

# Development Review Committee

## Staff Report

March 18, 2020



<b>Case No:</b>	20-CAT3-0001
<b>Project Name:</b>	1617 Bank St House
<b>Location:</b>	1617 Bank St
<b>Owner(s):</b>	Habitat for Humanity
<b>Applicant:</b>	Habitat for Humanity
<b>Jurisdiction:</b>	Louisville Metro
<b>Council District:</b>	5 – Donna Purvis
<b>Case Manager:</b>	Jay Lockett, AICP, Planner I

### REQUEST(S)

- **Category 3 Development Plan**

### CASE SUMMARY/BACKGROUND

The applicant is proposing to construct a single-family home which is to contain approximately 1215 SF of gross floor area. The site is currently vacant and zoned EZ-1 in the Traditional Workplace form district. The site is in the Portland neighborhood, so a Category 3 Development Plan review is required by Louisville Metro Code of Ordinances.

### STAFF FINDING

The front yard setback is subject to infill requirements per Land Development Code section 5.1.12. The side yard requirements are set by section 5.1.10.F rather than the form district standards, as the lot is less than 50 feet wide. The proposed house is in compliance with these setback standards.

The Category 3 development plan is in order and complies with all applicable Land Development Code requirements.

### TECHNICAL REVIEW

There are no outstanding technical issues associated with this review.

### INTERESTED PARTY COMMENTS

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

**REQUIRED ACTIONS:**

- **APPROVE** or **DENY** the **Category 3 Development Plan**

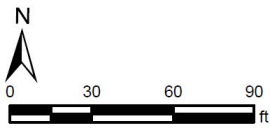
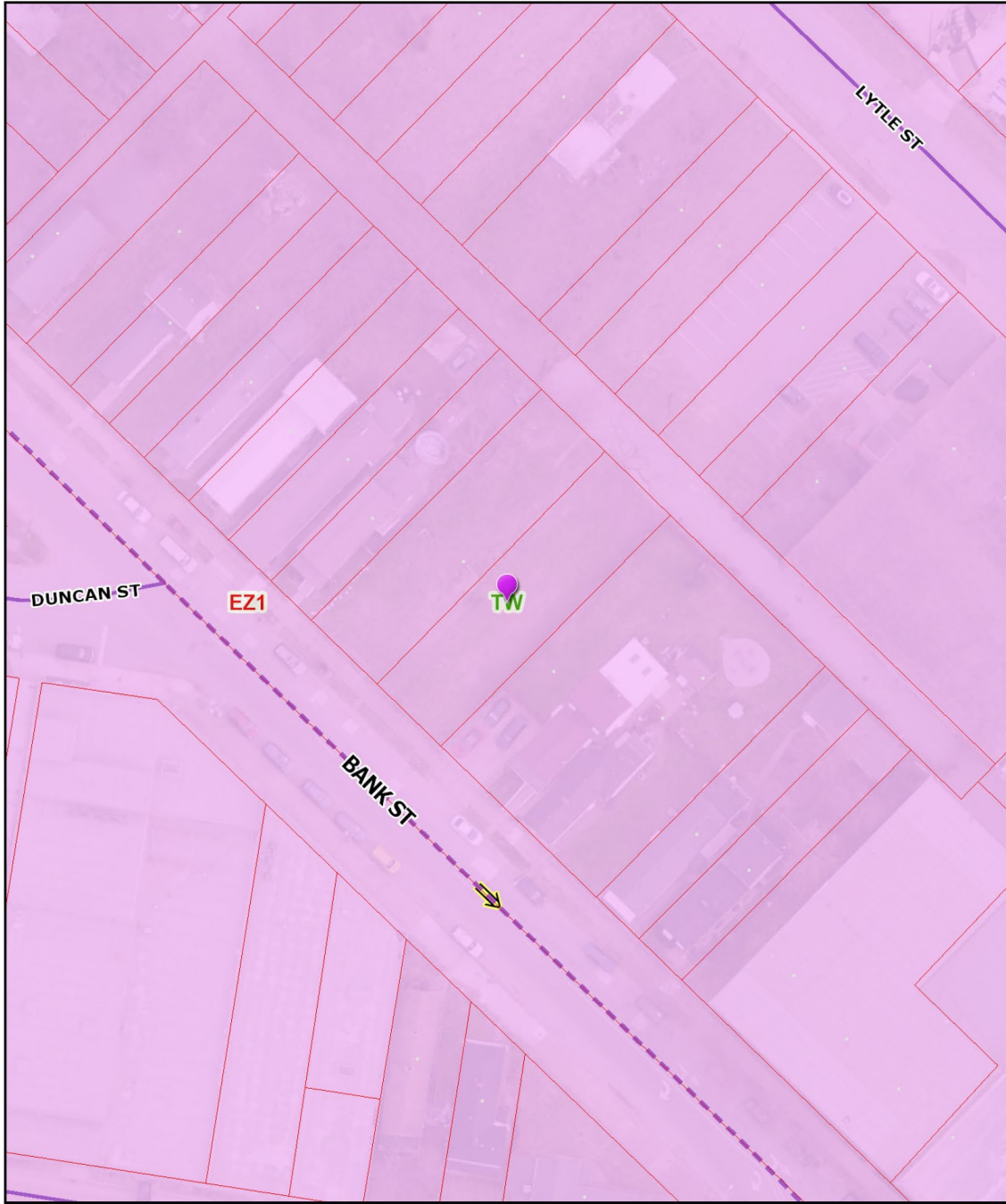
**NOTIFICATION**

