

Development Review Committee

Staff Report

August 28, 2019



Case No:	19-WAIVER-0021
Project Name:	Storage
Location:	9200 Hudson Lane
Owner(s):	John Maloney
Applicant:	John Maloney
Jurisdiction:	Louisville Metro
Council District:	22 – Robin Engel
Case Manager:	Lacey Gabbard, AICP, Planner I

REQUEST(S)

- **Waiver** of Land Development Code section 5.4.2.C.1 to allow the footprint of an accessory structure to exceed the footprint of a principle structure

CASE SUMMARY/BACKGROUND

The applicant is proposing to construct a storage building in an open grassy area behind an existing single family home in the R-4 Residential Single Family zone and the Neighborhood form district. The proposed accessory structure footprint is 1,600 square feet, and the primary structure is approximately 1,322 square feet. There is also an approximately 797 square foot existing block garage on the property.

STAFF FINDING

The request is adequately justified and meets the standard of review. Staff recommends that the Development Review Committee discuss screening options with the applicant.

TECHNICAL REVIEW

There are no outstanding technical issues associated with this request.

INTERESTED PARTY COMMENTS

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

STANDARD OF REVIEW AND STAFF ANALYSIS FOR WAIVER OF LAND DEVELOPMENT CODE SECTION 5.4.2.C.1 TO ALLOW THE FOOTPRINT OF AN ACCESSORY STRUCTURE TO EXCEED THE FOOTPRINT OF A PRINCIPLE STRUCTURE

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

STAFF: The waiver will not adversely affect adjacent property owners, as the storage building will be hidden from view from the street and, according to the applicant, he has offered to provide screening in the form of a privacy fence.

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

STAFF: Land Use & Development Goal 1 Policy 4 ensures that 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. Quality design and building materials should be promoted to enhance compatibility of development and redevelopment projects.

The proposed storage building will be located in an open grassy area behind the existing home, and the applicant has offered to provide screening from neighboring properties in the form of a privacy fence. Many properties in the vicinity of the subject site have garages and storage buildings. While the proposed storage building is larger than many of the existing storage buildings, there are principle structures in the vicinity which appear to be larger.

- (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 provide relief to the applicant, as there is a large grassy area on the subject site which is not being utilized. The applicant wishes to construct a storage building in order to store personal vehicles.

- (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 accessory structure without causing harm to neighbors.

