

19VARIANCE1000

Marret Avenue Variance



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

**Zach Schwager, Planner I
March 18, 2019**

Request

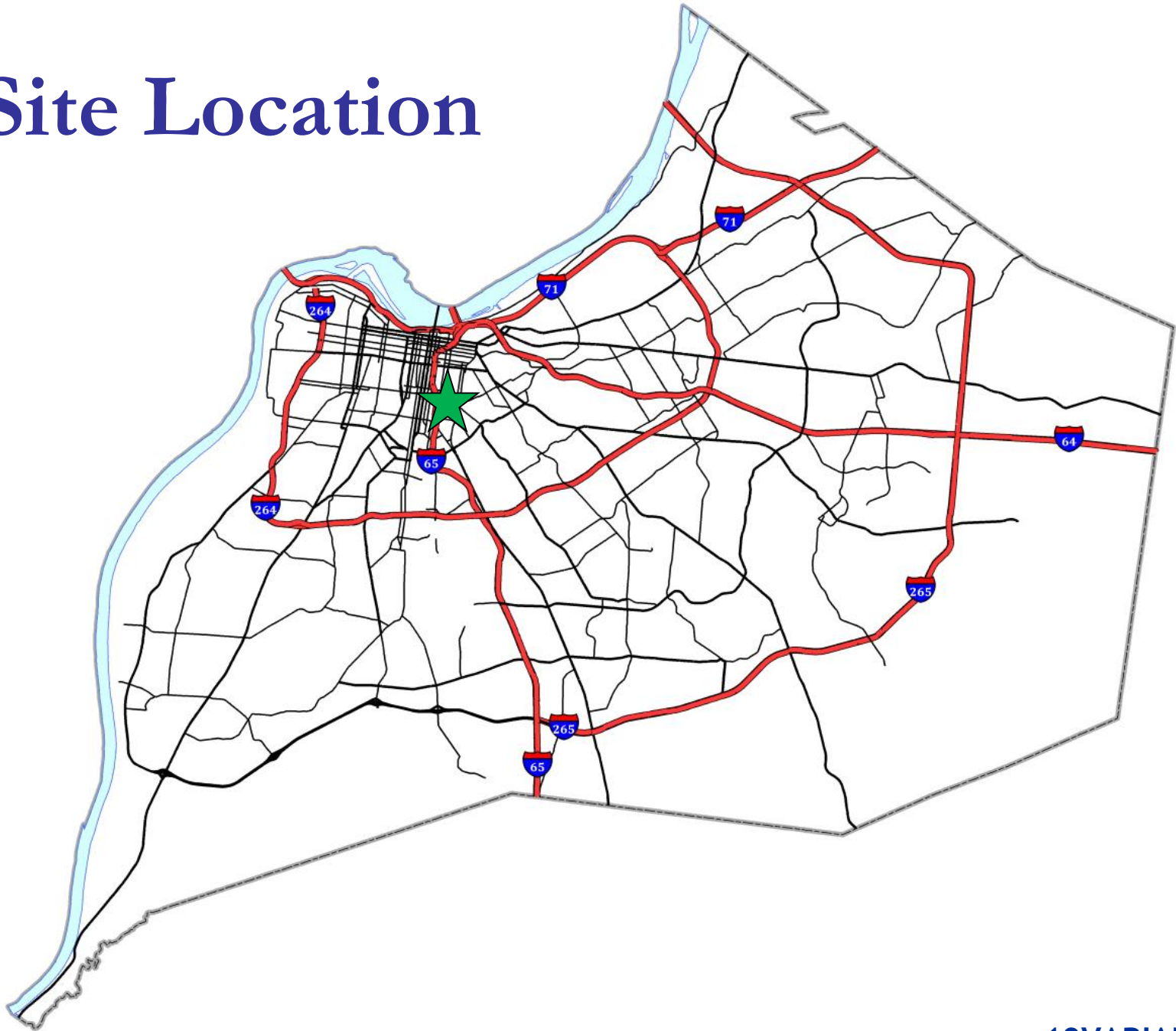
- **Variance**: from Land Development Code section 5.2.5.C.4.b to allow a structure to exceed the maximum height.

Location	Requirement	Request	Variance
Height	45 ft.	65 ft.	20 ft.

Case Summary / Background

- The subject property is located in the Shelby Park neighborhood.
- The applicant requests a variance for a proposed accessory structure to exceed the maximum height.
- Case was continued from the February 18, 2019 BOZA public hearing.

