

# Development Review Committee

## Staff Report

December 18, 2019



<b>Case No:</b>	19-WAIVER-0084
<b>Project Name:</b>	LDC Waiver
<b>Location:</b>	2540 Ransdell Avenue
<b>Owner(s):</b>	Benjamin & Jessica Murr
<b>Applicant:</b>	Charlie Williams
<b>Jurisdiction:</b>	Louisville Metro
<b>Council District:</b>	8 – Brandon Coan
<b>Case Manager:</b>	Lacey Gabbard, AICP, Planner I

### **REQUEST:**

1. **Waiver** of Land Development Code 5.4.1.C.4 to allow the proposed garage addition to be closer to the street than the façade of the house

### **CASE SUMMARY/BACKGROUND**

The subject site is zoned R-2 Residential Single Family in the Traditional Neighborhood form district. It is located between Ransdell Avenue and Cherokee Parkway, north of Longest Avenue.

The applicant is proposing to construct a new 1-story garage addition which will be closer to the street (Ransdell Avenue) than the façade of the house. This is a double frontage lot, with the rear of the property adjacent to Cherokee Parkway. The existing garage on the subject site is located closer to the street than the façade of the house. Additionally, there appear to be several properties in the vicinity of the subject site where the garages appear to be located closer to the street than the house.

### **STAFF FINDINGS**

The waiver request is adequately justified and meets the standard of review.

### **TECHNICAL REVIEW**

MSD and Public works have provided preliminary plan review.

### **INTERESTED PARTY COMMENTS**

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

### **STANDARD OF REVIEW AND STAFF ANALYSIS FOR WAIVER OF SECTION 5.4.1.C.4 TO ALLOW THE PROPOSED GARAGE ADDITION TO BE CLOSER TO THE STREET THAN THE FAÇADE OF THE HOUSE**

- (a) The waiver will not adversely affect adjacent property owners; and

STAFF: The waiver will not adversely affect adjacent property owners, as there appear to be several other properties in the vicinity of the subject site which have garages located closer to the street than the façade of the house. Additionally, the rear of the property features a steep slope, making the structures on the property not visible from Cherokee Parkway.

(b) The waiver will not violate specific guidelines of Plan 2040; and

STAFF: Land Use & Development Goal 1, Policy 4 states that the proposal ensures new development and redevelopment are compatible with the scale and site design of nearby existing development and with the desired pattern of development within the Form District.

There appear to be several other properties in the vicinity of the subject site which have garages located closer to the street than the façade of the house.

(c) The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant; and

STAFF: The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant since the back portion of the subject site features a steep slope, and the applicant is proposing an addition to the existing garage which is already located closer to the street than the house.

(d) Either:

(i) The applicant has incorporated other design measures that exceed the minimums of the district and compensate for non-compliance with the requirements to be waived (net beneficial effect); OR

(ii) The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.

STAFF: The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant as the proposed location for the garage addition appears to be the most suitable due to geographical restrictions of the site and the location of existing structures.

**REQUIRED ACTIONS:**

- **APPROVE** or **DENY** the **Waiver**

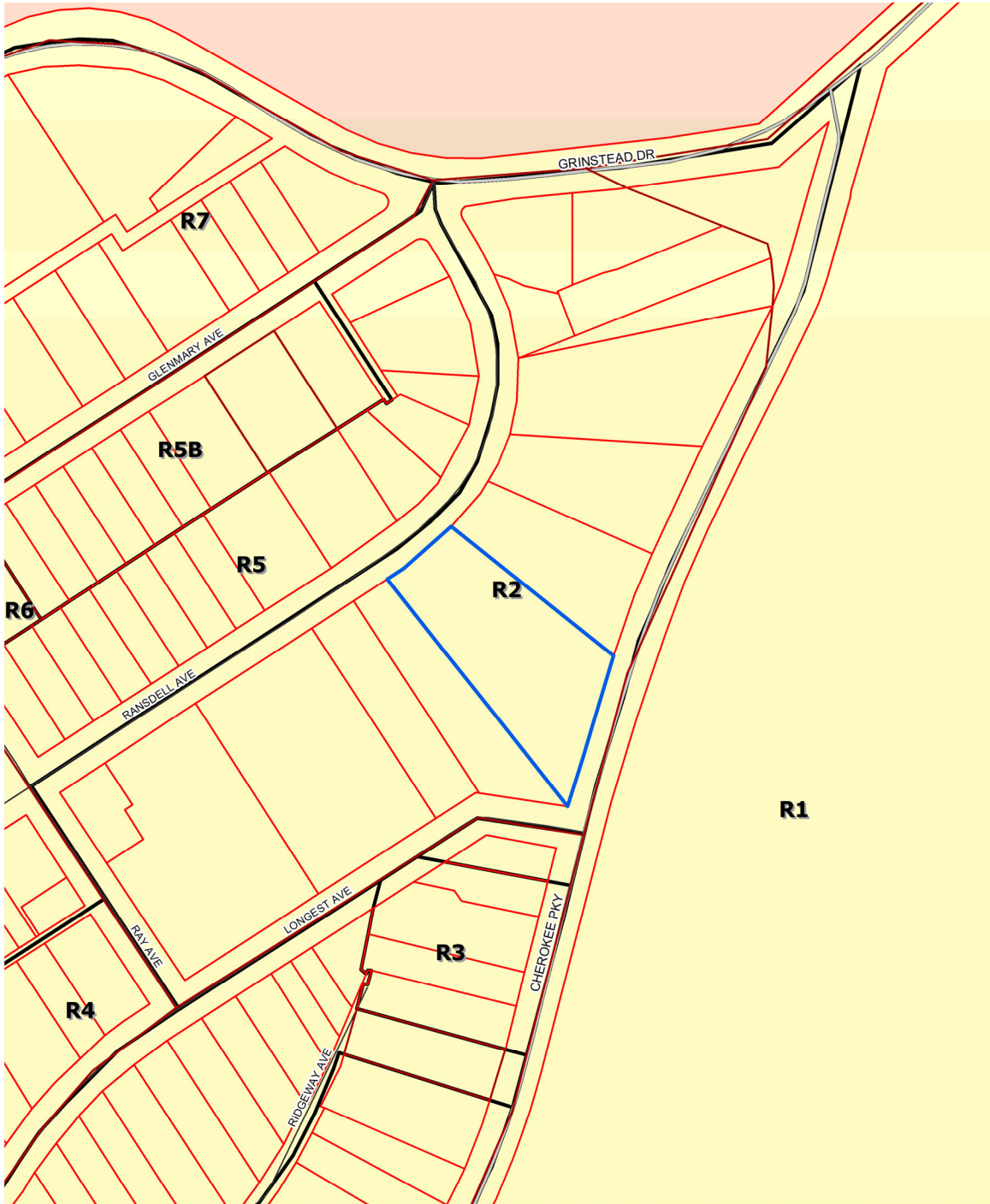
**NOTIFICATION**

Date	Purpose of Notice	Recipients
12-18-19	Hearing before DRC	1 <sup>st</sup> tier adjoining property owners Speakers at Planning Commission public hearing Registered Neighborhood Groups in Council District 8

**ATTACHMENTS**

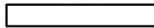
1. Zoning Map
2. Aerial Photograph

1. Zoning Map



2540 RANSELL AVENUE

feet



190

Map Created: 11/7/2019



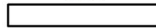
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2. Aerial Photograph



2540 RANSDELL AVENUE

feet



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Map Created: 11/7/2019



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