

19VARIANCE1017

Preston Highway Variance



**Louisville Metro Board of Zoning Adjustment
Public Hearing**

Zach Schwager, Planner I

April 29, 2019

Request

- **Variance**: from Land Development Code section 5.2.3.D.3.a to allow a structure to exceed the required front yard setback.
- **Waiver #1**: from Land Development Code section 5.5.1.A.3.a to allow parking to be located in front of a building in the Traditional Marketplace Corridor form district.
- **Waiver #2**: from Land Development Code section 10.2.12 to not provide the required interior landscape area.

Location	Requirement	Request	Variance
Front Yard	30 ft.	58 ft.	28 ft.

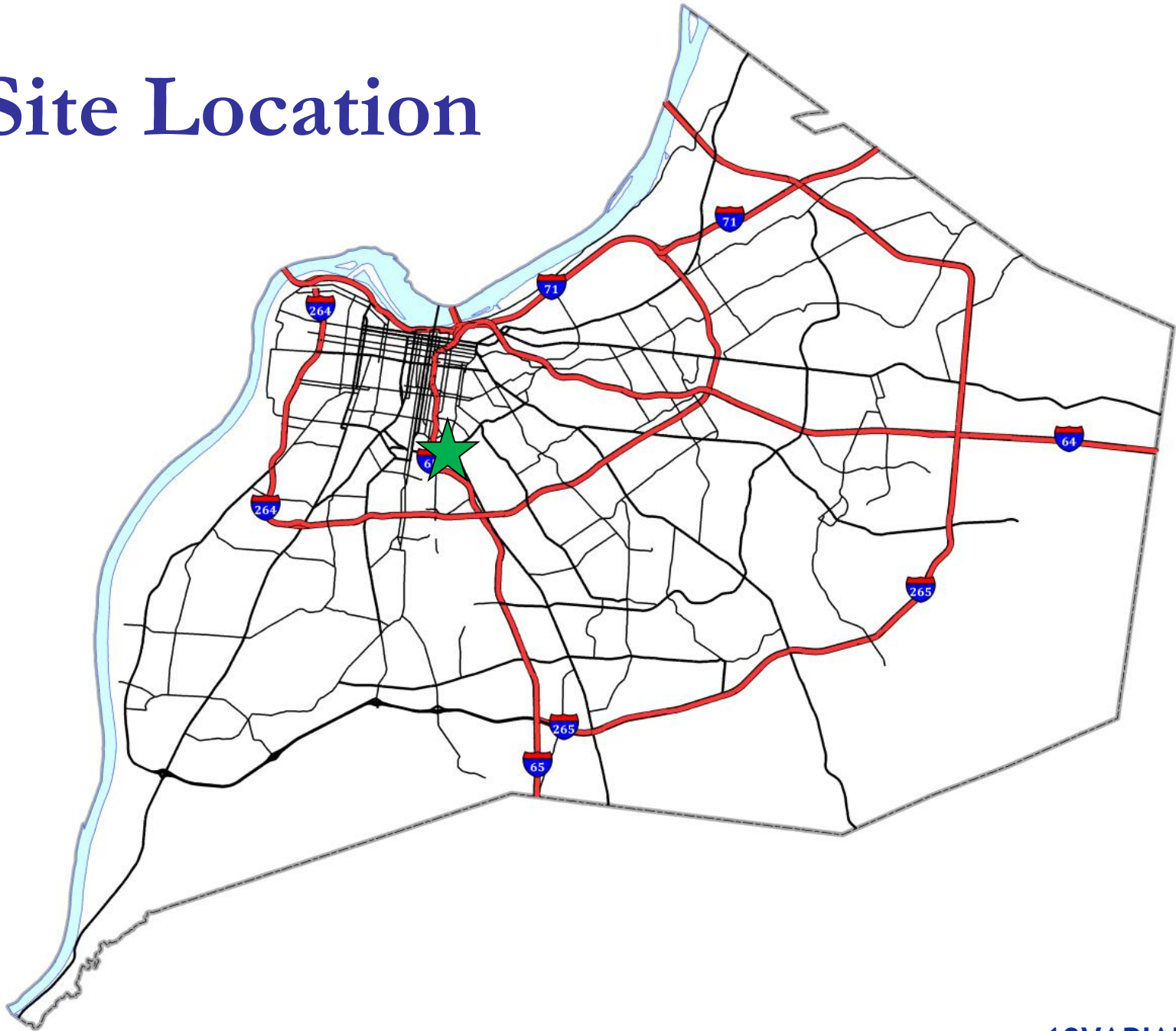
Case Summary / Background

- The subject property is located in the Bradley neighborhood on Preston Highway in between Locust Lane and Jefferson Court.
- The applicant requests a variance to allow a structure to exceed the required front yard setback.

