

# Case No. 16VARIANCE1007

509 & 514 Baxter Ave



## Louisville Metro Board of Zoning Adjustment Public Hearing

Laura Mattingly-Humphrey, Planner I

March 7, 2016

# Request

- Variance #1: A 10' variance request from LDC Section 5.2.2, Table 5.2.2 to allow a 0' side yard setback on Tract 1.
- Variance #2: A 15' variance request from LDC Section 5.2.2, Table 5.2.2 to allow a 0' rear yard setback on Tract 2.

## Variance #1

Location	Requirement	Request	Variance
Side Yard-Tract 1	10'	0'	10'

## Variance #2

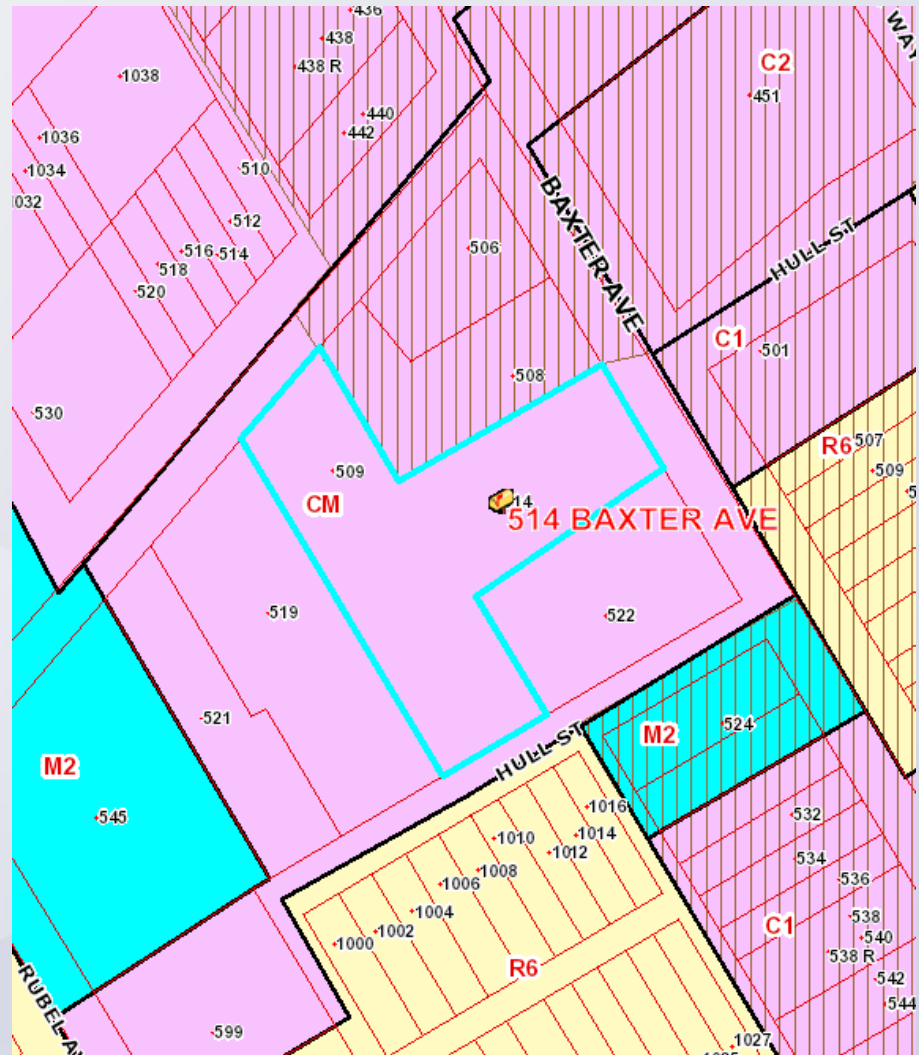
Location	Requirement	Request	Variance
Rear Yard-Tract 2	15'	0'	15'

# Case Summary / Background

- Commercial property with frontage on both Baxter and Barret Ave in the Phoenix Hill neighborhood
- The applicant is proposing a minor subdivision of one lot to two lots.
- Due to the new lot line being drawn, variances are required where existing buildings encroach into required setbacks.

