

**16VARIANCE1087**  
**1508 West Broadway**



**Louisville Metro Board of Zoning Adjustment**

**Public Hearing**

**Ross Allen, Planner I**

**December 5, 2016**

# Request(s)

- **Variance**: from the Land Development Code section 5.2.3.D.3.c to allow a proposed addition to an existing structure to encroach into the five foot rear yard setback.

Location	Requirement	Request	Variance
Rear Yard Setback	5 ft.	0 ft.	5 ft.

# Case Summary / Background

- Proposing to construct a 39.28' by 19.49' (765.567 sf.) addition to the rear of the existing structure. The addition would be flush with the existing structure which currently has a rear setback of zero feet along the alley to the rear of the subject site. The addition will allow more space for the car repair shop the applicant owns and operates. The site is bounded by West Broadway to the North, South 15<sup>th</sup> Street to the East, a commercially zoned property to the West, and a 20 foot wide alley to the South (rear) of the property.

# Zoning/Form Districts

## Subject Property:

- Existing: C-2/Traditional Marketplace Corridor
- Proposed: C-2/Traditional Marketplace Corridor

## Adjacent Properties:

- North: C-2/Traditional Marketplace Corridor
- South: EZ-1/Traditional Marketplace Corridor
- East: EZ-1/Traditional Workplace
- West: C-2/Traditional Marketplace Corridor





# Aerial Photo/Land Use

## Subject Property:

- Existing: Commercial
- Proposed: Commercial

## Adjacent Properties:

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



# Site Photos-Subject Property



Location where the proposed addition will be constructed.



# Site Photos-Subject Property



Looking from 15<sup>th</sup> Street down the alley to the rear of the subject site.  
Proposed site of addition shown in the red circle.

# Site Photos-Subject Property



The existing building, looking Northwest towards Broadway.



# Surrounding-Subject Property



Looking North towards the 5/3 Bank across Broadway.

# Surrounding-Subject Property



Looking Northeast towards Whit's Liquor across Broadway.



# Surrounding-Subject Property



Looking East towards the BP Gas station across 15<sup>th</sup> Street.



# Surrounding-Subject Property



Looking West towards the residential property off 15<sup>th</sup> Street behind the subject site and across the alley.