Site Location



Zoning/Form District

Subject Property:

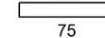
- Existing: M-1/Traditional Workplace

Adjacent Properties:

- North: OR-2/Traditional Neighborhood
- South: EZ-1/Traditional Workplace
- East: M-2/Traditional Workplace
- West: OR-2/Traditional Neighborhood



520 Marret Avenue
feet



75

Map Created: 2/7/2019



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Aerial Photo/Land Use

Subject Property:

- Existing: Industrial
- Proposed: Industrial

Adjacent Properties:

- North: Single Family Residential
- South: Industrial/Commercial
- East: Industrial
- West: Single Family Residential



520 Marret Avenue
feet

75

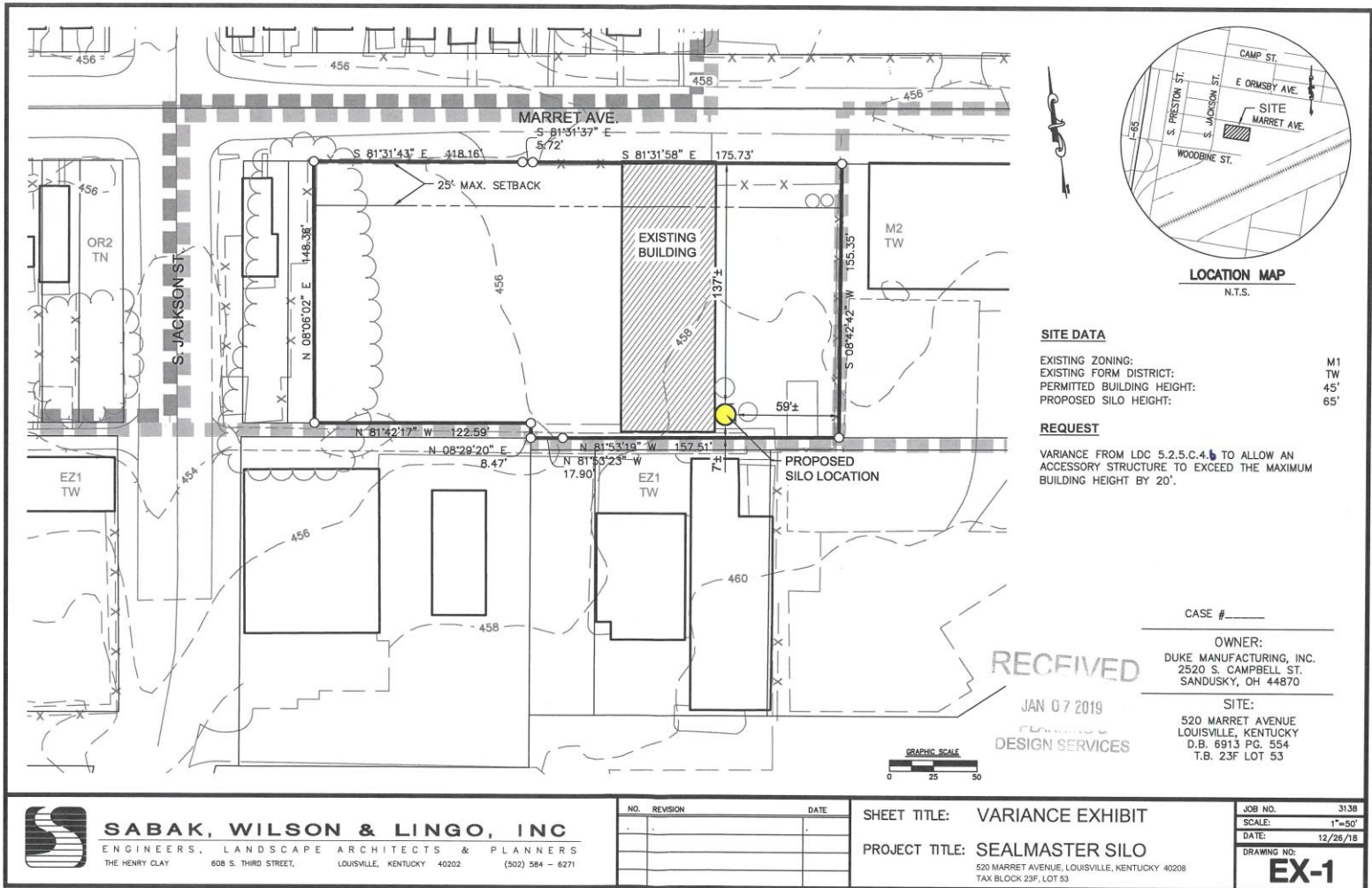
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Site Plan



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Site Photos-Subject Property



Front of subject property.

Site Photos-Subject Property



Properties across Marret Avenue.

Site Photos-Subject Property



Silo site.

Site Photos-Subject Property



Silo and base.

Site Photos-Subject Property



Silo site looking south.

Site Photos-Subject Property



Silo site from Marret Avenue.

Site Photos-Subject Property



Property to the left.

Site Photos-Subject Property



Properties to the right.

Conclusion

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

Required Action

- **Variance:** from Land Development Code section 5.2.5.C.4.b to allow a structure to exceed the maximum height. Approve/Deny

Location	Requirement	Request	Variance
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