

Development Review Committee
Staff Report
July 14, 2021



Case No:	21-WAIVER-0063
Project Name:	17601 Three Girls Way Waiver
Location:	17601 Three Girls Way Waiver
Owner(s):	Shawn Wilson
Applicant:	Shawn Wilson
Jurisdiction:	Louisville Metro
Council District:	20 – Stuart Benson
Case Manager:	Molly Clark, Planner I

REQUEST(S)

- **Waiver** of 10.3.1 to allow a proposed pole barn to encroach in the 75 FT parkway setback.

CASE SUMMARY

The applicant is proposing to build a 30 FT x 40 FT pole barn on a lot zoned R4 in the Neighborhood Form District. The lot is currently vacant but the applicant is also proposing to build a single family house as well. Taylorsville Lake Road is a designated parkway and has a 50 FT buffer as well as a 75 FT set back. The proposed pole barn will be encroaching 380 SF into the 75 FT parkway setback.

STAFF FINDING

The request is adequately justified and meets the standard of review.

TECHNICAL REVIEW

There are no outstanding technical issues associated with this request.

INTERESTED PARTY COMMENTS

Staff has received no comments from interested parties concerning this request.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR WAIVER

- a. The waiver will not adversely affect adjacent property owners; and.

STAFF: The waiver will not adversely affect adjacent property owners since the proposed pole barn will be placed behind the proposed single family house and will only be slightly encroaching into the 75 FT parkway setback.

- b. The waiver will not violate the Comprehensive Plan; and.

STAFF: Plan 2040 calls for protection of residential areas, roadway corridors and public spaces from visual intrusions and mitigation when appropriate, appropriate transitions between uses that are substantially different in scale and intensity or density, and to mitigate the impact

caused when incompatible developments occur adjacent to one another through the use of landscaped buffer yards, vegetative berms and setback requirements to address issues such as outdoor lighting, lights from automobiles, illuminated signs, loud noise, odors, smoke, automobile exhaust or other noxious smells, dust and dirt, litter, junk, outdoor storage, and visual nuisances, that parking, loading and delivery areas located adjacent to residential areas should be designed to minimize noise, lights and other potential impacts, and that parking and circulation areas adjacent to streets should be screened or buffered and ensuring appropriate landscape design standards for different land uses within urbanized, suburban, and rural areas. The intent of landscape buffer areas is to create suitable transitions where varying forms of development adjoin, to minimize the negative impacts resulting from adjoining incompatible land uses, to decrease storm water runoff volumes and velocities associated with impervious surfaces, and to filter airborne and waterborne pollutants. The proposed house and pole barn will still be adequately screened Taylorsville Lake Road.

- c. The extent of waiver of the regulation is the minimum necessary to afford relief to the applicant; and.

STAFF: The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant since the driveway leading up to the proposed pole barn does not leave enough from for the pole barn to be out of the parkway setback.

- d. Either: 1. The applicant has 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 2. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant

STAFF: The strict application of the provisions of the regulation would create an unnecessary hardship on the applicant, as it would require the applicant to relocate the proposed driveway.

REQUIRED ACTIONS:

- **APPROVE or DENY the Waiver**

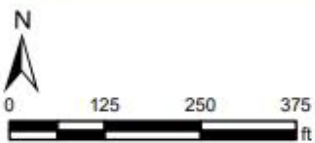
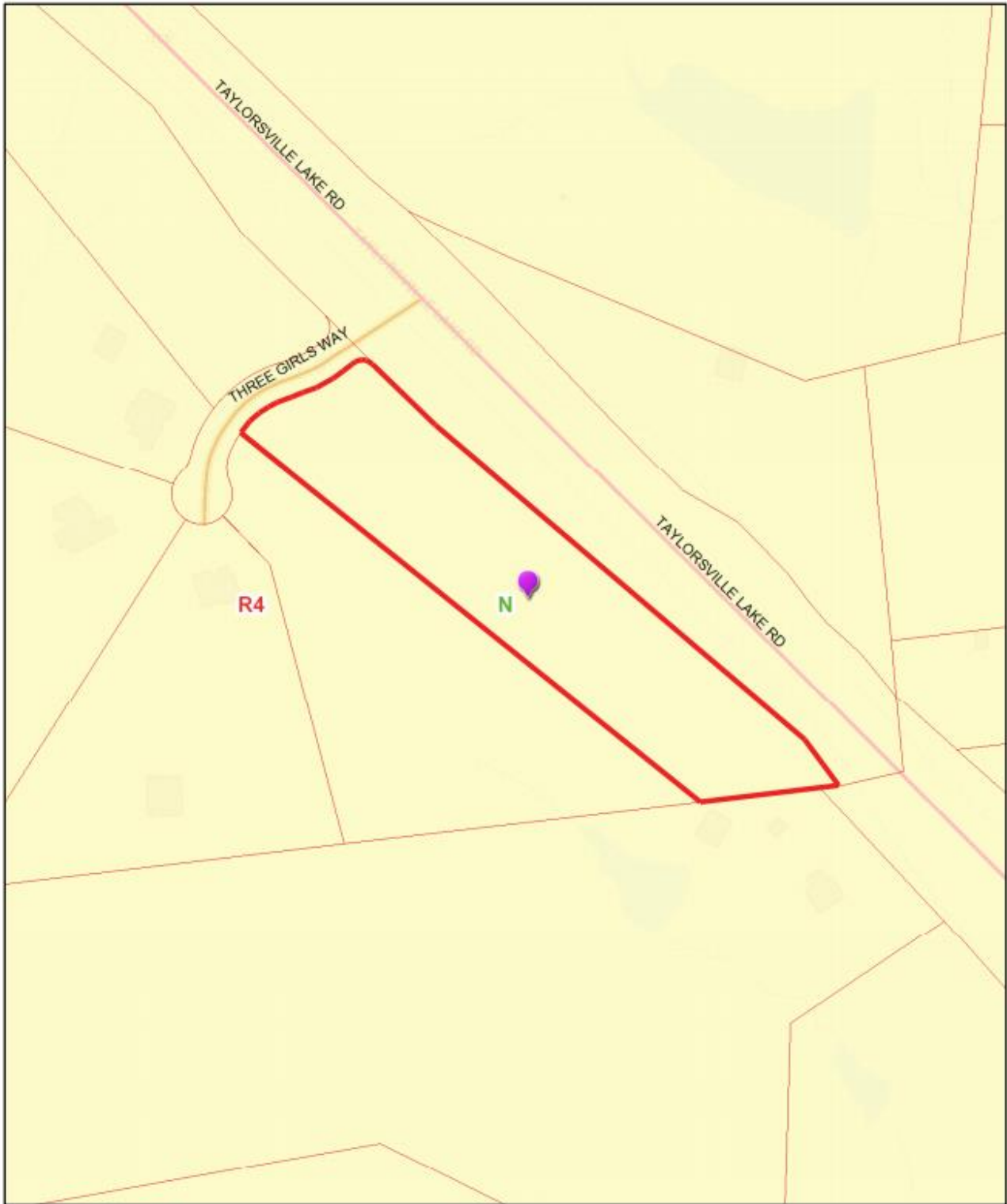
NOTIFICATION

Date	Purpose of Notice	Recipients
06/28/21	Hearing before DRC	1 st tier adjoining property owners Registered Neighborhood Groups in Council District 20

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



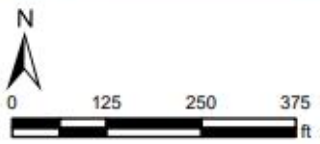
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2. Aerial Photograph



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