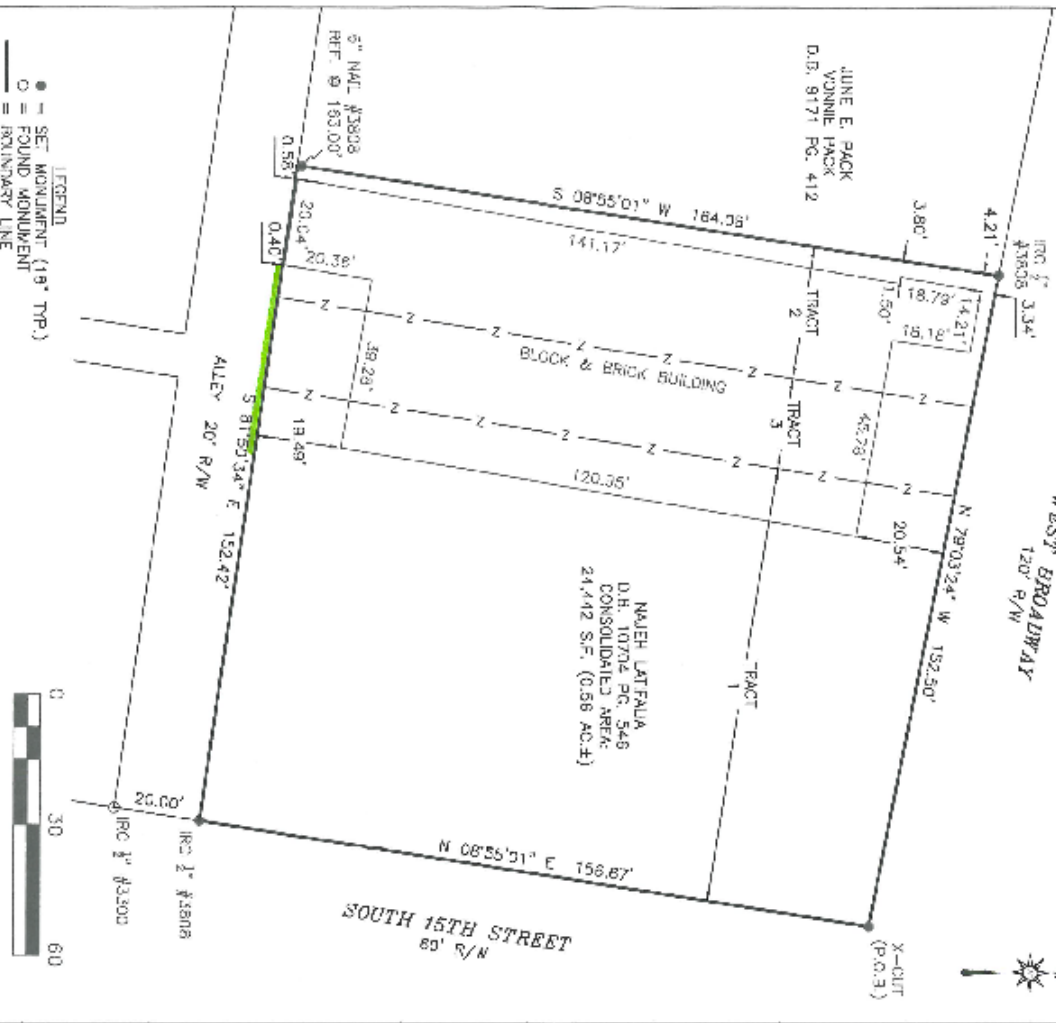
# Applicant's Site Plan

**NOTES:**

- A title search was not provided and this property is subject to all easements, right-of-ways, covenants, liens, and encumbrances, whether shown hereon or not.
- This survey was conducted by method of random traverse and was not adjusted.
- This survey was also conducted by method of RIK GPS using a Trimble R10 GNSS receiver, S/N 5506494179, and KYCORS VRS.
- Subject property is located in Flood Zone "X" per a review of FEMA #2111100041E, effective 12/5/05. Based on the above information, this property is not located in a Special Flood Hazard Area.
- The reference meridian for this survey is the State Plane Coordinate System of 1983 (2011), KY North Zone (1601.)
- Fencing and pavement not shown.

**RECEIVED**

OCT 28 2016  
 PLANNING &  
 DESIGN SERVICES  
 WEST BROADWAY  
 120' R/W



**LEGEND**

- = SET MONUMENT (19" TRP.)
- = FOUND MONUMENT
- = BOUNDARY LINE



**SURVEYOR'S CERTIFICATE**

I hereby certify that this plot or survey were made under my direct supervision and represents a Boundary Survey in compliance with 201 KAR 18.150.

STATE OF KENTUCKY  
 MICK LOGSDON  
 3908  
 LICENSED PROFESSIONAL LAND SURVEYOR  
 10/14/2016

**CONSOLIDATION PLAN FOR NAJEEH LATIFALLA**

3603 LANDHERR DR, LOUISVILLE KY 40239  
 OF 1508 W BROADWAY, LOUISVILLE KY 40210  
 PARCEL ID #036001250000  
 D.B. 10704 PG. 546

This is an "urban" cross survey.  
 Mick Logsdon PLS# 3808 Date 10/14/2016

LOGSDON SURVEYING  
 1948 GARDNER LN, LOUISVILLE KY 40205  
 PH 502-599-8930 FAX 502-354-8865  
 www.logsdonsurveying.com  
 FIELD DATE: 10/13/2016 SCALE: 1" = 30'

**16 VARIANCE 1087**

# Conclusions

- The variance request appears to be adequately justified and meet the standard of review.
- Must determine if the proposal meets the standard of review for granting a variance and waiver as established in the Land Development Code (Oct. 2016) from section 5.2.3.D.3.C to allow a an 39.28' x 19.49' addition on to an existing building to reduce the rear setback from 5 ft. to 0 ft. in on a C-2 zoned parcel within a Traditional Marketplace Corridor form district.



# Required Actions

- **Variance:** from the Land Development Code section 5.3.1.C to allow a proposed swimming pool to encroach 12.5 feet into the front yard setback along Cross Hill Road (local road). Approve/Deny

Location	Requirement	Request	Variance
Minimum Front Yard Setback	25 ft.	12.5 ft.	12.5 ft.

- **Waiver:** from LDC section 4.4.10.A to allow the proposed swimming pool to be constructed in the required front yard setback. Approve/Deny