

Development Review Committee

Staff Report

August 15, 2018



Case No:	18WAIVER1023
Project Name:	Trena Trail Garage
Location:	6110 Trena Trail
Owner(s):	Steven Jupin
Applicant:	Steven Jupin
Jurisdiction:	Louisville Metro
Council District:	12 – Rick Blackwell
Case Manager:	Dante St. Germain, Planner I

REQUEST

- **Waiver** from Land Development Code section 5.4.2.C.1 to allow the footprint of an accessory structure to exceed the footprint of the principal structure on a lot.

CASE SUMMARY/BACKGROUND

The subject property is located in Pleasure Ridge Park, along Trena Trail approximately 1,200 feet from the intersection of Mayna Drive with Terry Road, and approximately 1,000 feet south of Conway Middle School. The subject property is currently developed with a one-story, single-family residence with a footprint of 1,080 square feet, and a two-car detached garage which has a footprint of 1,196 square feet. The existing garage is visible on LOJIC aerial photographs as being smaller than its current size prior to 2006. Between 2006 and 2012, the garage was expanded to its current dimensions.

The applicant proposes to construct a second garage on the subject property, with a footprint of 1,680 square feet, which exceeds the footprint of the principal structure. The existing garage is proposed to remain. No other nearby property has two accessory structures of comparable size.

Addendum: Development Review Committee heard the case on August 1, 2018, and deferred action to give the applicant an opportunity to revise his plan. As of the date of this report, no revised plan has been received by staff.

STAFF FINDING

Staff finds that the requested waiver is not adequately justified and does not meet the standard of review.

Based upon the information in the staff report, and the testimony and evidence provided at the public hearing, the Development Review Committee must determine if the proposal meets the standards for granting a waiver established in the Land Development Code from section 5.4.2.C.1 to allow the footprint of an accessory structure to exceed the footprint of the principal structure.

TECHNICAL REVIEW

- No technical review was undertaken.

INTERESTED PARTY COMMENTS

No interested party comments were received by staff.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR WAIVER OF SECTION 5.4.2.C.1

(a) The waiver may adversely affect adjacent property owners; and

STAFF: The waiver may adversely affect adjacent property owners as the proposed garage is proposed to be two feet from the property line with no buffering, potentially leading to adverse effects on the affected neighboring property.

(b) The waiver will not violate specific guidelines of Cornerstone 2020; and

STAFF: The waiver will not violate specific guidelines of Cornerstone 2020 as Cornerstone 2020 does not address accessory structures except for accessory dwelling units. The proposed garage will be used to store vehicles, and not as a dwelling unit.

(c) The extent of the waiver of the regulation is not the minimum necessary to afford relief to the applicant; and

STAFF: The extent of the waiver of the regulation is not the minimum necessary to afford relief to the applicant as the applicant has provided no explanation as to why this size structure is needed in addition to another large garage other than needing more space.

(d) Either:

(i) The applicant has not 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

(ii) The strict application of the provisions of the regulation would not deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.

STAFF: The applicant has not incorporated other design measures that exceed the minimums of the district and the strict application of the provisions of the regulation would not deprive the applicant of the reasonable use of the land or create an unnecessary hardship on the applicant as no landscaping or buffering is proposed and strict application of the provisions of the regulation would not deprive the applicant of the use of the land as a single-family residence.

