

**19VARIANCE1022**  
**3141 S. 4th Street**



**Louisville Board of Zoning Adjustment Public Hearing**

**Beth Jones, AICP, Planner II**

**June 3, 2019**

# Request

- **Variance 1** to increase the maximum permitted front setback from 25 ft to 33 ft to accommodate proposed security office (LDC 5.5.2.)
- **Variance 2** to permit a fence to exceed the permitted maximum height by 4 ft 6 in for a height of 8 ft (LDC 4.4.3.A.1.a.)

Location	Requirement	Request	Variance
Variance 1: Maximum front setback	25 ft	33 ft	8 ft
Variance 2: Maximum fence height	3 ft 6 in	8 ft	4 ft 6 in

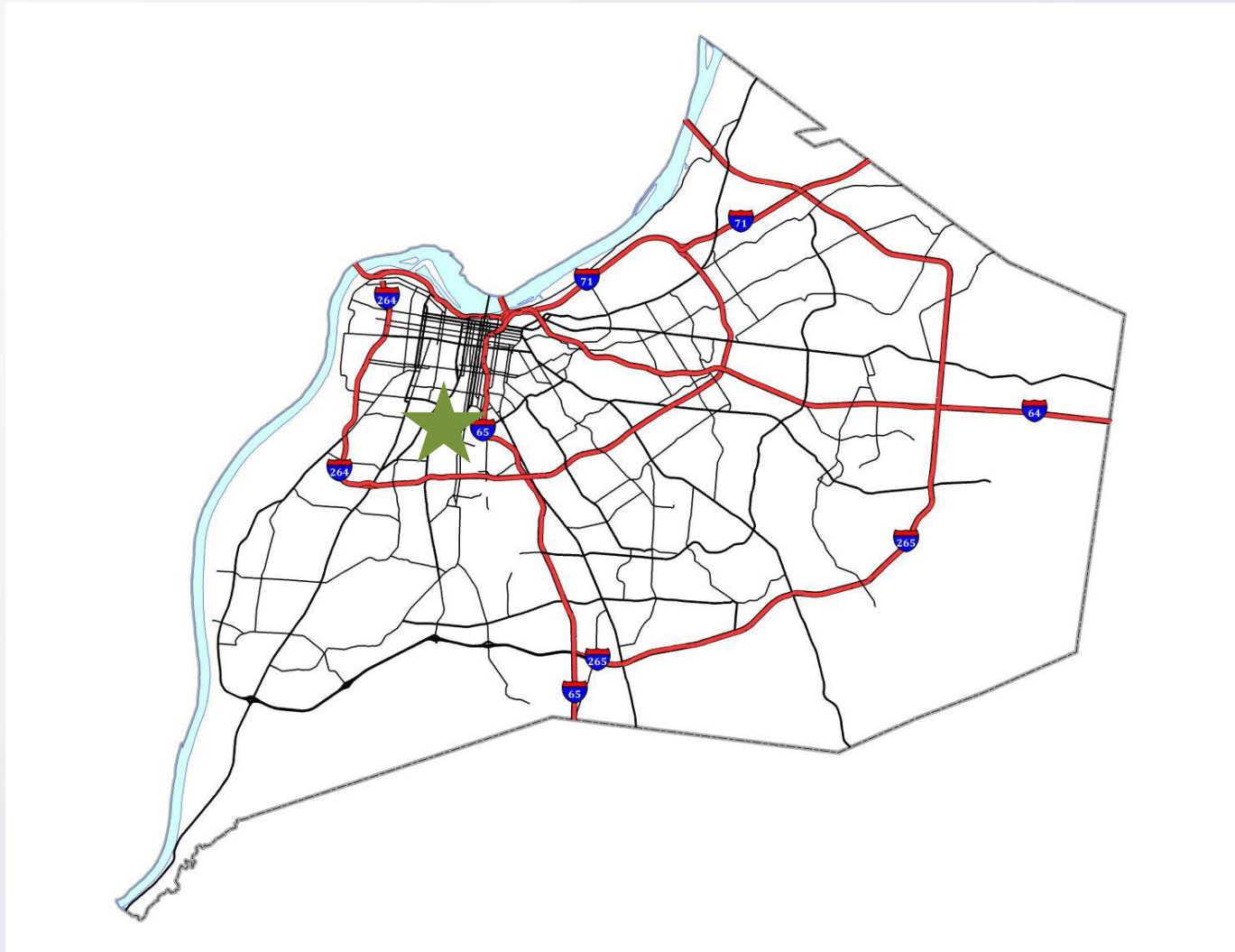
# Request

- **Waiver 1** to exceed the maximum distance permitted between Interior Landscape Areas (ILA) (LDC 10.2.12.)
- **Waiver 2** to reduce the required Landscape Buffer Area (LBA) along the Oakdale Avenue development site frontage by up to 5 ft (LDC 10.2.10.)
- **Waiver 3** to not require masonry wall parking lot screening along the Oakdale Avenue development site frontage (LDC 5.5.1.A.3.a.)

