

# 18VARIANCE1111

## 8208 Smyrna Parkway



**Louisville Board of Zoning Adjustment Public Hearing**  
Chris French, AICP, Planning Supervisor  
January 7, 2019

# Request

- Variance from LDC section 5.1.12.B.2.e to allow the structure to be located further back than the infill setback requirement for the front and street side yards.
- Waiver from LDC section 5.8.1 to not provide a sidewalk along the Bay Pine Drive street frontage.

# Case Summary/Background

- Subject property located on the Northwest corner of Bay Pine Drive and Smyrna Parkway.
- Greater setback proposed to save two, large mature trees.
- No sidewalks exist along Bay Pine Drive and it is unlikely that sidewalks will be constructed in the future. A sidewalk does exist in the Smyrna Parkway right-of-way adjacent to the subject property.
- Transportation planning supports the waiver request.

# Zoning / Form District

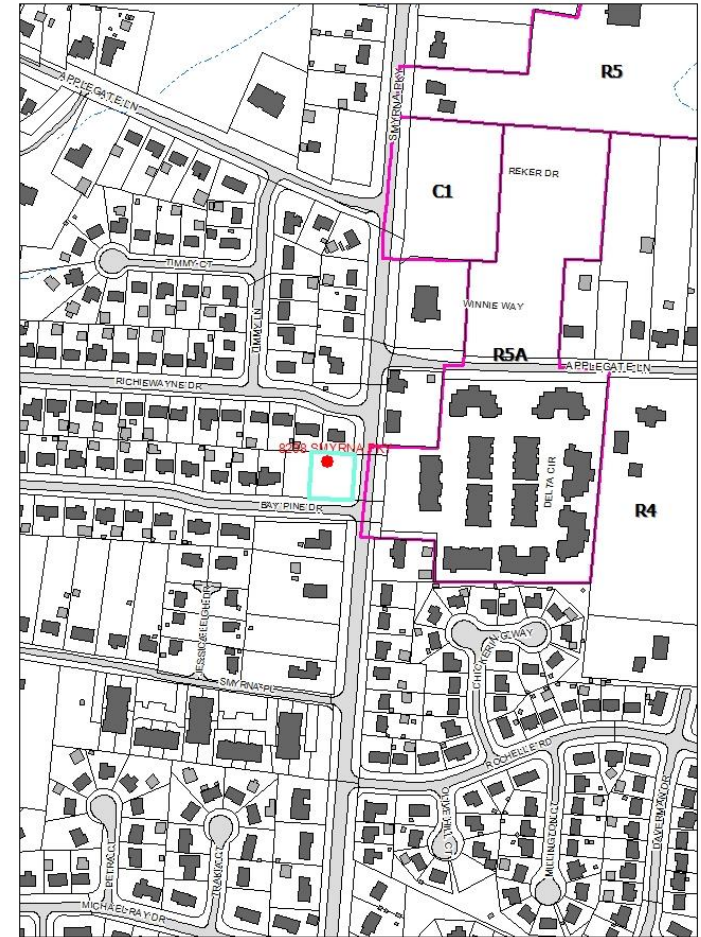
