

Development Review Committee

Staff Report

Date: February 2nd, 2022



Case No:	21-WAIVER-0170
Project Name:	Proposed Garage
Location:	4408 Hazelwood Ave
Owner(s):	Timothy Hosler
Applicant:	Timothy Hosler
Jurisdiction:	Louisville Metro
Council District:	15- Kevin Triplett
Case Manager:	Molly Clark, Planner I

REQUEST(S)

- Waiver from 5.4.1.C to allow an accessory structure to be located in the Principal Structure Area

CASE SUMMARY/BACKGROUND

This site is zoned R-5 single family residential in the Traditional Neighborhood form district. The applicant is proposing to construct a garage right beside the existing single family home off of an existing driveway along Hazelwood Avenue road frontage.

STAFF FINDING

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

The committee should consider whether the applicant should clean up the curb cut located in front of the existing house that allows vehicles to park in the front yard.

TECHNICAL REVIEW

There are no outstanding technical issues associated with this request.

INTERESTED PARTY COMMENTS

Staff has not received and interested party comments.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR WAIVER of 5.4.1.C to allow an accessory structure to be located in the principle structure area:

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

STAFF: The waiver will not adversely affect adjacent property owners since the other houses on the same block using direct access off of Hazelwood Avenue. The applicant also has only 13 +- feet of frontage off of the alley as well has an existing curb cut off of Hazelwood Ave.

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

STAFF: The waiver will not violate Plan 2040 because according to Guideline 1, Policy 4 redevelopment should be compatible with site design of nearby existing pattern of development on Hazelwood Ave. Also the subject site has an existing curb cut off Hazelwood Avenue where the proposed garage will be located.

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

STAFF: The extend of the waiver of the regulation is the minimum necessary to afford relief to the applicant since the applicant has an existing curb cut and area being used for off-street parking, being accessed off of Hazelwood Ave.

- (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 because it would not allow the applicant to use an existing curb cut that is currently used for off-street parking for the existing single family house.

REQUIRED ACTIONS:

- **APPROVE** or **DENY** the **WAIVER** to allow an accessory structure to be located in the principle structure area.

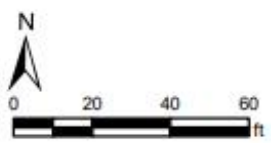
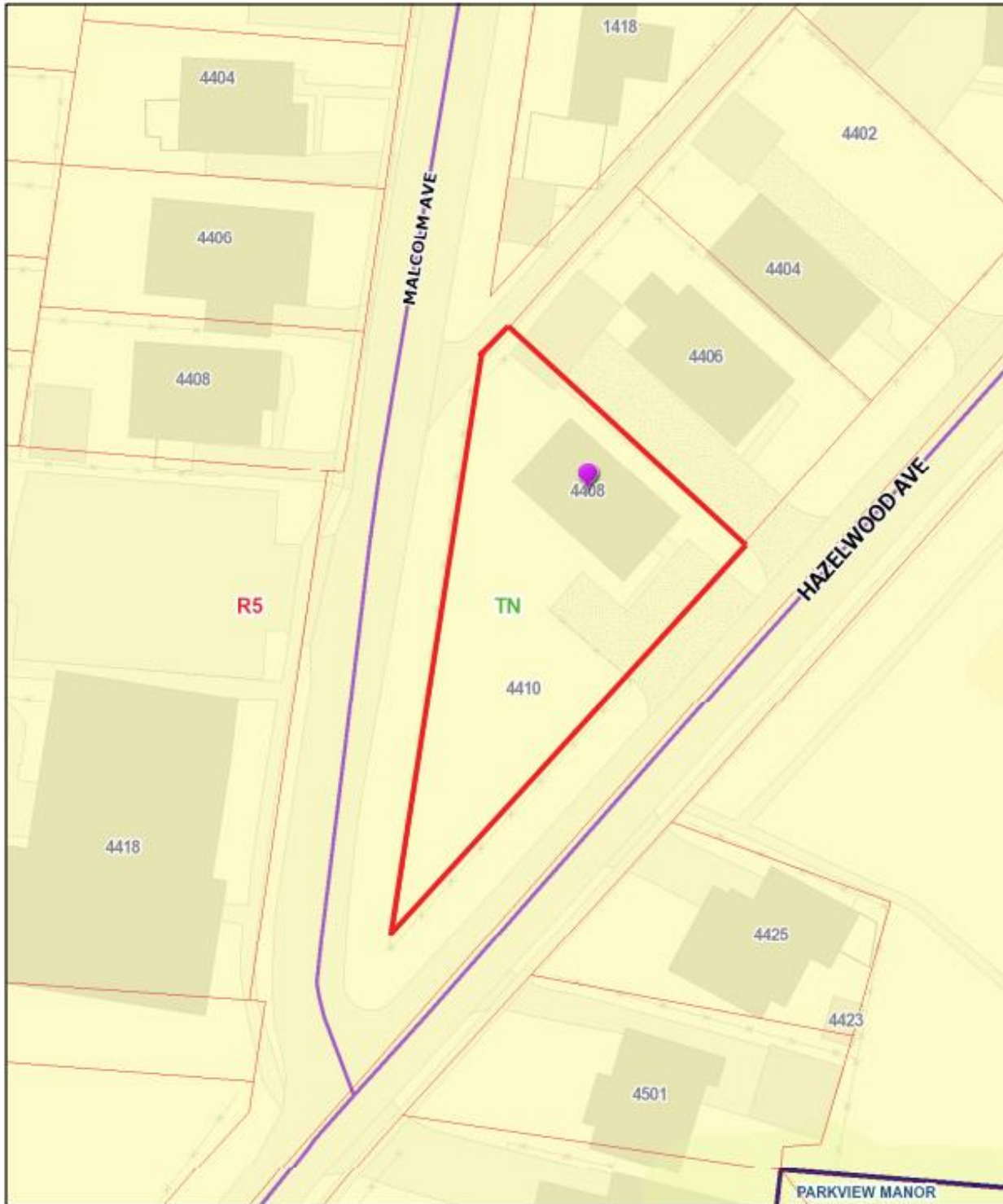
NOTIFICATION

Date	Purpose of Notice	Recipients
1-21-22	Hearing before 2-2-22	1 st tier adjoining property owners and current residents Registered Neighborhood Groups in Council District 15

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



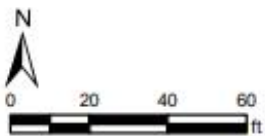
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2. Aerial Photograph



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