

**19-WAIVER-0084**

**Ransdell Avenue Waiver**



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

**Lacey Gabbard, Planner I  
December 18, 2019**

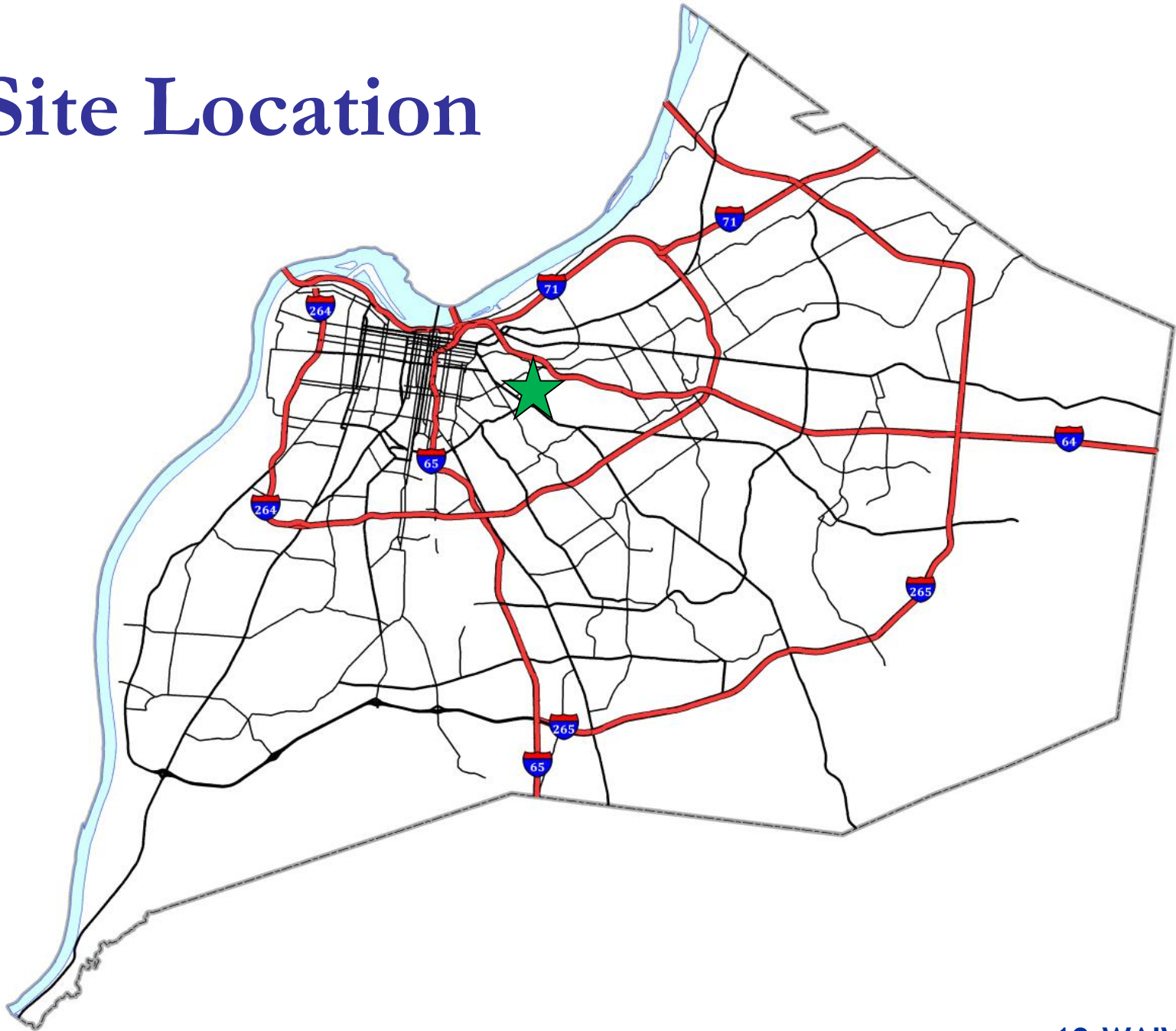
# Request

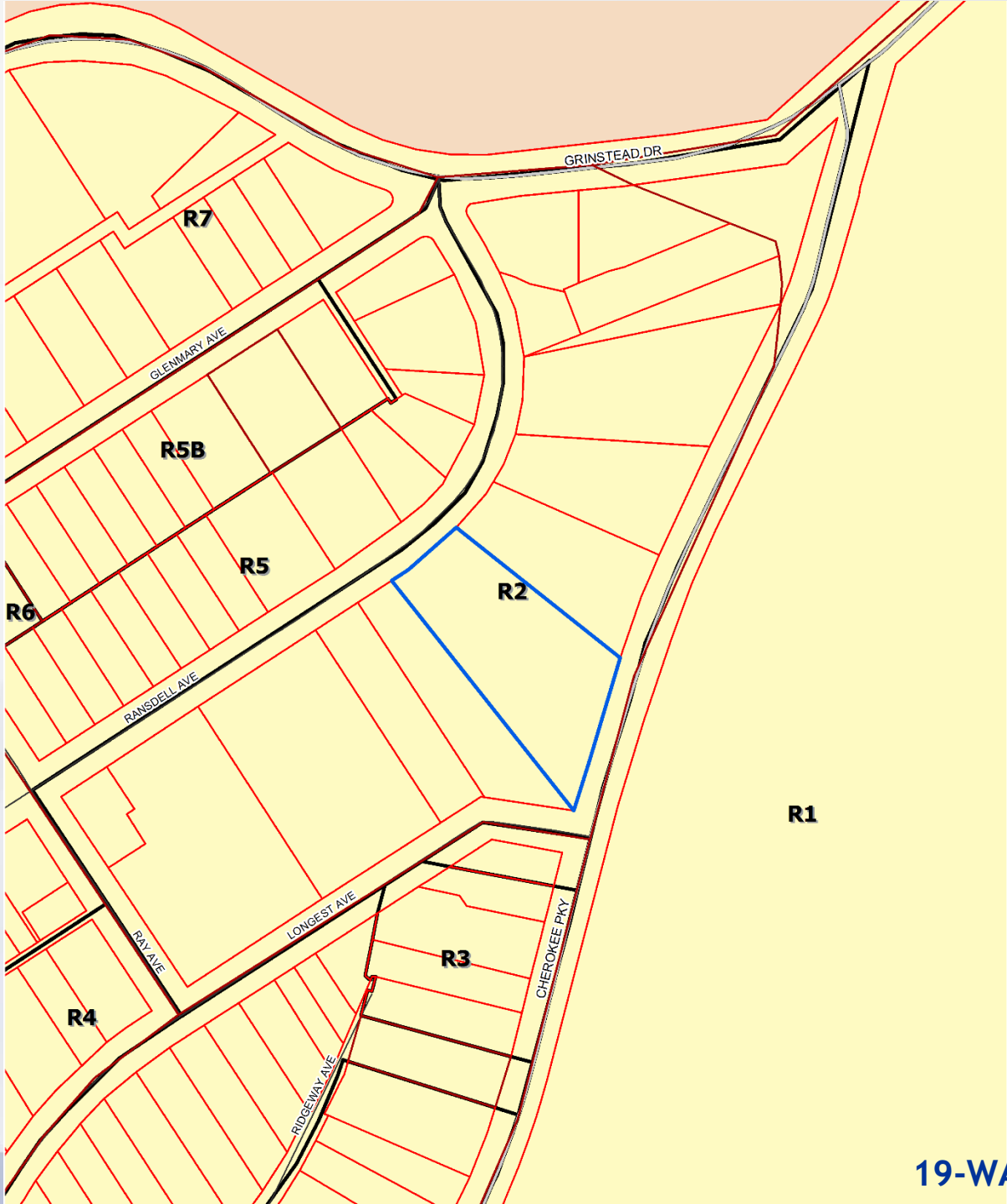
- **Waiver:** of Land Development Code 5.4.1.C.4 to allow the proposed garage addition to be closer to the street than the façade of the house.

# Case Summary / Background

- The subject site is zoned R-2 Residential Single Family in the Traditional Neighborhood form district.
- It is located between Ransdell Avenue and Cherokee Parkway, north of Longest Avenue on a double frontage lot.
- The applicant is proposing to construct a new 1-story garage addition closer to the street than the front façade of the house.

