

**Development Review Committee**  
**Staff Report**  
August 5, 2020



<b>Case No:</b>	20-WAIVER-0029
<b>Project Name:</b>	Tennis Court at 19515 Sycamore Ridge Drive
<b>Location:</b>	19515 Sycamore Ridge Drive
<b>Owner(s):</b>	Tony Young
<b>Applicant:</b>	John F. Stewart, Encompass DDC, LLC
<b>Jurisdiction:</b>	Louisville Metro
<b>Council District:</b>	19 – Anthony Piagentini
<b>Case Manager:</b>	Lacey Gabbard, AICP, Planner I

**REQUEST:**

1. **Waiver** of Land Development Code 5.4.2.C.1 to allow the footprint of an accessory indoor tennis court to exceed the footprint of the primary residence

**CASE SUMMARY/BACKGROUND**

The subject site is zoned R-4 Residential Single Family in the Neighborhood form district. It is located south of Sycamore Ridge Drive, at the terminus of this local road. It is surrounded by other residential uses. The subject site is approximately 6.9 acres.

The applicant is proposing to construct a 9,740 square foot indoor tennis court at the rear of the 5,700 square foot primary residential structure. The waiver request is required in order to allow for the footprint of an accessory structure to be larger than the footprint of the primary residence. The applicant confirms, and there is a note on the proposed plan, that the tennis court is for the owner's private use and is not a business or commercial use.

The property owner owns the subject site, as well as several other parcels located at the terminus of Sycamore Ridge Drive. Two of the three parcels to the west of the subject site appear to be vacant residential lots. The proposed tennis court structure meets Land Development Code setback and building height requirements.

**STAFF FINDINGS**

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

**TECHNICAL REVIEW**

MSD and Public works have provided preliminary plan approval.

**INTERESTED PARTY COMMENTS**

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

**STANDARD OF REVIEW AND STAFF ANALYSIS FOR WAIVER OF LAND DEVELOPMENT CODE 5.4.2.C.1 TO ALLOW AN ACCESSORY STRUCTURE TO BE LARGER THAN THE FOOTPRINT OF THE PRIMARY STRUCTURE**

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

STAFF: The waiver will not adversely affect adjacent property owners, as the structure will be setback approximately 48 feet from the nearest adjacent residential property to the west. The adjacent property to the east is owned by the applicant, and the adjacent property to the south is approximately 700 feet from the proposed structure and is separated by a stream.

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

STAFF: The waiver will not violate the guidelines of the Plan 2040, as the structure will have adequate setbacks, and is located on a large lot with adequate space.

- (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, as the tennis court structure cannot otherwise be built.

- (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, as the property is large enough to support the proposed structure and Land Development Code setback requirements will be met.

**REQUIRED ACTIONS:**

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

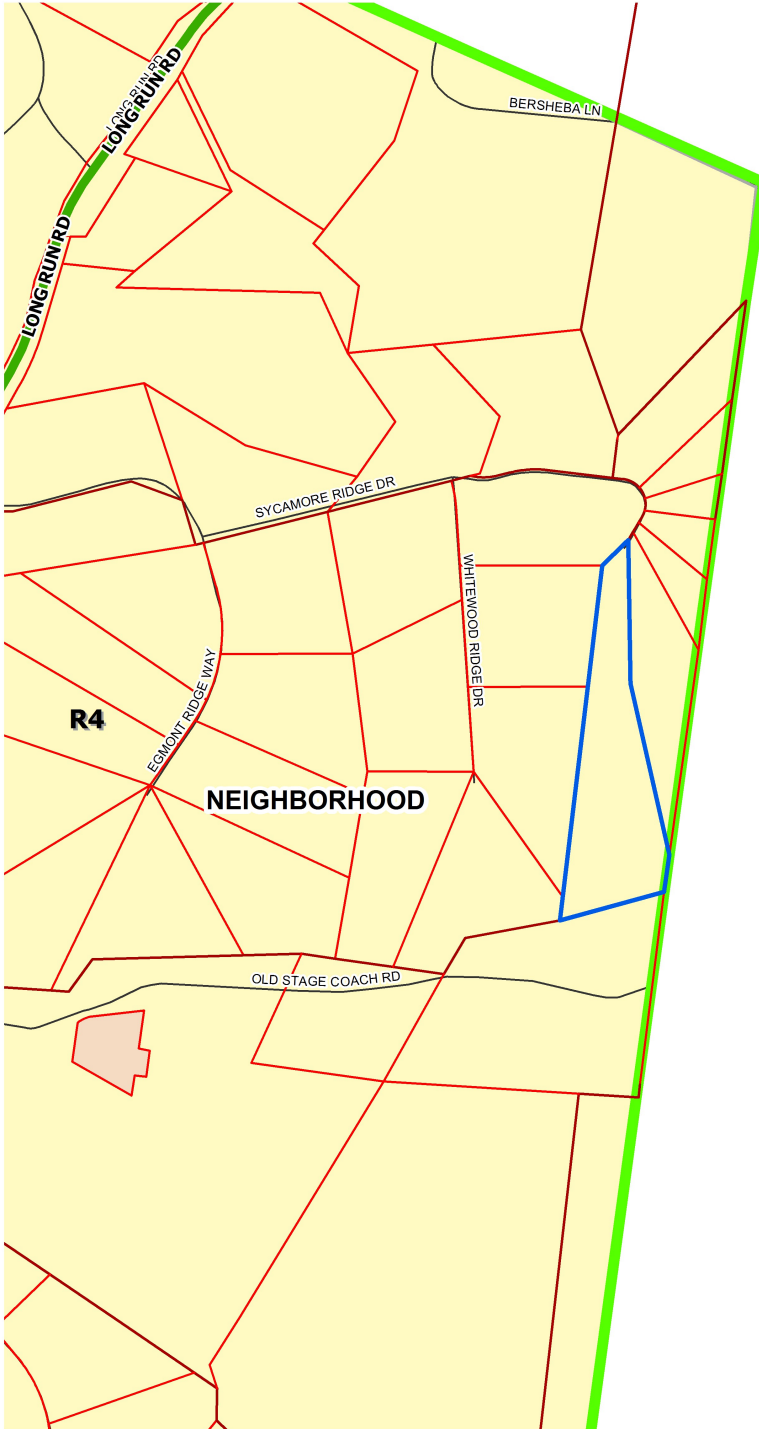
**NOTIFICATION**

<b>Date</b>	<b>Purpose of Notice</b>	<b>Recipients</b>
8-5-2020	Hearing before DRC	1 <sup>st</sup> tier adjoining property owners Speakers at Planning Commission public hearing Registered Neighborhood Groups in Council District 19

**ATTACHMENTS**

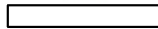
1. Zoning Map
2. Aerial Photograph

1. **Zoning Map**



**19515 SYCAMORE RIDGE DRIVE**

feet



570

Map Created: 7/21/2020



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2. Aerial Photograph



19515 SYCAMORE RIDGE DRIVE

feet



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