

Request for Variances and LDC
Waivers at 1142 Minor Lane
The Mower Shop Building
Replacement Project

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Subject Site at 1142 Minor Lane

This house is to be demolished.



Rear attached Garage on 1142 Minor Lane.
Garage to be removed. This is the street view.

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Site's Side yard Facing west. This is the border between
C-1 Zoning/Suburban Marketplace and R-5 Zoning
Neighborhood Form District
This is primary area for Variances and LDC waiver requests.



Request for two Variances

- Variance 1- A Variance of the Side Yard Building Set Back Minimum in a Transition Zone of 35 feet under LDC 5.7.1.B.3.b. is requested of 28 feet to allow a 7 foot setback on west side yard for placement of the new building.
- Variance 2- A Variance of the Side Yard Set Back Minimum and buffer yard for parking areas in a Transition Zone of 35 feet under LDC 5.7.1 and 5.3.2.C.2.b. is requested of 34 feet to allow a 1 foot setback on the west side yard for placement of the parking area in the side yard setback and yard buffer area.

This is the site next door on R-5 zoning/neighborhood lot. AT & T Building.



Current conditions between the two sites. Fence owned by At&T.



Front view of AT&T Building



View looking east up Rachel Drive.
Site on right.



The Mower Shop on Preston Highway



Two Variances

- A variance of the required 35 foot building setback is requested because there is no residential use present in side yard area and the existing structure is only 5 feet off the property line.
- A variance from a 35 feet to a 7 Feet setback is requested for the building.
- A variance of 35 feet to 1 feet for the parking area.
- Current building is a replacement building in the approximate same location off property line but further back from the street . These are existing uses and buildings on three sides. The Front area will be a parking area to serve the employees.
- The current asphalt is in the approximate same location.
- No safety or public nuisance concerns
- No new uses which intrude into neighborhoods. The use is existing.

LDC Waivers

Waiver 1: A waiver of the required 35 foot LBA in LDC 10.2.4 to 0 Feet along the west side property line.

Waiver 2: A waiver of the required 35 buffer yard in LDC 5.7.1 to 0 Feet to allow placement of a building in the buffer yard along the west side property line.

Waiver 3: A waiver of the required 35 buffer yard in LDC 10.2.4 to allow parking in the 35 foot setback and buffer yard along the west side property line.

Waiver 4: A waiver of the building design standards of LDC 5.6.1.B. for elevations to not meet transition standards and to not have 60% of the façade with animated features on the front and west side.

Waiver 5: A waiver of the design building design standards of LDC 5.6.1.C.1 to not provide 50% clear windows and doors along the street facade.

LDC Waivers

- The first 3 waivers involved requirements of the transition zone to buffer Commercial uses next to residential uses and uses between Suburban marketplace and Neighborhood Form District.
- The current building and parking area is about 3 to 5 feet off the property line.
- The neighboring building is not a residential use but a very large brick AT&T telephone substation.
- Because of these factors and conditions, the need for the buffering. Buffer yards and landscaping is not present.

LDC Waivers- Building Design

Two waivers involved building design standards are requested

The proposed building is a green metal building .

The use and location do not make 50% windows in the front practical.

A row of evergreen approximately 30 feet long will placed along the front of the building as a mitigating fact's and a visual enhancement.

The west side elevation faces the large AT&T Building-not a neighborhood or residential structure.

Thus, no animating features are needed and a waiver is requested.

This is the new building on the opposite side which was approved last year with variances and waivers

