

22-VARIANCE-0039

1904 Frankfort Ave



Board of Zoning Adjustment

Julia Williams, AICP, Planning Supervisor

September 12, 2022

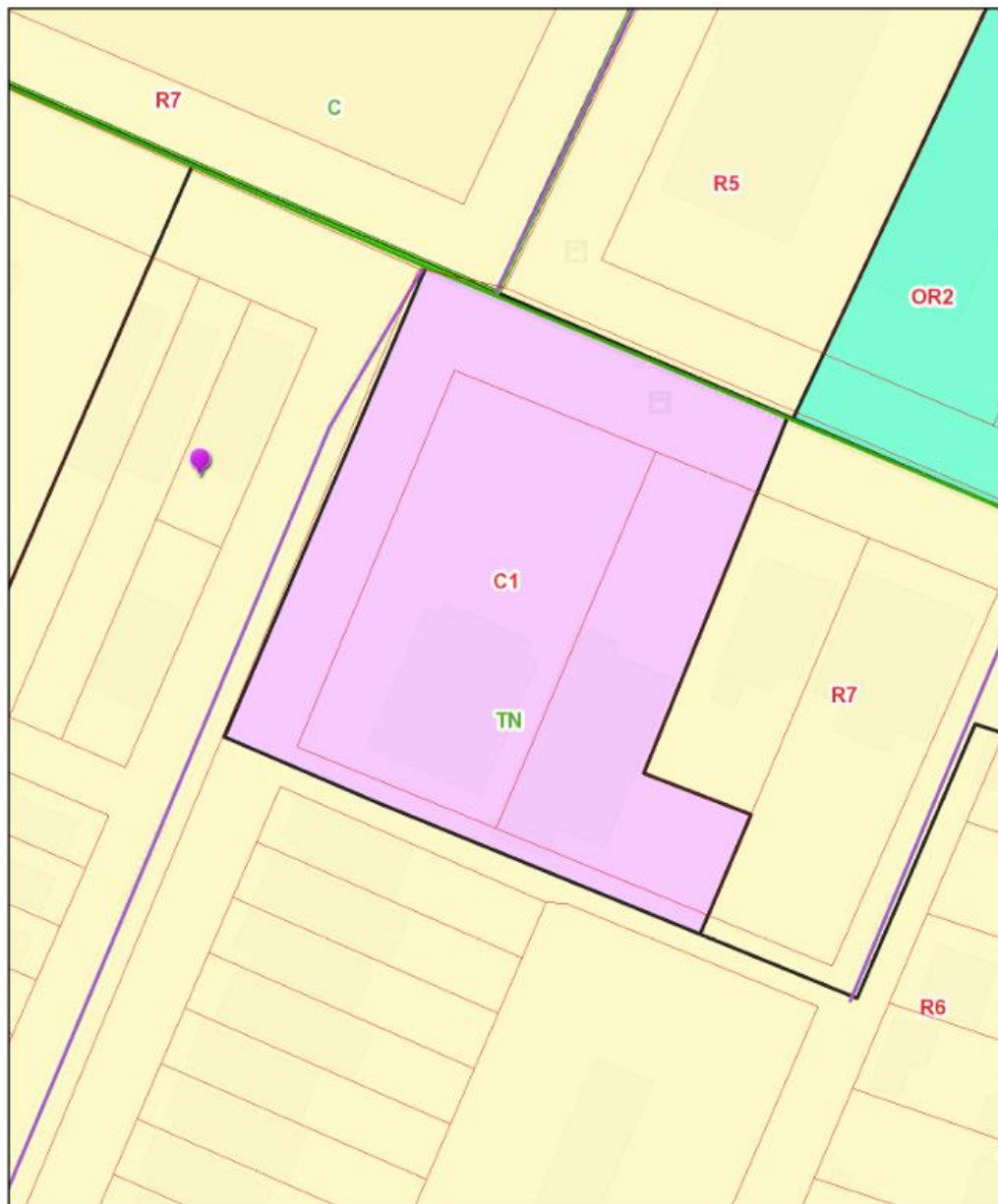
Request(s)

