

# 19VARIANCE1000

## Marret Avenue Variance



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

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

# Request

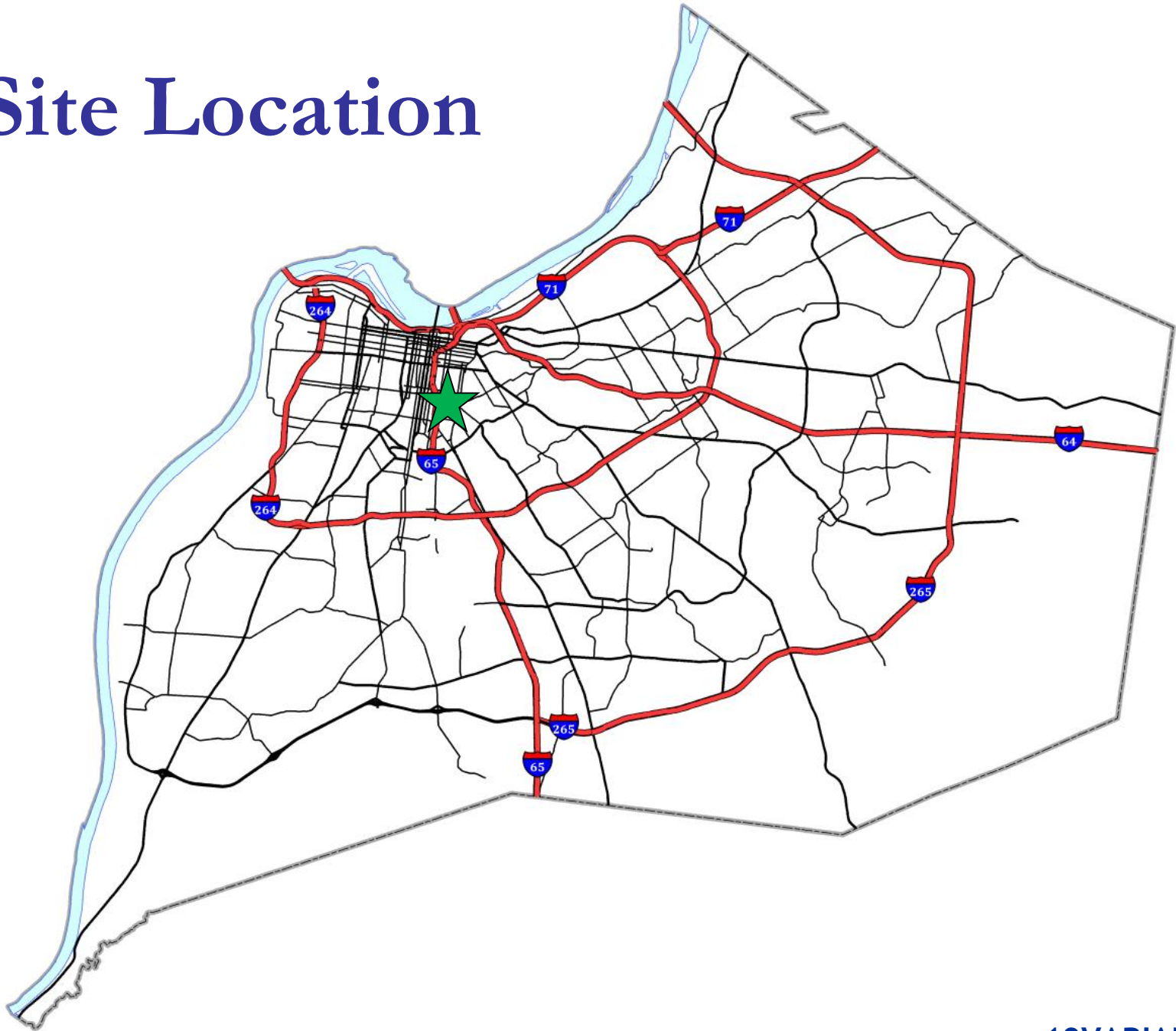
- **Variance**: from Land Development Code section 5.2.5.C.4.b to allow a structure to exceed the maximum height.