<b>Date</b>	<b>Purpose of Notice</b>	<b>Recipients</b>
<b>3-4-20</b>	Hearing before DRC	1 <sup>st</sup> tier adjoining property owners Registered Neighborhood Groups in Council District 5

**ATTACHMENTS**

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



**20-CAT3-0001**

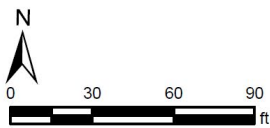
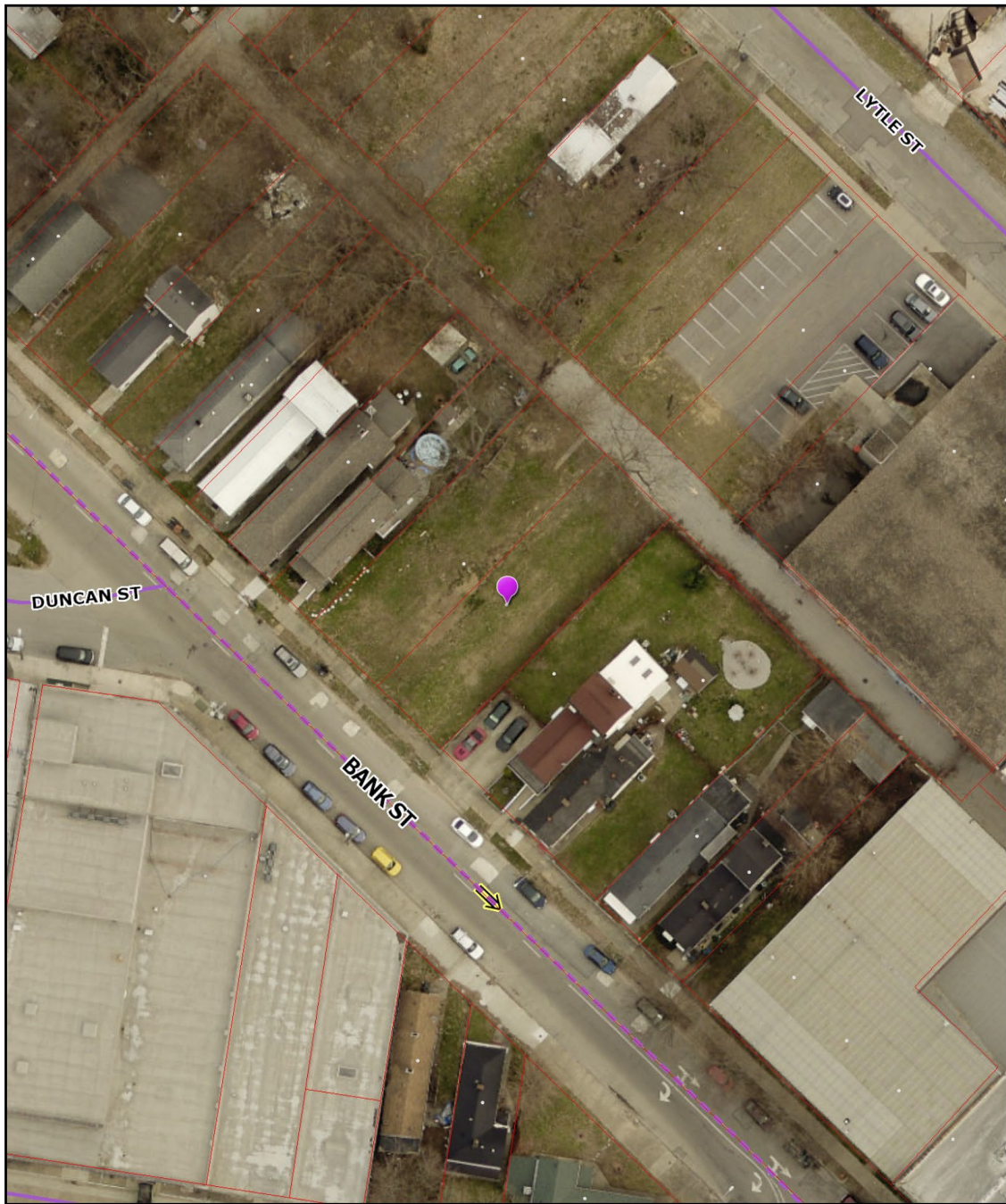
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2. Aerial Photograph



**20-CAT3-0001**

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