- Variance from 5.5.1.A.2 to permit the building to be located 92.3' along Frankfort Avenue instead of the required 5' for a 89.3' variance
- Waivers:
 1. Waiver from 5.5.1.A.3.a to permit the parking to be located in front of the structure (22-WAIVER-0042)
 2. Waiver from 5.6.1.C.1 to not provide a door along the Haldeman Avenue façade (22-WAIVER-0071)
 3. Waiver from 5.9.2.A.1.b to not provide a pedestrian connection from Haldeman to the building (22-WAIVER-0072)

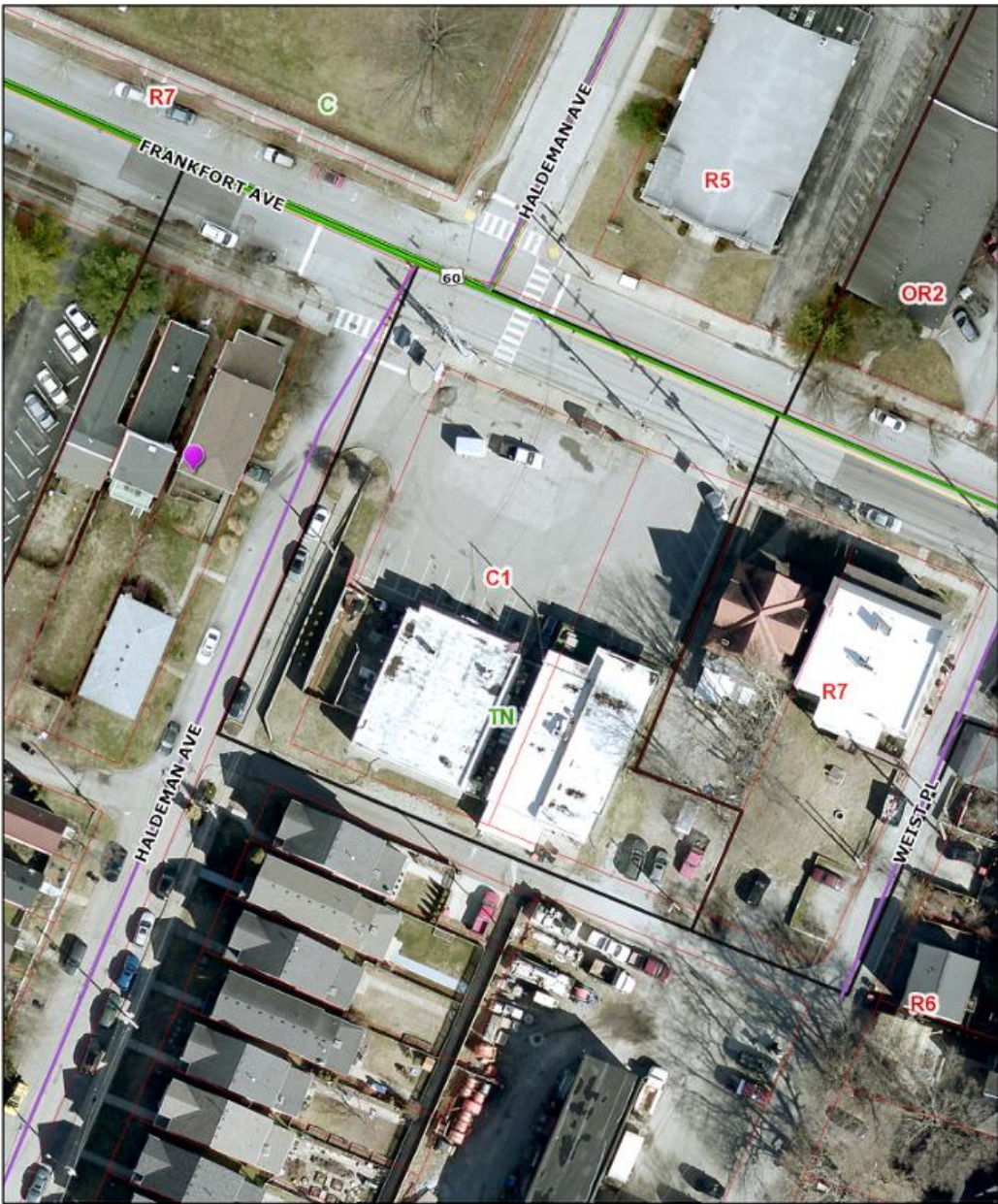
Case Summary

- 1,413 SF addition
- Addition along the Haldeman Avenue
- 5' VUA LBA along Frankfort Avenue
- Interior landscape areas
- Striped pedestrian connection