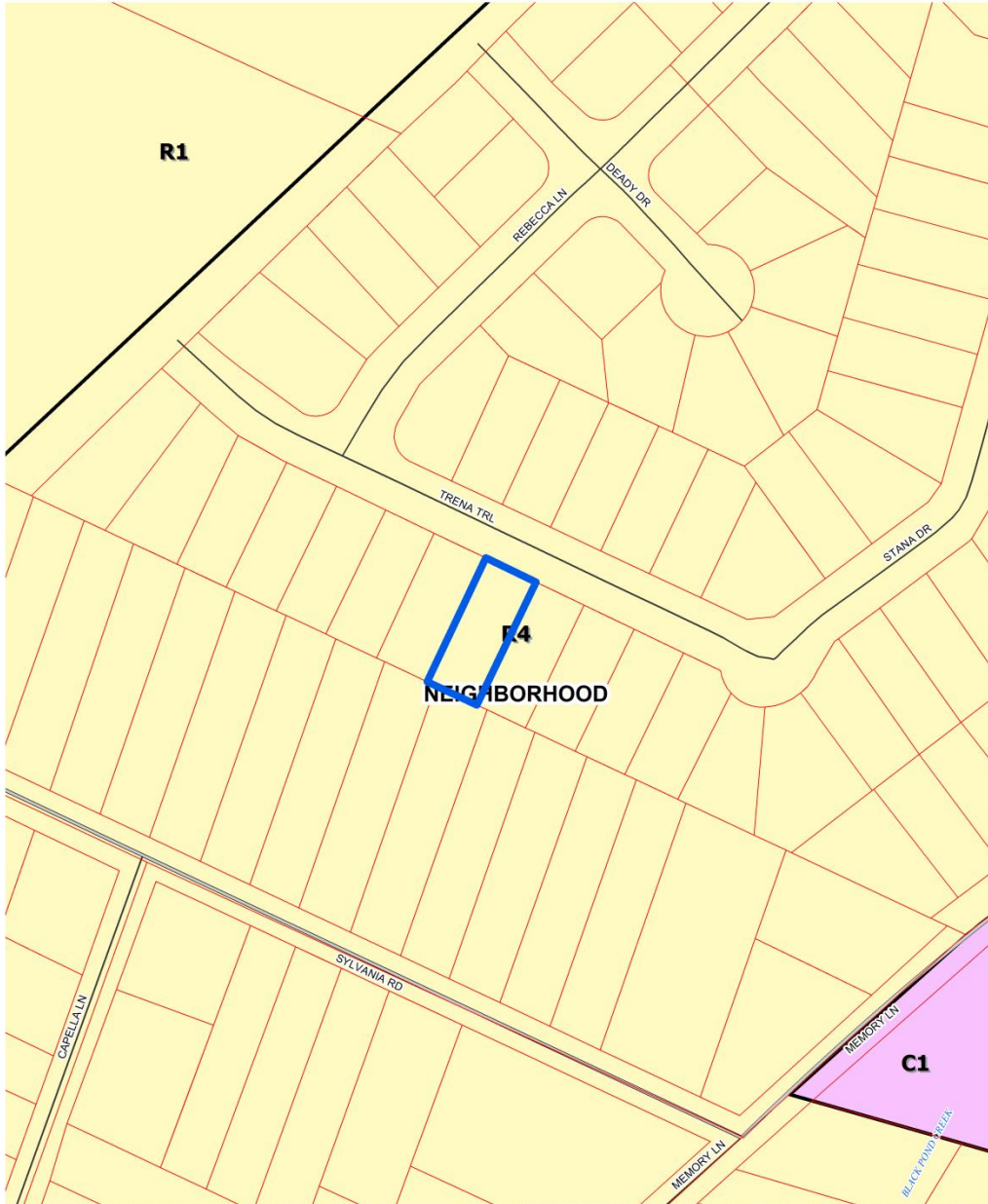
NOTIFICATION

Date	Purpose of Notice	Recipients
07/17/2018	DRC Public Meeting	1 st tier adjoining property owners Registered Neighborhood Groups in Council District 12

