

Case No. 16VARIANCE1088
1057 E. WASHINGTON STREET



Louisville Metro Board of Zoning Adjustment
Public Hearing

Joel P. Dock, Planner I
November 21, 2016

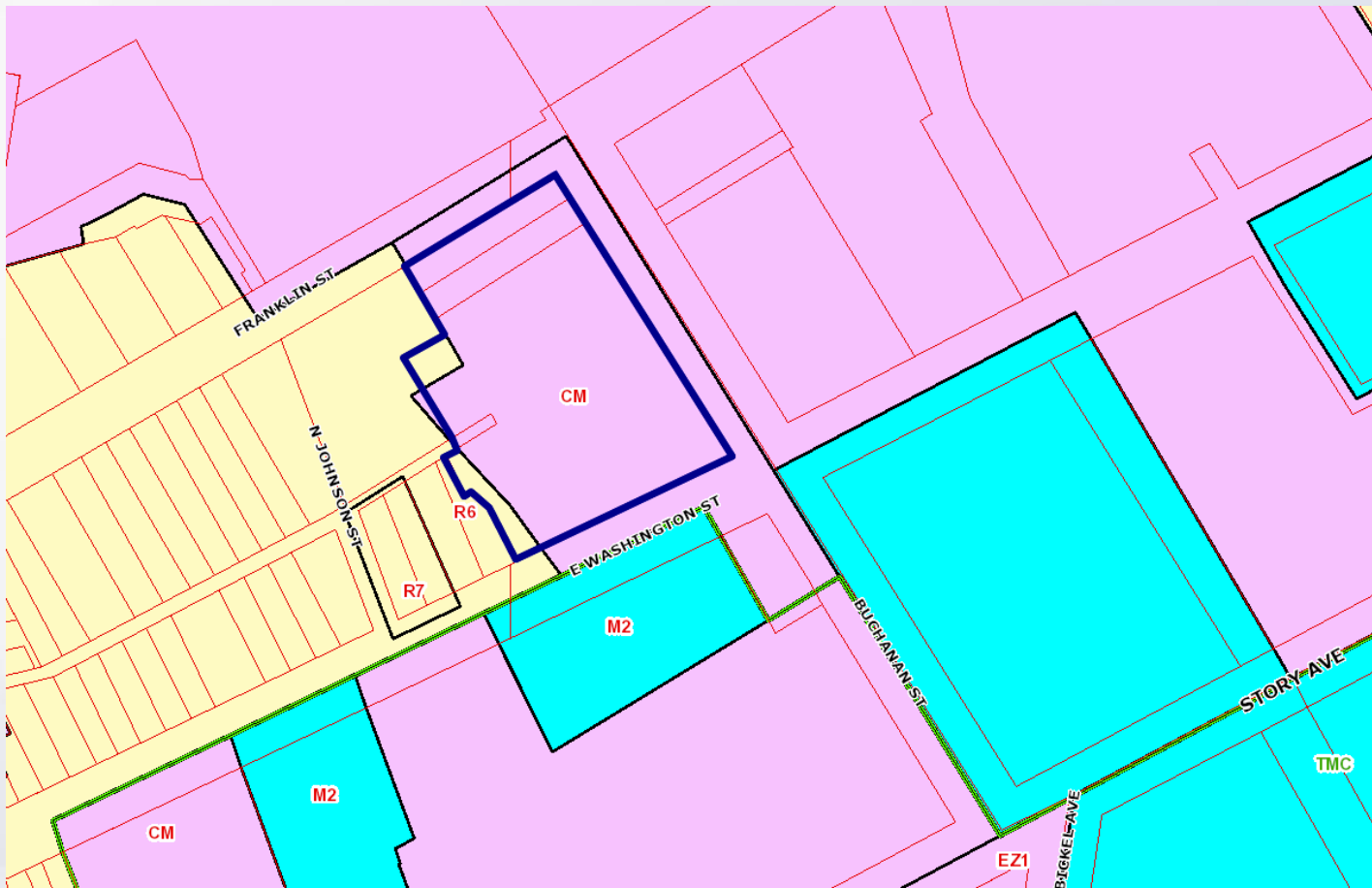
Request(s)

- **Variance** from the Land Development Code (LDC), section 5.2.2 to reduce the minimum yard requirement from 10 feet to 5 feet.

