

18VARIANCE1021



Louisville Metro Board of Zoning Adjustment

Jay Lockett, Planner I

May 21, 2018

Requests

- **Variance** from Land Development Code section 5.1.12.A.2.a to allow a proposed structure to encroach approximately 4 feet into the infill front yard setback standards along Creel Ave.
- **Variance** from Land Development Code section 5.1.12.A.2.b to allow a proposed structure to exceed the infill maximum building height by approximately 91.5 feet.

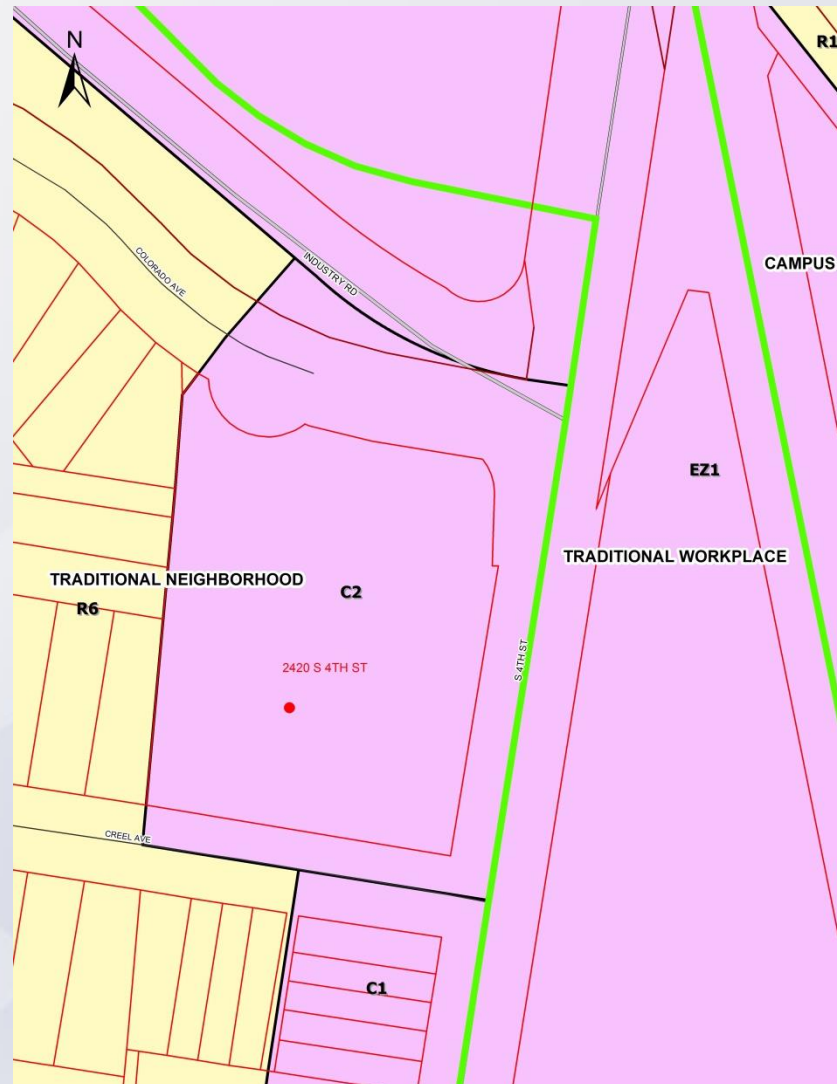
Background

- Vacant commercial structure on site to be demolished.
- Applicant proposes to construct 237 unit multi-family residential structure on site.
- Revised District Development Plan with associated waivers will be considered by Development Review Committee on 5-23-18
- Existing row of houses along Creel Avenue makes infill standards applicable per Land Development Code section 5.1.12.