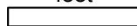
ATTACHMENTS

1. Zoning Map
2. Aerial Photograph
3. Site Plan

1. Zoning Map



6110 Trena Trail
feet



140
Map Created: 7/23/2018

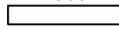


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2. Aerial Photograph



6110 Trena Trail
feet

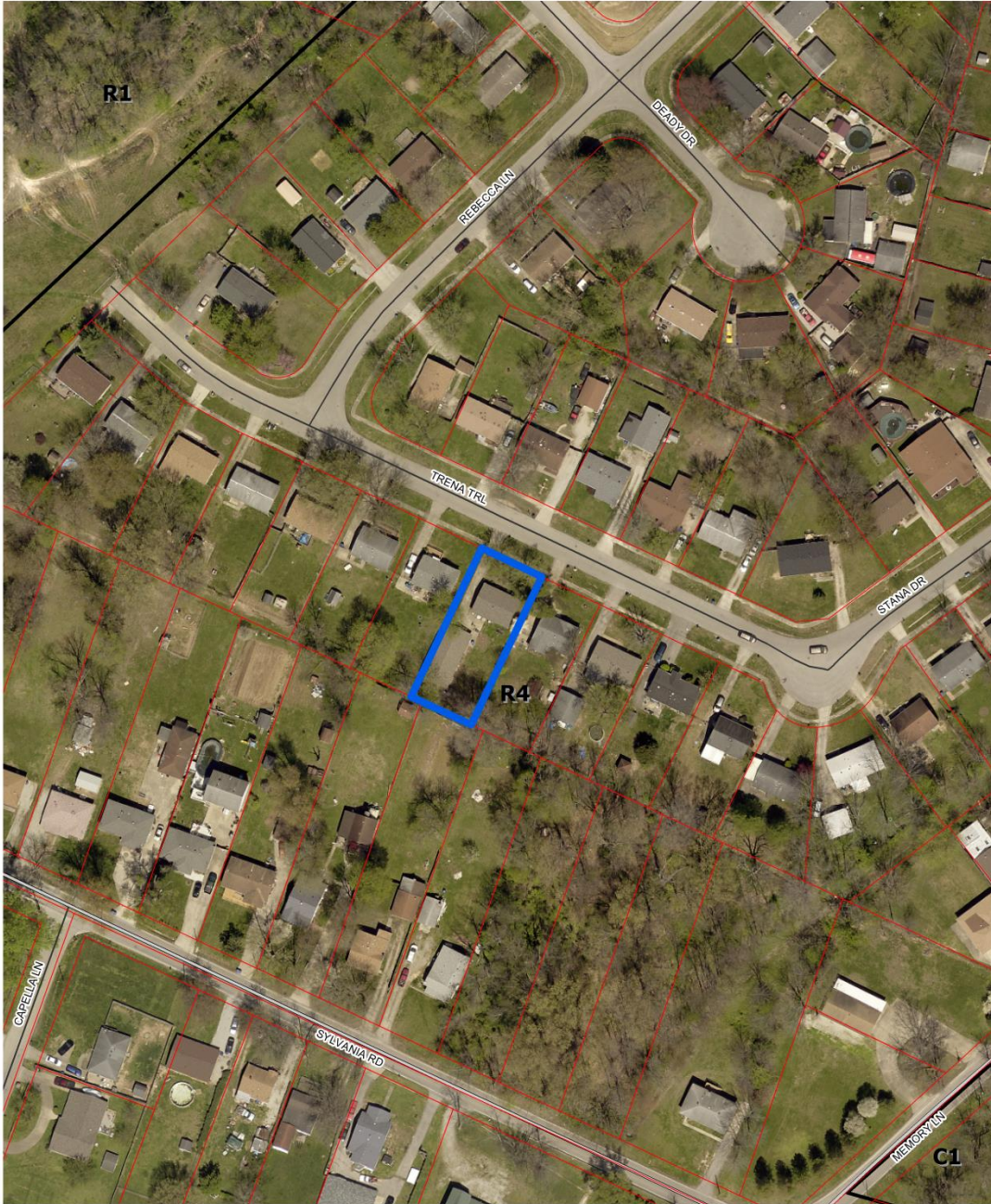


40

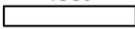
Map Created: 7/23/2018



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6110 Trena Trail
feet



110

Map Created: 7/23/2018



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3. Site Plan