# Site Location













Sign



2540 Ransdell Avenue

Cherokee Pkwy

Ransdell Ave

Longest Ave

Map

Google







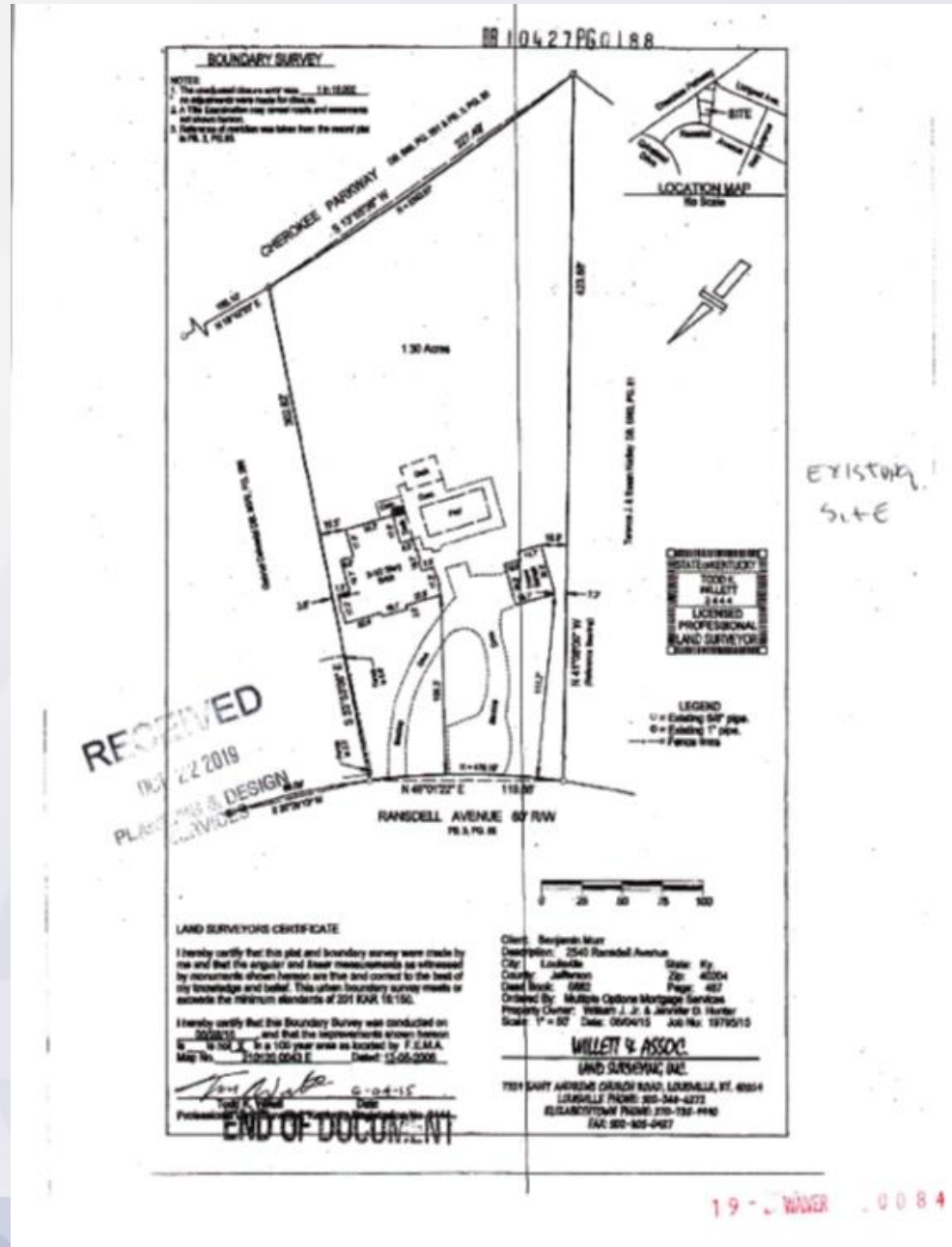


2540 Ransdell Ave  
Louisville, Kentucky

Google

Street View - May 2019

# Site Plan - Existing





# Site Plan - Proposed

2540 RANDELL AVE  
LOUISVILLE, KY 40204

CHEROKEE PARKWAY 649' PG. 291 & PB. 3, PG. 85  
S 13%°D55'38" W 227.49'  
R = 2352.57'

156.10'  
N 18%°D42'33" E

302.92'

1.30 Acres

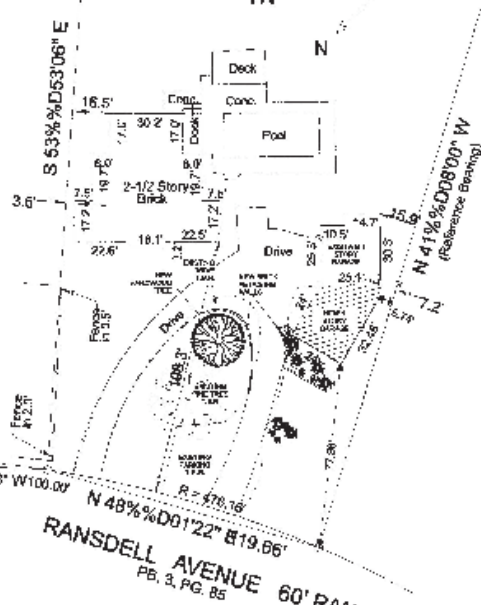
R2  
TN

423.88'

RECEIVED

OCT 22 2019

PLANNING & DESIGN  
SERVICES



RANDELL AVENUE 60' RW  
S 36%°D26'13" W 100.00'  
N 48%°D01'22" E 19.86'  
PB. 3, PG. 85

SITE PLAN

SCALE 1"=50'



CHARLES WELLS (AMS DESIGN)  
1066 WINDSOR PLACE  
LOUISVILLE, KY 40204

# Conclusion

- The waiver request appears to be adequately justified and meets the standard of review.



# Required Action

- Waiver: of Land Development Code 5.4.1.C.4 to allow the proposed garage addition to be closer to the street than the façade of the house. Approve/Deny