Case Summary / Background

- The applicant requests a waiver to allow parking to be located in front of a building in the Traditional Marketplace Corridor form district.
- The applicant requests a waiver to not provide the required interior landscape area.

Site Location



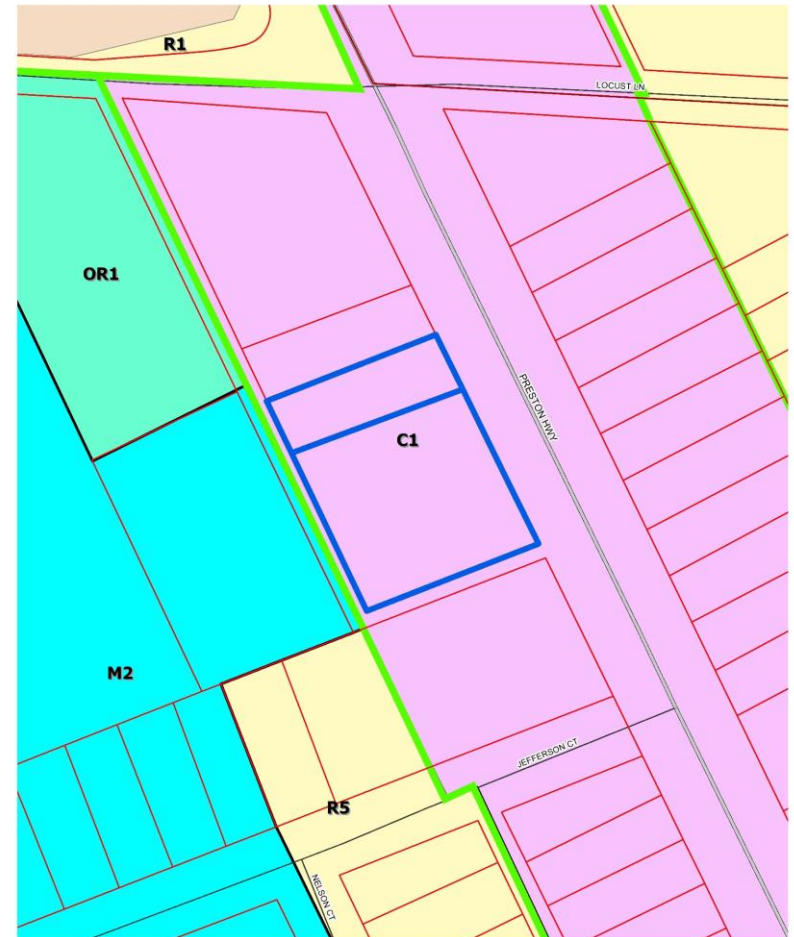
Zoning/Form Districts

Subject Property:

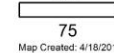
- Existing: C-1/Traditional Marketplace Corridor

Adjacent Properties:

- North: C-1/Traditional Marketplace Corridor
- South: C-1/Traditional Marketplace Corridor
- East: C-1/Traditional Marketplace Corridor
- West: M-2/Traditional Workplace



3008 Preston Highway
feet



Map Created: 4/18/2019



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Aerial Photo/Land Use

Subject Property:

- Existing: Commercial/Parking
- Proposed: Commercial

Adjacent Properties:

- North: Commercial
- South: Institutional
- East: Commercial/Single-Family
- West: Industrial