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:

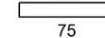
- Existing: M-1/Traditional Workplace

## 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



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

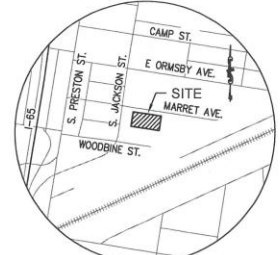
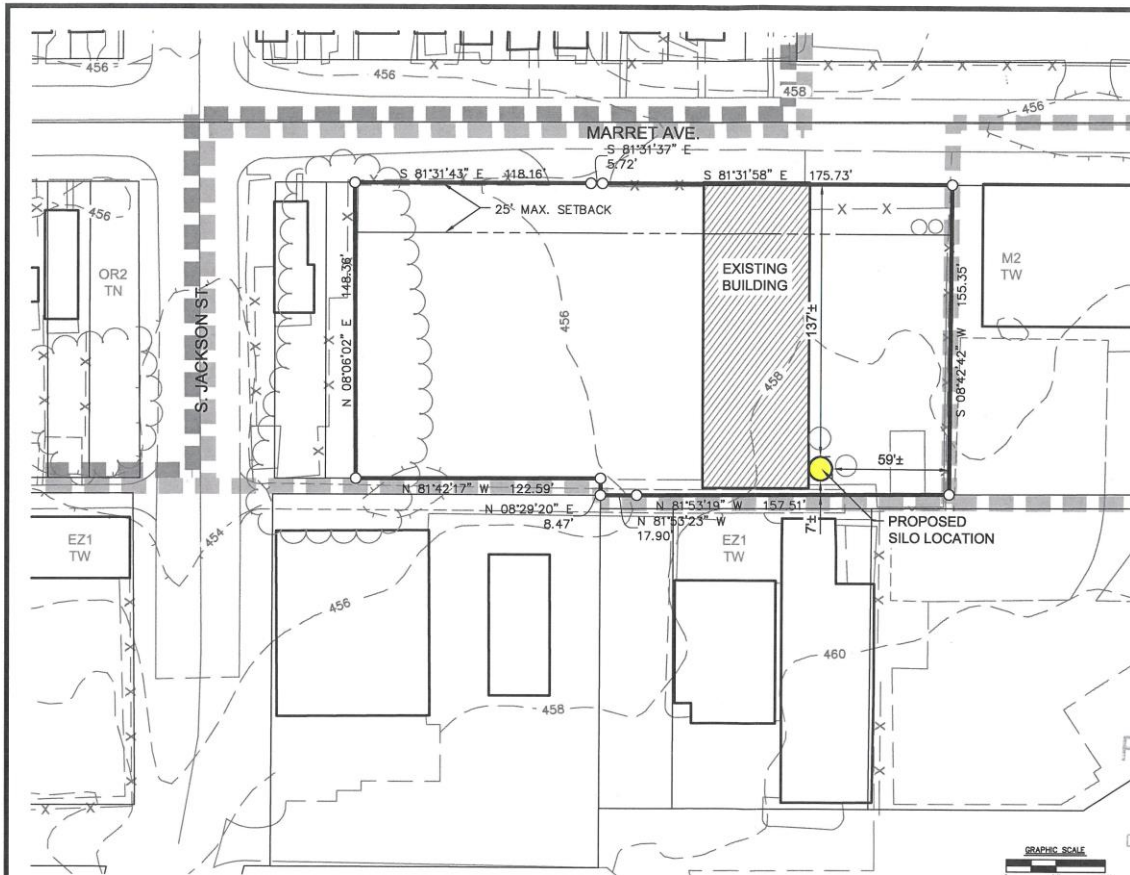
Map Created: 2/7/2019



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# Site Plan



**LOCATION MAP**  
N.T.S.

**SITE DATA**

EXISTING ZONING:	M1
EXISTING FORM DISTRICT:	TW
PERMITTED BUILDING HEIGHT:	45'
PROPOSED SILO HEIGHT:	65'

**REQUEST**

VARIANCE FROM LDC 5.2.5.C.4.1 TO ALLOW AN ACCESSORY STRUCTURE TO EXCEED THE MAXIMUM BUILDING HEIGHT BY 20'.

CASE # \_\_\_\_\_

OWNER:  
DUKE MANUFACTURING, INC.  
2520 S. CAMPBELL ST.  
SANDUSKY, OH 44870

SITE:  
520 MARRET AVENUE  
LOUISVILLE, KENTUCKY  
D.B. 6913 PG. 554  
T.B. 23F LOT 53

RECEIVED  
JAN 07 2019  
PLANNING  
DESIGN SERVICES



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**SABAK, WILSON & LINGO, INC**  
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS  
THE HENRY CLAY 608 S. THIRD STREET, LOUISVILLE, KENTUCKY 40202 (502) 584 - 6271

NO.	REVISION	DATE

SHEET TITLE: VARIANCE EXHIBIT

PROJECT TITLE: SEALMASTER SILO  
520 MARRET AVENUE, LOUISVILLE, KENTUCKY 40208  
TAX BLOCK 23F, LOT 53

JOB NO.	3138
SCALE:	1"=50'
DATE:	12/26/18
DRAWING NO.:	<b>EX-1</b>

19VARIANCE1000







# 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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