# Case Summary/Background

- Triangular site bounded on west by 4th Street and on east by Oakdale Avenue
- Site includes 24 parcels
  - Zoned R-7 Multi-Family Residential, C-1 and C-2 Commercial, and OR-1 and OR-3 Office/Residential
  - All within a Traditional Neighborhood
- Two new structures, a gated security office and a stable check-in facility (4,950 sq ft), and improved parking area
- Development plan (19DEVPLAN1070) and street closure request (19STREETS1002) currently under review

# Site Location



# Zoning / Form District

## Subject Site

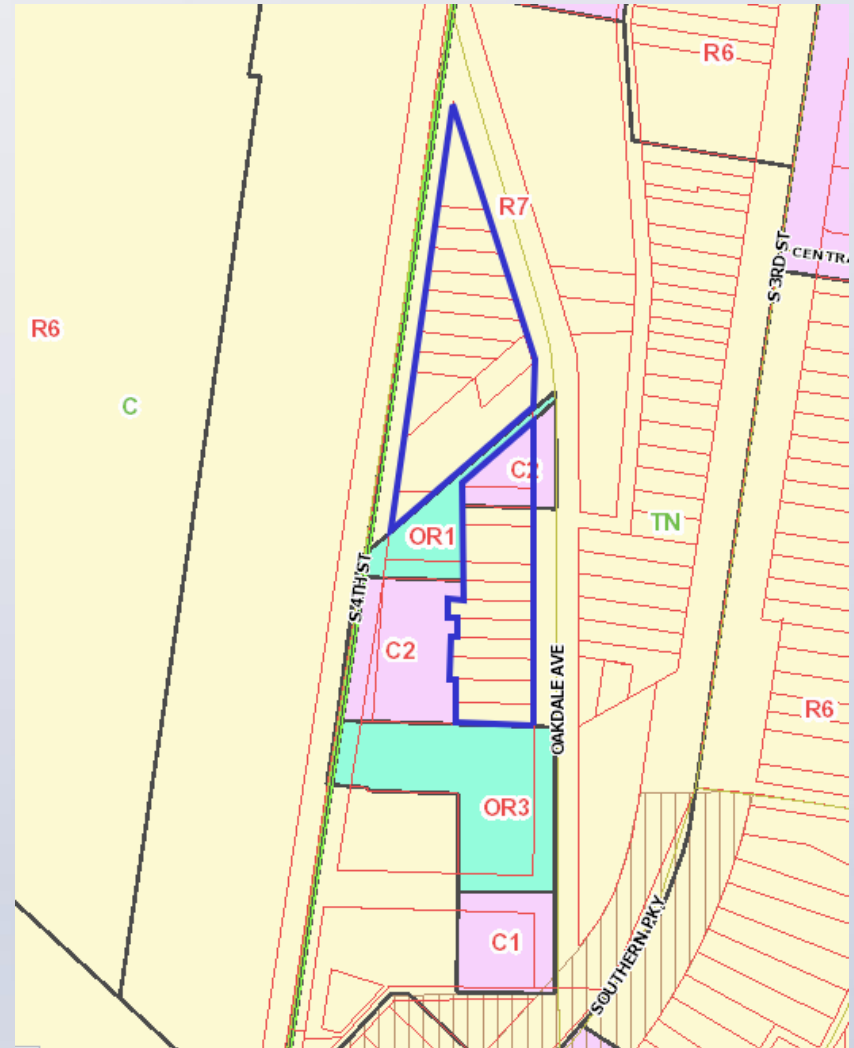
Existing: R-7/C-1/C-2/OR-1/OR-3

Proposed: No change proposed

## Form District

North/South/East: Traditional  
Neighborhood

West: Campus



# Land Use

## Subject Site

Existing: Parking, Commercial

Proposed: Parking, Barn Facility

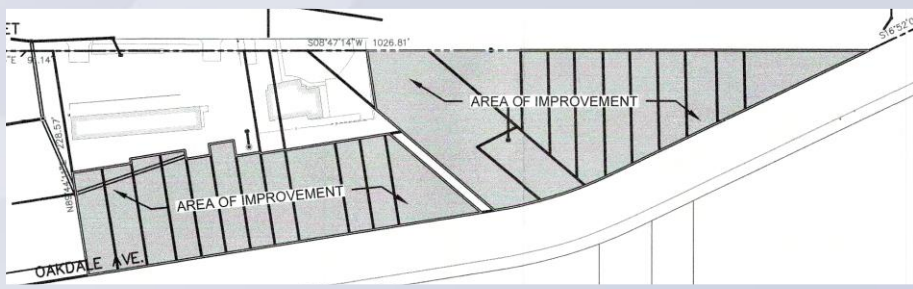
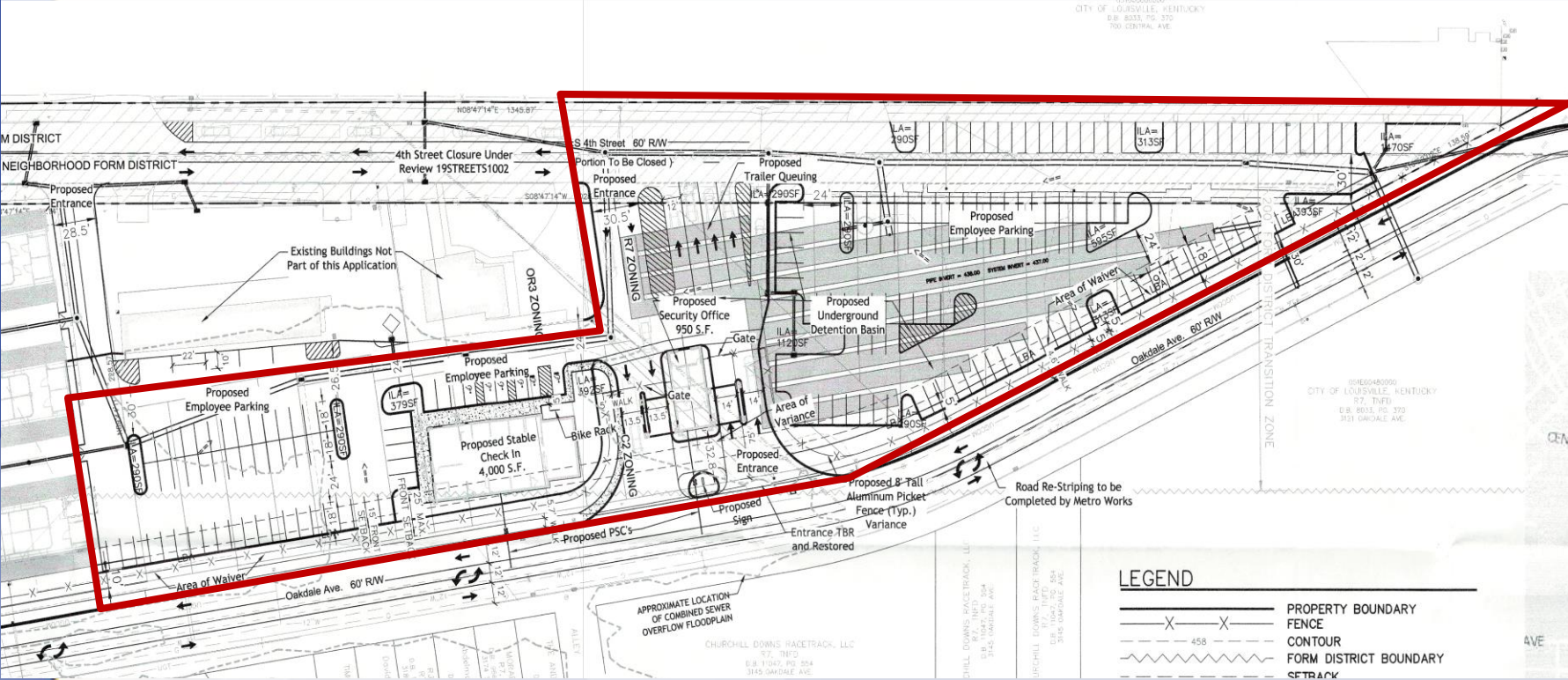
## Adjoining Sites

