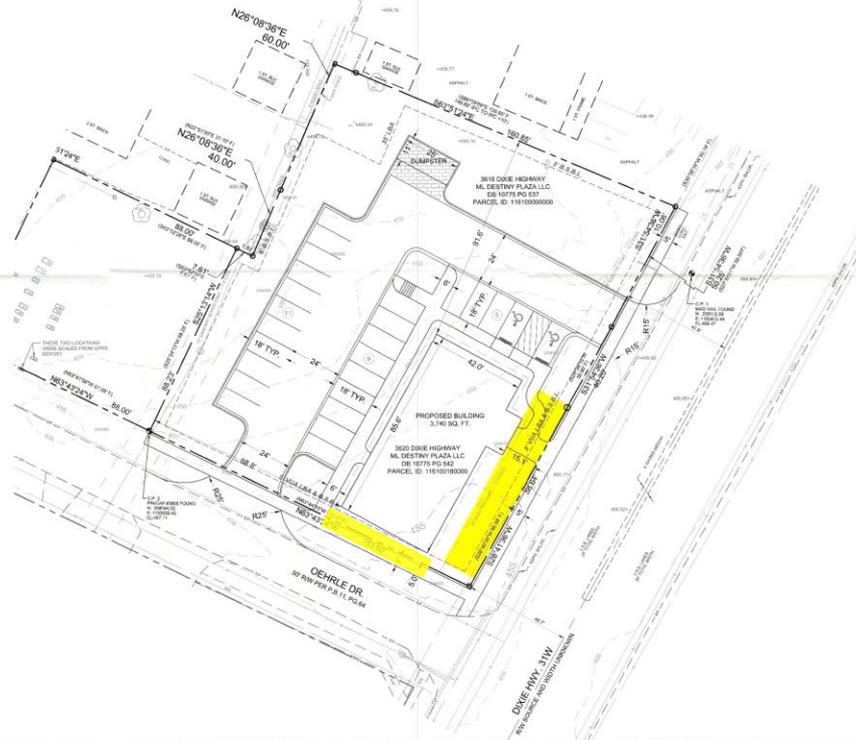
# Site Plan



### VARIANCE FOR FRONT YARD SETBACK ALONG DIXIE HIGHWAY

REQUIRED: NO MORE THAN 5 FT FROM RIGHT-OF-WAY LINE (PER SECTION 5.5.1)

REQUESTING: 15.1 FT FROM RIGHT-OF-WAY LINE



DEVELOPMENT SUMMARY		
STATISTIC	PERMITTED / REQUIREMENT	PROVIDED
CONCEPT ZONING	CC1 COMMERCIAL	CC1 COMMERCIAL
FORM DISTRICT	TRADITIONAL MARKETPLACE CORRIDOR	TRADITIONAL MARKETPLACE CORRIDOR
PROPOSED USE	LAW OFFICE	LAW OFFICE
TOTAL SITE AREA	NA	5,046.20 SQ. FT.
LOT COVERAGE	MAX. FLOOR AREA RATIO = 1.0	TOTAL FLOOR AREA = 3,740.00 FT. FLOOR AREA RATIO = 0.74
BUILDING SETBACKS	FRONT (MINIMUM 5' (SEE 5.5.1)) SIDE 5' (SEE 5.5.1) REAR 5' (SEE 5.5.1)	FRONT 15.1' (SEE 5.5.1) (VARIANCE TO BE REQUESTED) SIDE 5' (SEE 5.5.1) REAR 5' (SEE 5.5.1)
TOTAL PARKING	MINIMUM 10 SPACES 1 SPACE PER 500 SF OF BUILDING	2 ADA SPACES PROVIDED 10 TOTAL SPACES PROVIDED *VALET TO BE REQUESTED
LANDSCAPE PLAN	SEE SHEET L1	SEE SHEET L1
ORSHADE PLAN	SEE SHEET C3	SEE SHEET C3
TRAFFIC PLAN	NA	NA
DRIVE ACCESS	PER CITY OF LOUISVILLE & KY DEPT. OF TRANSPORTATION	ACCESS ON DIXIE HWY 310 1 ACCESS ON DIXIE DR.
DEVELOPMENT SUMMARY		
STATISTIC	PERMITTED / REQUIREMENT	PROVIDED
F.A.R.	MAXIMUM 1.0	0.74
BUILDING AREA	NA	3,740 SQ. FT.
BUILDING HEIGHT	NA	1 STORY

LEGEND	
---	PROPERTY LINE
---	EXISTING LASEMENT
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
○	IRON PIN FOUND
---	EXISTING SANITARY SEWER
---	EXISTING STORM SEWER
---	EXISTING OVERHEAD LINE
---	EXISTING GAS
---	EXISTING FENCE
○	EXISTING SANITARY SEWER MANHOLE
○	EXISTING WATER MANHOLE
○	EXISTING STORM SEWER CURB INLET
○	EXISTING LIGHT POLE
○	EXISTING POLE
○	EXISTING ANCHOR
○	EXISTING SIGN
○	EXISTING TREE



REVISIONS

**HUGHES AND COLEMAN**  
3618 AND 3620 DIXIE HIGHWAY  
SHIVELY, KY 40216



JOB NUMBER:  
DATE: 12-30-2018  
SCALE: 1" = 20'  
DRAWN: K. CARDWELL  
CHECKED: B. SHIRLEY

FILE PATH:  
K:\PROJECTS\18VAR1118\18VAR1118.DWG

**EX1**  
VARIANCE EXHIBIT

RECEIVED  
DEC 19 2018  
PLANNING & DESIGN SERVICES



# Site Photos-Subject Property



Subject property.

# Site Photos-Subject Property



Front property line.

# Site Photos-Subject Property



Street side property line.

# Site Photos-Subject Property



Property across Oehrle Drive.

# Site Photos-Subject Property



Property to the right.

# Site Photos-Subject Property



# Conclusion

- The variance request appears to be adequately justified and meets the standard of review.

# Required Action

- **Variance:** from City of Shively Development Code section 5.5.1.A.2 to allow a structure to exceed the required front and street side yard setbacks.

Approve/Deny

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