# Zoning/Form Districts

- Subject Property:
  - Existing: C-M/ TN
  - Proposed: C-M/ TN
- Adjacent Properties:
  - North: CM, C-2/ TN
  - South: CM, R-6, M-2/ TN
  - East: C-1, C-2/ TN
  - West: CM/ TN

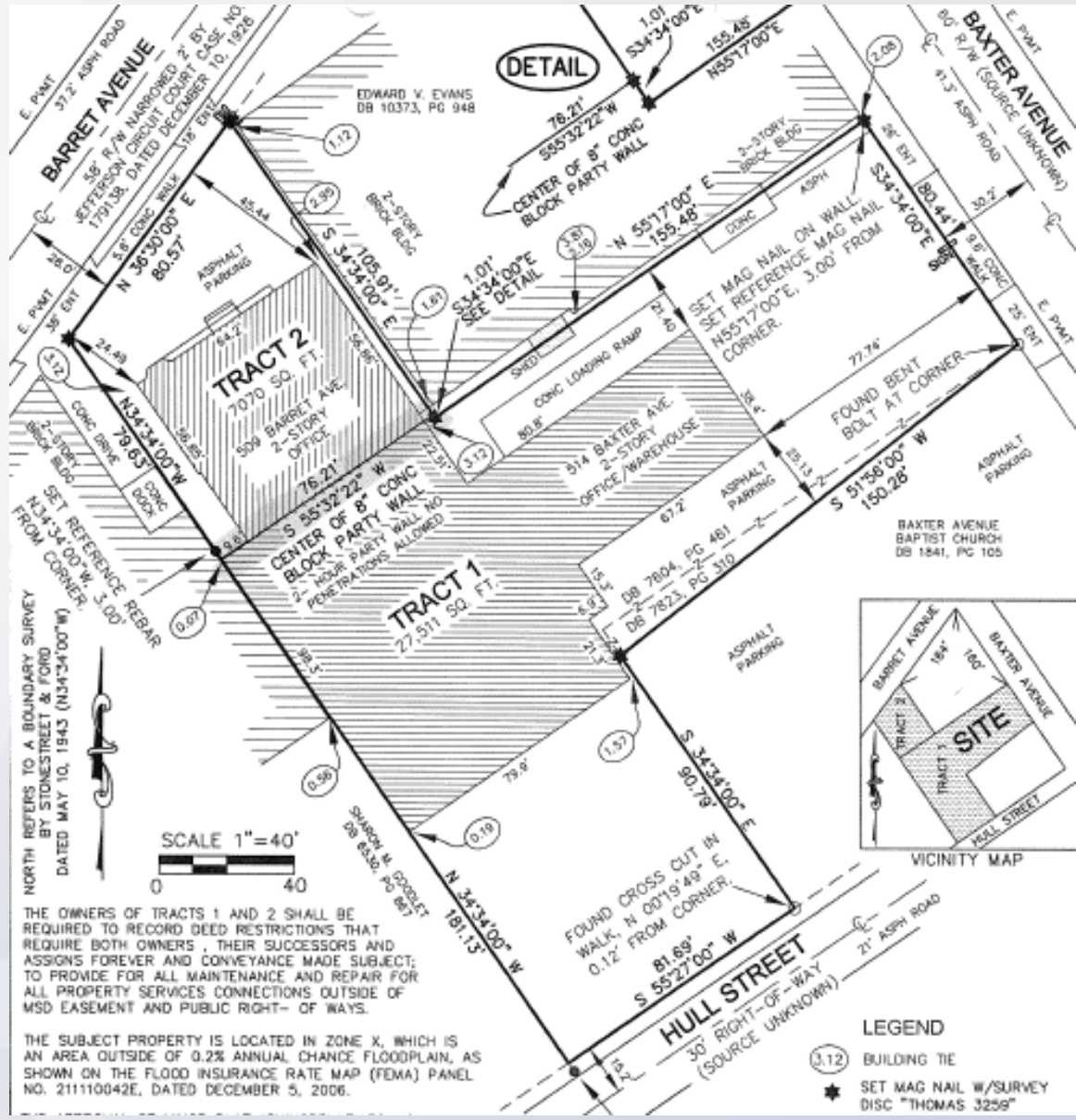


# Aerial Photo/Land Use

- Subject Property:
  - Existing: Commercial
  - Proposed: Commercial
- Adjacent Properties:
  - North: Distributor, Com Retail
  - South: Religious, Single Family Res., Manufacturing
  - East: Office
  - West: Office