East/South: Parking, Commercial,  
Residential

West: Churchill Downs

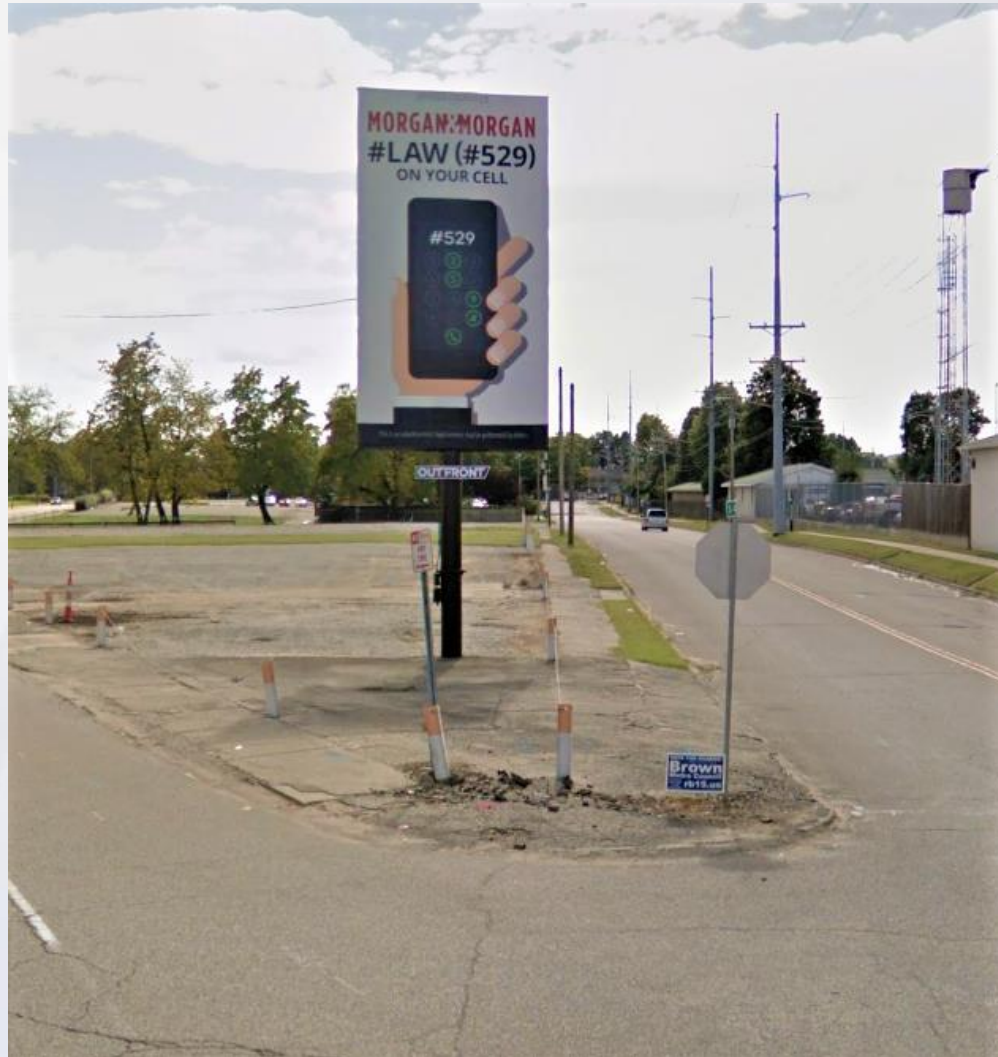


# Site Plan





# Site Photos



South from North Point

# Site Photos



Area of Security Office Entrance

# Site Photos



Security Office Looking North

# Site Photos



Security Office Looking South

# Conclusions

- Staff finds that the requested variances and waivers 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

# Required Action

## Approve/Deny

- **Variance 1** to increase the maximum permitted front setback from 25 ft to 33 ft to accommodate proposed security office (LDC 5.5.2.)
- **Variance 2** to permit a fence to exceed the permitted maximum height by 4 ft 6 in for a height of 8 ft (LDC 4.4.3.A.1.a.)

Location	Requirement	Request	Variance
Variance 1: Maximum front setback	25 ft	33 ft	8 ft
Variance 2: Maximum fence height	3 ft 6 in	8 ft	4 ft 6 in

# Required Action

## Approve/Deny

- **Waiver 1** to exceed the maximum distance permitted between Interior Landscape Areas (ILA) (LDC 10.2.12.)
- **Waiver 2** to reduce the required Landscape Buffer Area (LBA) along the Oakdale Avenue development site frontage by up to 5 ft (LDC 10.2.10.)
- **Waiver 3** to not require masonry wall parking lot screening along the Oakdale Avenue development site frontage (LDC 5.5.1.A.3.a.)