REQUIRED ACTIONS

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

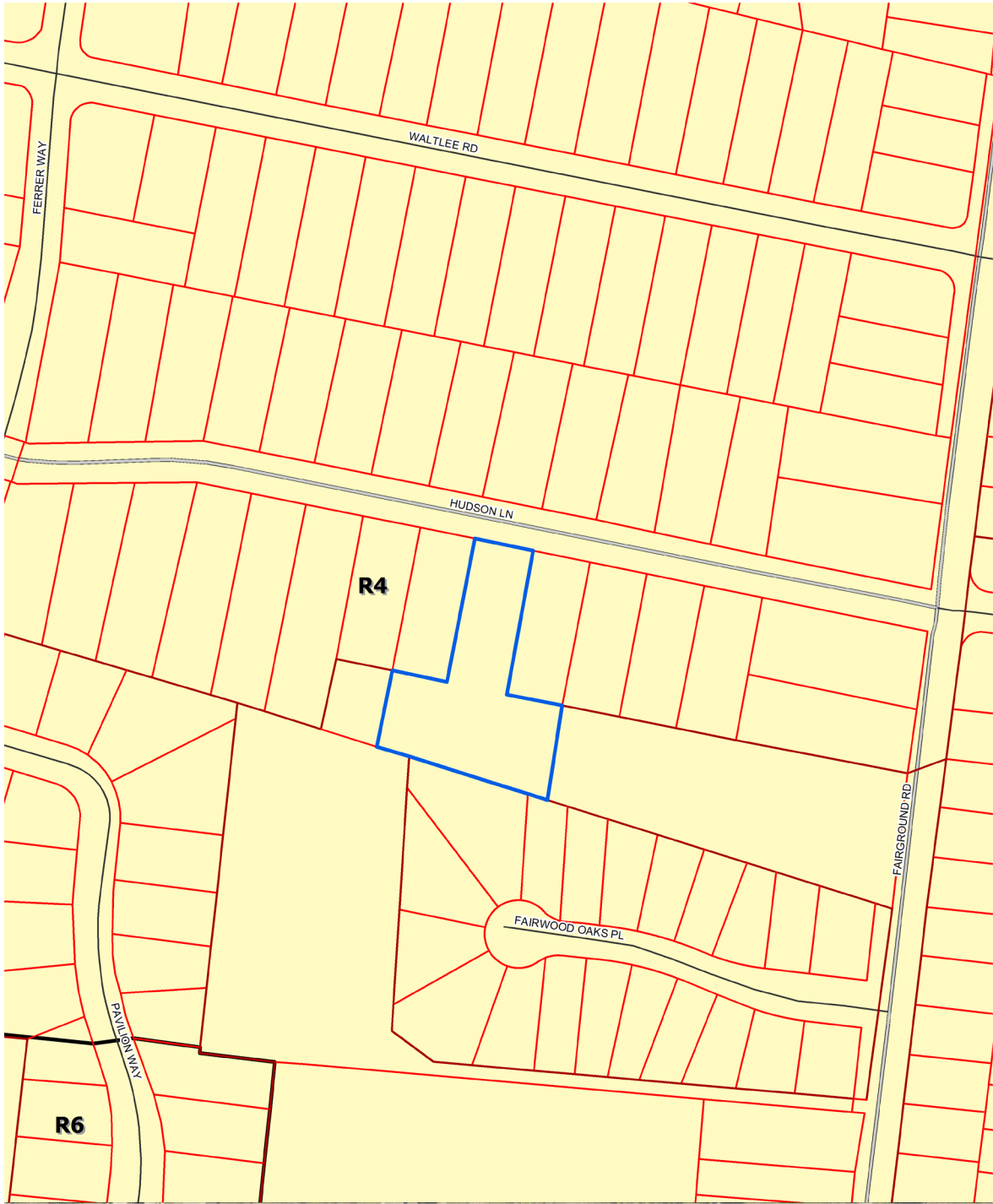
NOTIFICATION

Date	Purpose of Notice	Recipients
8-24-18	Hearing before DRC	1 st tier adjoining property owners Registered Neighborhood Groups in Council District 22

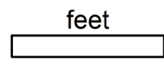
ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. **Zoning Map**



9200 HUDSON LANE

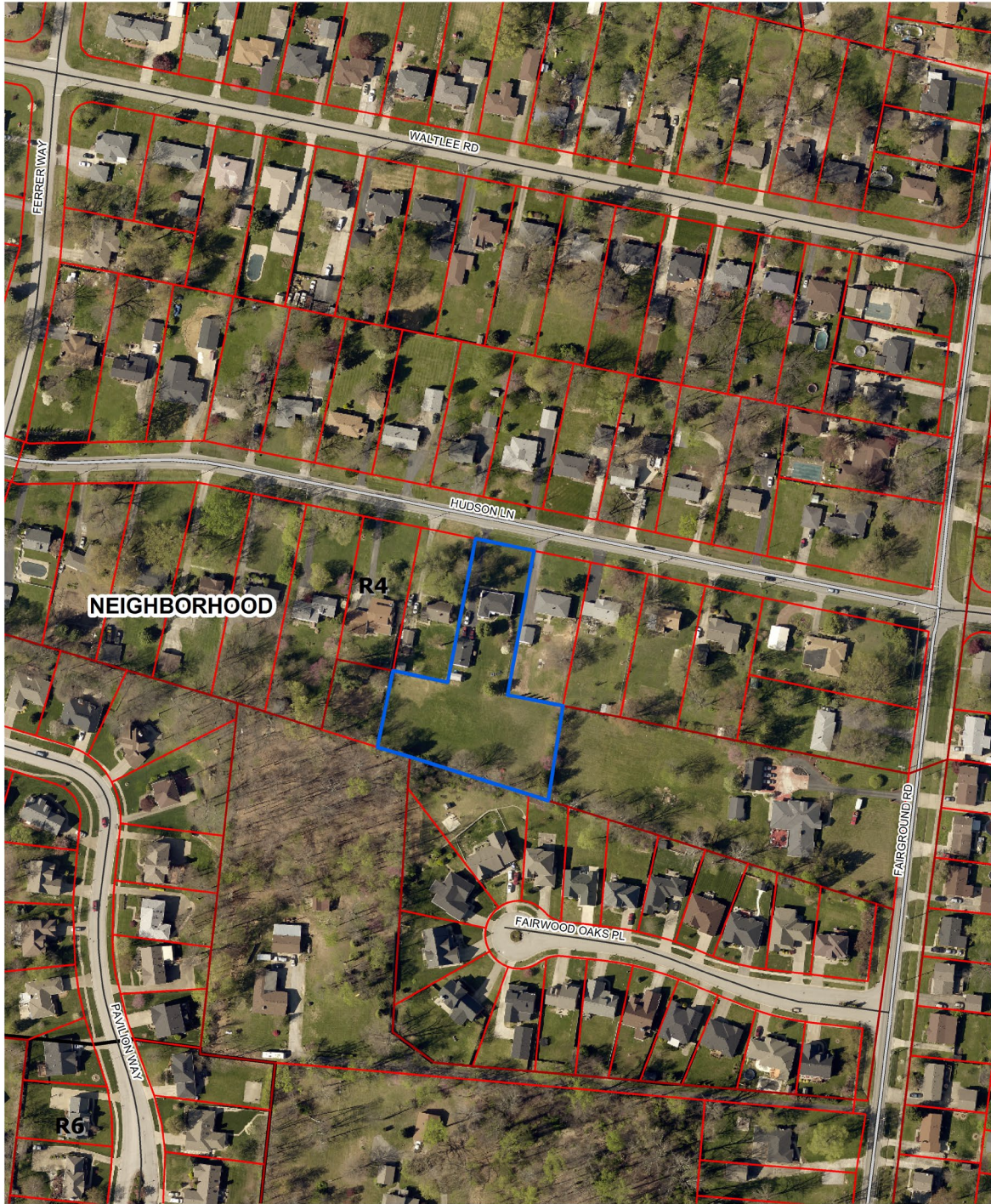


Map Created: 8/19/2019



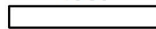
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2. Aerial Photograph



9200 HUDSON LANE

feet



190

Map Created: 8/19/2019



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