# Site Plan



# Tract One from Baxter Ave



# Tract One from Baxter Ave

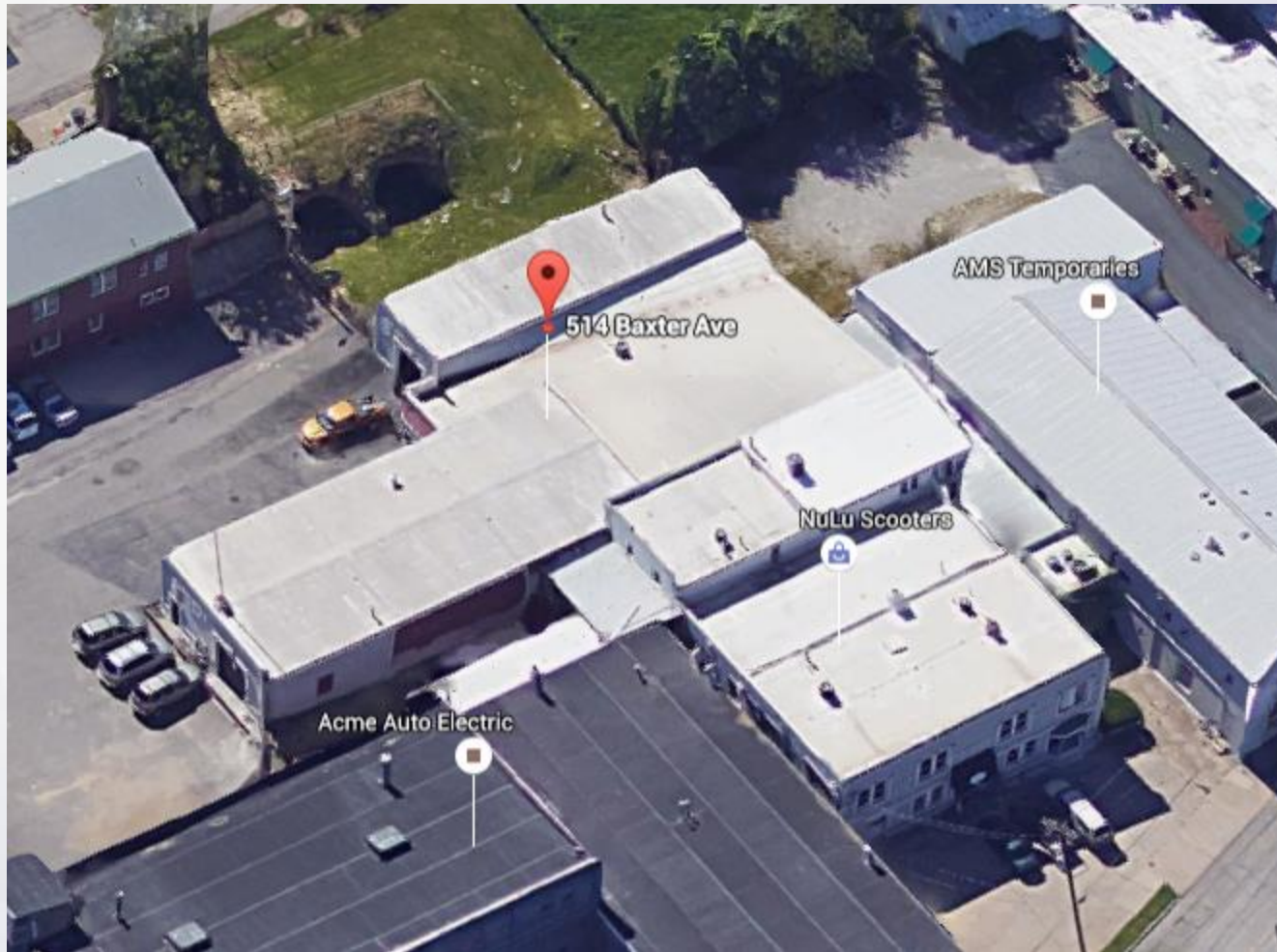




# Tract Two from Barret Avenue



# Google Map View Looking South



# Google Map View looking North



# Applicable Plans & Policies

- Cornerstone 2020
- Land Development Code (revised December 2015)

# Technical Review

- The required minor plat to create the new tracts has been submitted by the applicant and is currently under review.
- There are no other outstanding technical review items.

# Staff Analysis and Conclusions

- The variance requests do appear to be adequately justified and meet the standard of review.

# Required Actions

- APPROVE or DENY the 10' variance from 5.2.2, Table 5.2.2 to allow a 0' side yard setback on Tract 1.
- APPROVE or DENY the 15' variance from 5.2.2, Table 5.2.2 to allow a 0' rear yard setback on Tract 2.