## Subject Site

R-4/Neighborhood

## Adjoining Sites

North/West/South: R-4/ Neighborhood

East: R-5A/Neighborhood



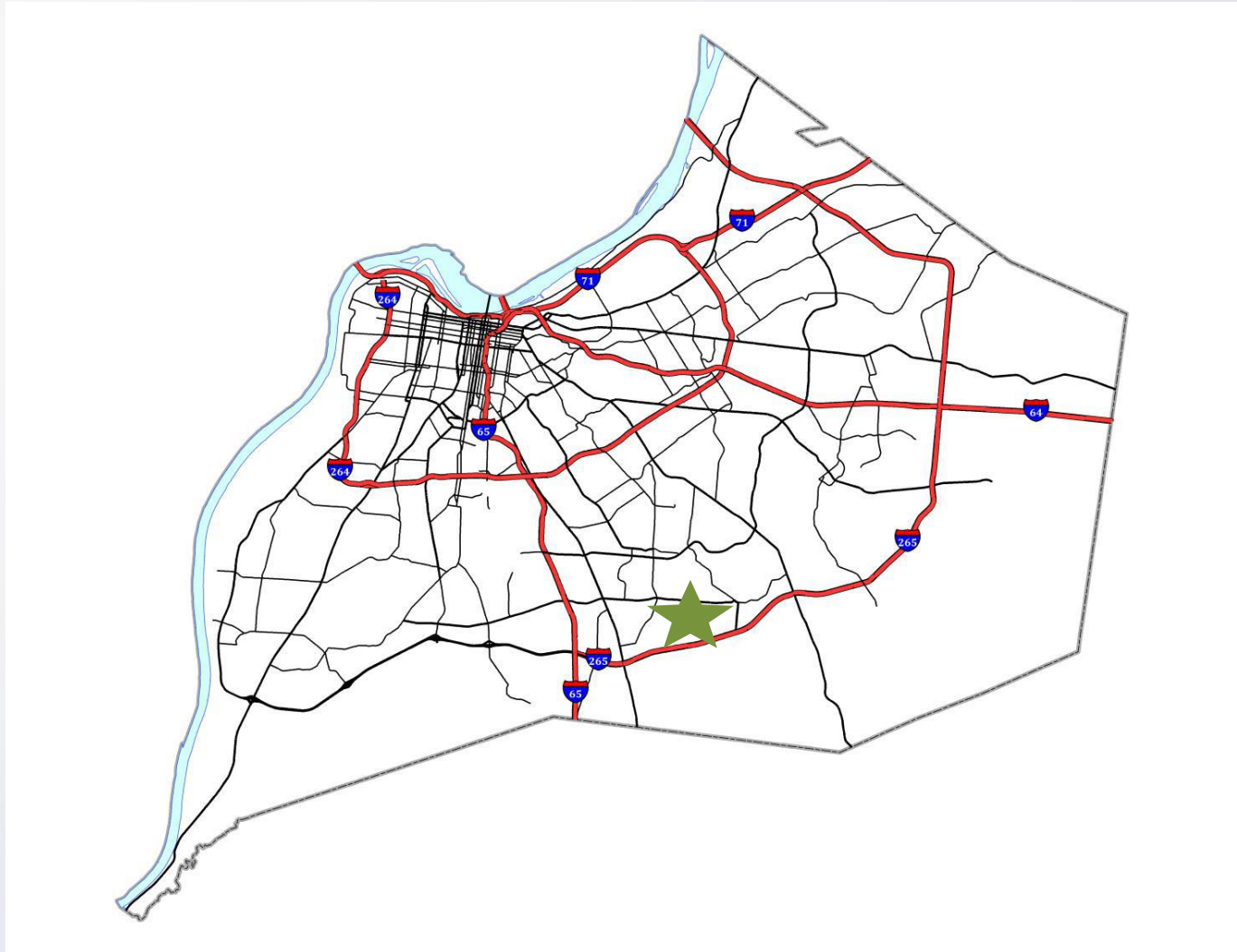
1 inch = 284 feet

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# Site Location













# Conclusions

- Staff finds that the requested variance and waiver are adequately justified and meet the standard of review
- Based upon the information in the staff report, the testimony and evidence provided at the public meeting, the Board of Zoning Adjustment must determine if the proposal meets the standards established in the LDC for the requested variance and waiver

# Required Action

## Approve or Deny

- **Variance** to allow the structure to be setback 37 feet from Bay Pine Drive property line and 41 feet from Smyrna Parkway property line (LDC 5.1.12.B.2)
- **Waiver** to not provide a sidewalk along the Bay Pine Drive frontage (LDC 5.8.1)