Site Context



Zoning / Form District



Aerial Photo



Subject Site – Existing Frontage along Creel St



Subject Site – View from the northern property line



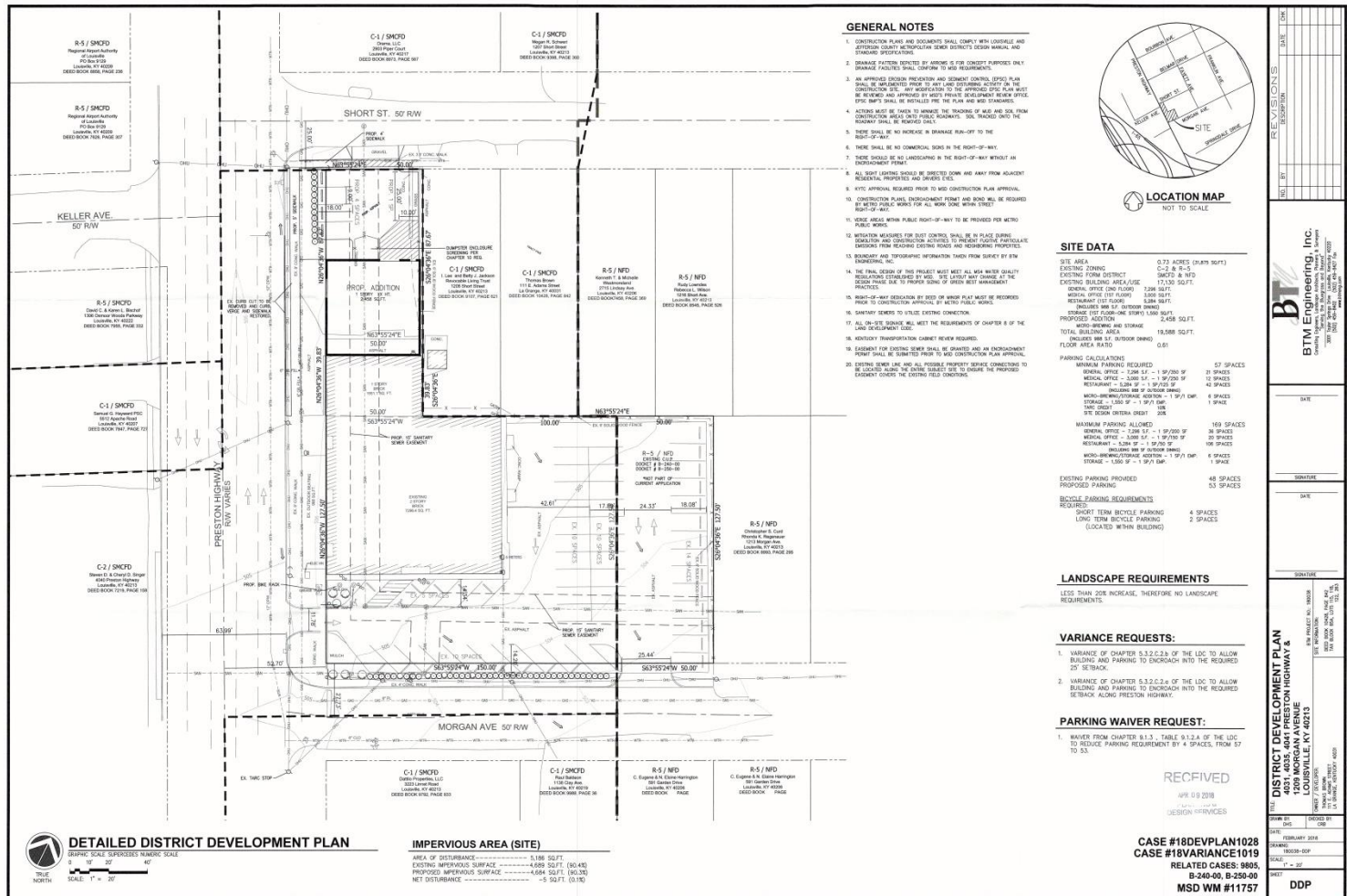
Subject Site – Existing frontage on 4th St



New Development across 4th St from site



Development Plan



Proposed Elevation - North

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Aptitude Development

669 River Drive, Suite 402, Elmwood Park, NJ 07407

THE MARSHALL LOUISVILLE - NORTH ELEVATION

LOUISVILLE, KY

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18 DevPlan 1034

Proposed Elevations - South

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THE MARSHALL LOUISVILLE - SOUTH ELEVATION
 LOUISVILLE, KY

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Proposed Elevations - East

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THE MARSHALL LOUISVILLE - EAST ELEVATION

LOUISVILLE, KY

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18. Dir Plan 1036

Proposed Elevations - West

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THE MARSHALL LOUISVILLE - WEST ELEVATION

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18 Dev Plan 1036

Staff Analysis and Conclusions

- The variances appear adequately justified and meet the standards of review.

Required Actions

- **Approve or Deny** the Variance from Land Development Code section 5.1.12.A.2.a to allow a proposed structure to encroach approximately 4 feet into the infill front yard setback standards along Creel Ave.
- **Approve or Deny** the Variance from Land Development Code section 5.1.12.A.2.b to allow a proposed structure to exceed the infill maximum building height by approximately 91.5 feet.