Zoning/Form Districts



Aerial Photo



Site Photos-Subject Property



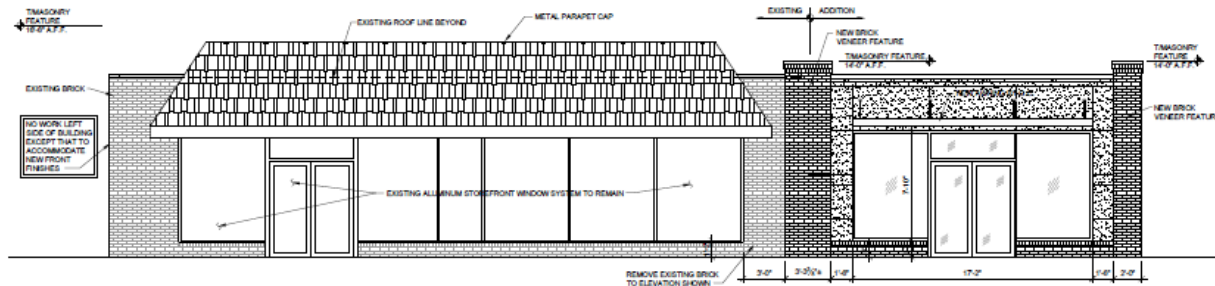
Site Photos-Surrounding Areas

Network: Aug 26, 2022 at 10:11:59 AM EDT
Local: Aug 26, 2022 at 10:11:59 AM EDT

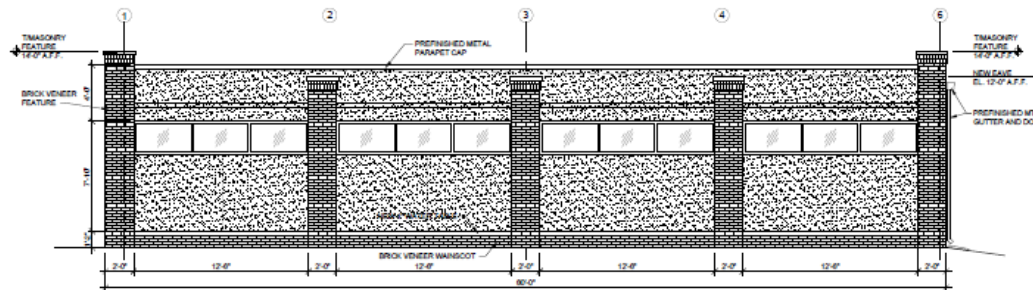


Louisville

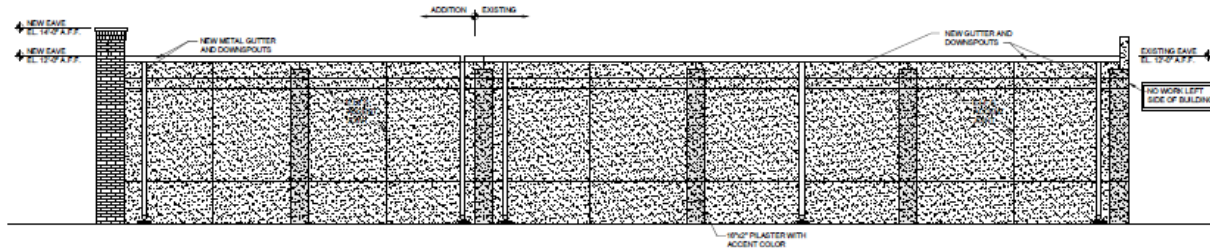
Applicant's Rendering



1 **NORTH SIDE ELEVATION**
A3 SCALE: 1/4" = 1'-0"



2 **WEST SIDE ELEVATION**
A3 SCALE: 1/4" = 1'-0"



2 **SOUTH SIDE ELEVATION**
A3 SCALE: 1/4" = 1'-0"

Staff Finding

- Staff finds that the proposal generally meets the guidelines of the Comprehensive Plan and requirements of the Land Development Code.

Required Actions

- **APPROVE** or **DENY** the **Variance**
- **APPROVE** or **DENY** the parking in front of the structure **Waiver**
- **APPROVE** or **DENY** the no door along Haldeman **Waiver**
- **APPROVE** or **DENY** the Haldeman pedestrian connection **Waiver**