Variance Application
Louisville Metro Planning & Design Services

Case No.: 17devplan1199   Intake Staff: _____

Date: 11/13/17   Fee: _____

Applications are due on Mondays at 2:00 p.m. in order to be processed that week. Once complete, please bring the application and supporting documentation to: Planning and Design Services, located at 444 South 5th Street, Suite 300. For more information, call (502) 574-6230 or visit http://www.louisvilleky.gov/PlanningDesign.

Project Information:

This is a variance from Section   5.2.2.C.2, Table 5.2.2   of the Land Development Code,

to allow   The 2 parking spaces to encroach into the 15' rear yard by 15'   .

Primary Project Address: 938 E. Kentucky Street

Additional Address(es):   _____

Primary Parcel ID: 022H00680000

Additional Parcel ID(s):   _____

Proposed Use: Multi-family   Existing Use: Vacant warehouse

Existing Zoning District: EZ1   Existing Form District: TNFD

Deed Book(s) / Page Numbers[2]:   D.B. 6769, Pg. 204

The subject property contains   0.299   acres. Number of Adjoining Property Owners: 9

Has the property been the subject of a previous development proposal (e.g., rezoning, variance, appeal, conditional use permit, minor plat, etc.)? *This information can be found in the Land Development Report (Related Cases)*[1]   ☐ Yes   ☒ No

If yes, please list the docket/case numbers:

Docket/Case #: _____   Docket/Case #: _____

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<u>Variance Justification:</u>

In order to justify approval of any variance, the Board of Zoning Adjustment considers the following criteria. Please answer <u>all</u> of the following items. Use additional sheets if needed. <u>A response of yes, no, or N/A is not acceptable.</u>

1. **Explain how the variance will not adversely affect the public health, safety or welfare.**

> The 2 parking spaces will not adversely affect the public health, safety or welfare as they will be serving a multi family residence that is adjacent to single family residences has parking in the rear via alleys.

2. **Explain how the variance will not alter the essential character of the general vicinity.**

> The 2 parking spaces will not alter the essential character of the general vicinity as the area is predominatly residential properties that has parking in the rear of the residences off of the alleys.

3. **Explain how the variance will not cause a hazard or a nuisance to the public.**

> The requested variance to allow the 2 parking spaces to encroach into the rear yard will not cause a hazard or nuisance in the predominatly residential zoned neighborhood that has parking in the rear of the residences via the alley.

4. **Explain how the variance will not allow an unreasonable circumvention of the requirements of the zoning regulations.**

> The variance will not allow an unreasonable circumvention of the requirements as the neighborhood surrounding the building is mostly residential and parking is allowed in the rear of the buildings via alley ways.

Additional consideration:

1. **Explain how the variance arises from special circumstances, which do not generally apply to land in the general vicinity (please specify/identify).**

> Because the building was and existing warehouse and is proposed to be renovated into a multi family residence additional parking is needed to accommodate the residents of the building.

2. **Explain how the strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create unnecessary hardship.**

> The site is small every step has been taken to accommodate as many parking spaces as possible for all the residents of the proposed multi family residence and would create an unnecessary hardship by reducing the number of parking spaces available to the residents.

3. **Are the circumstances the result of actions of the applicant taken subsequent to the adoption of the regulation from which relief is sought?**

> The circumstances are not the result of the applicant taken subsequent to the adoption of the regulations. The existing building was built pre zoning regulations and with the proposed multi family use the parking spaces are needed to accommodate the residents.