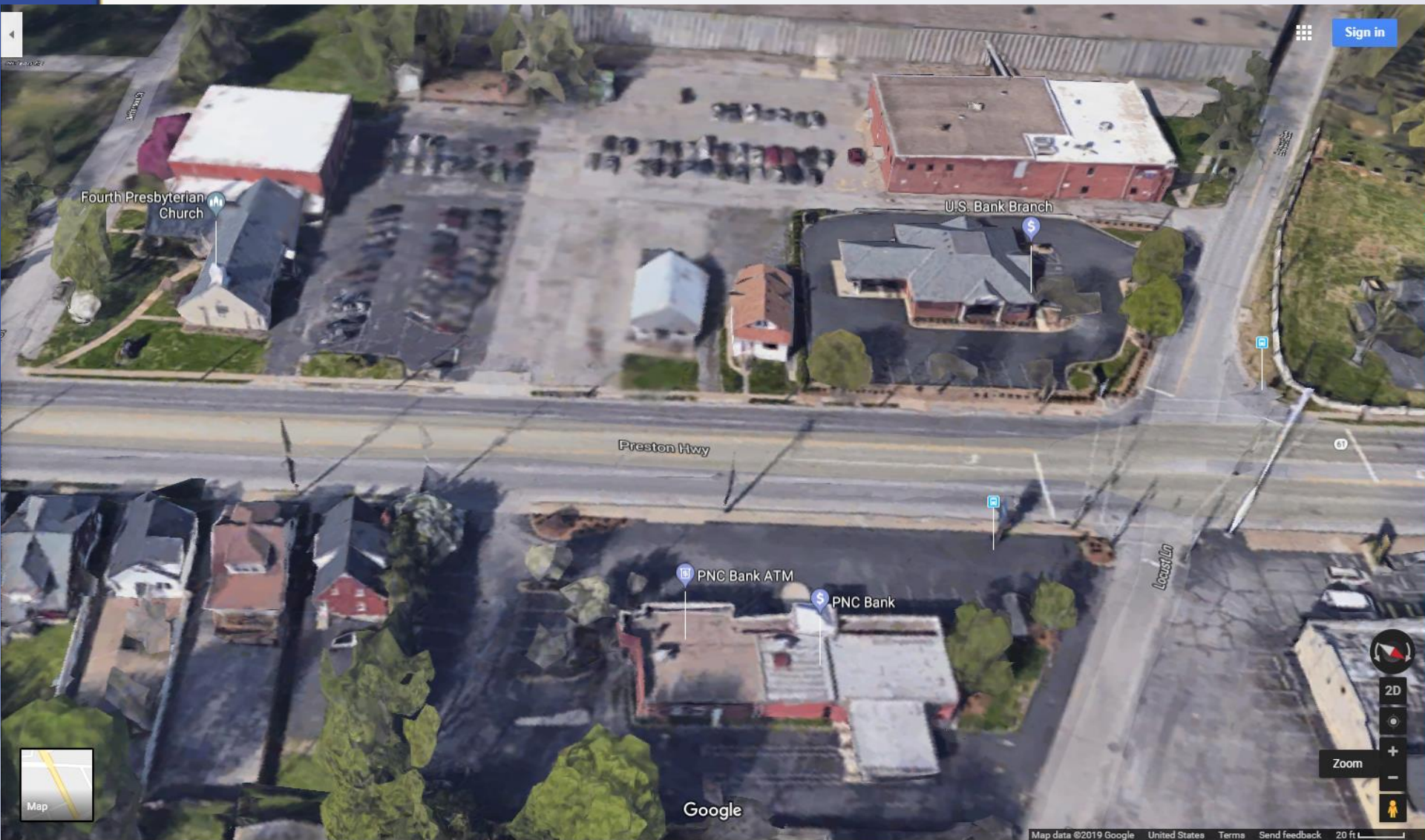
3008 Preston Highway
feet

75

Map Created: 4/18/2019



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Site Photos-Subject Property



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Site Photos-Subject Property



Site Photos-Subject Property



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Site Photos-Subject Property



Conclusion

- The requested variance and waivers appear to be adequately justified and meet the standards of review.

Required Action

- **Variance:** from Land Development Code section 5.2.3.D.3.a to allow a structure to exceed the required front yard setback. Approve/Deny

Location	Requirement	Request	Variance
Front Yard	30 ft.	58 ft.	28 ft.

Required Action

- Waiver #1: from Land Development Code section 5.5.1.A.3.a to allow parking to be located in front of a building in the Traditional Marketplace Corridor form district. Approve/Deny
- Waiver #2: from Land Development Code section 10.2.12 to not provide the required interior landscape area. Approve/Deny