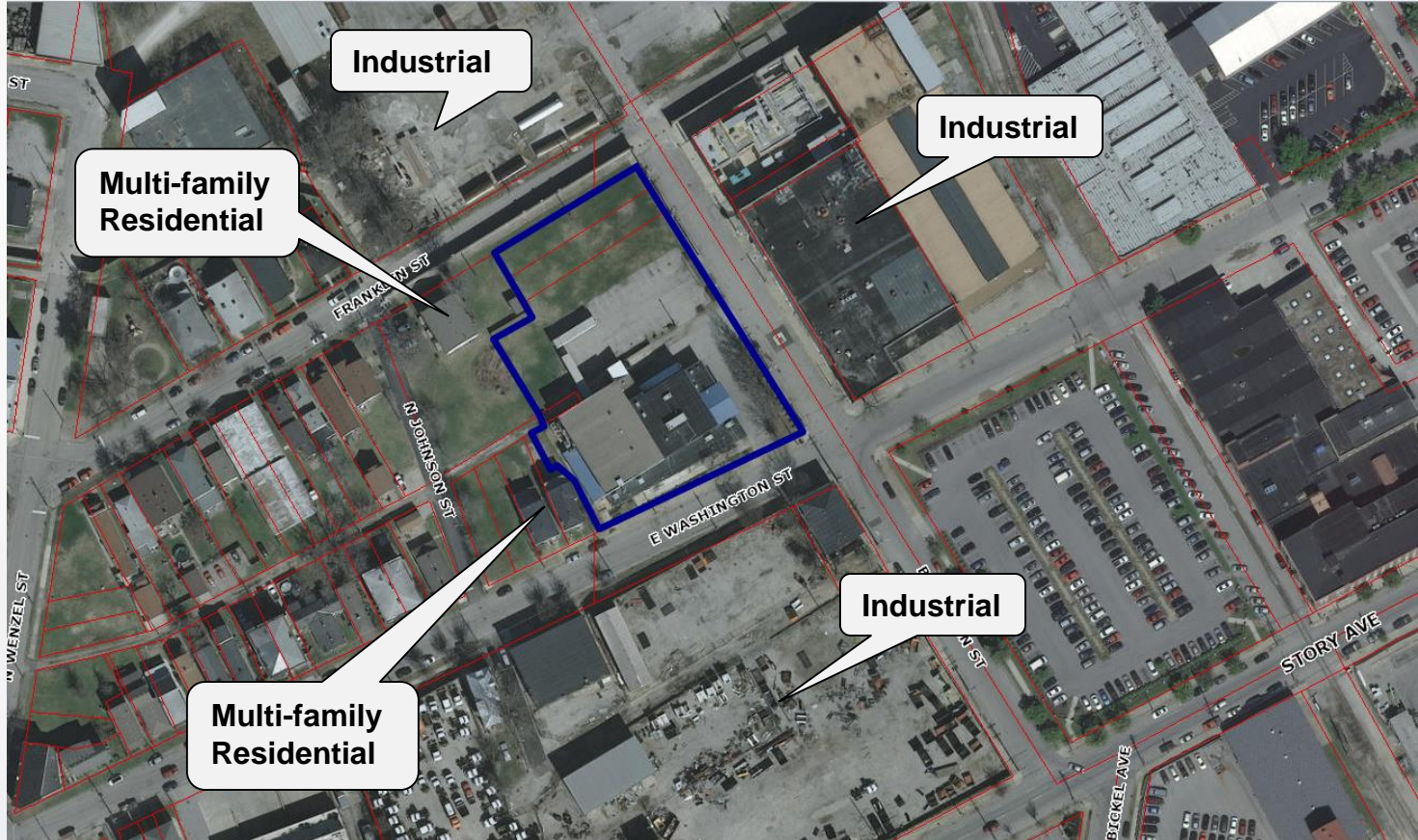
Case Summary / Background

- Reduction of 5 feet from the minimum side yard of 10 feet along the proposed Northeast property line
- Encroachment of metal roofed unenclosed truck loading dock
- Opposite the proposed Northeast property line is an asphalt parking area; There are no additional structures on Tract 2

Zoning/Form Districts



Aerial Photo/Land Use



Site Photos-Subject Property



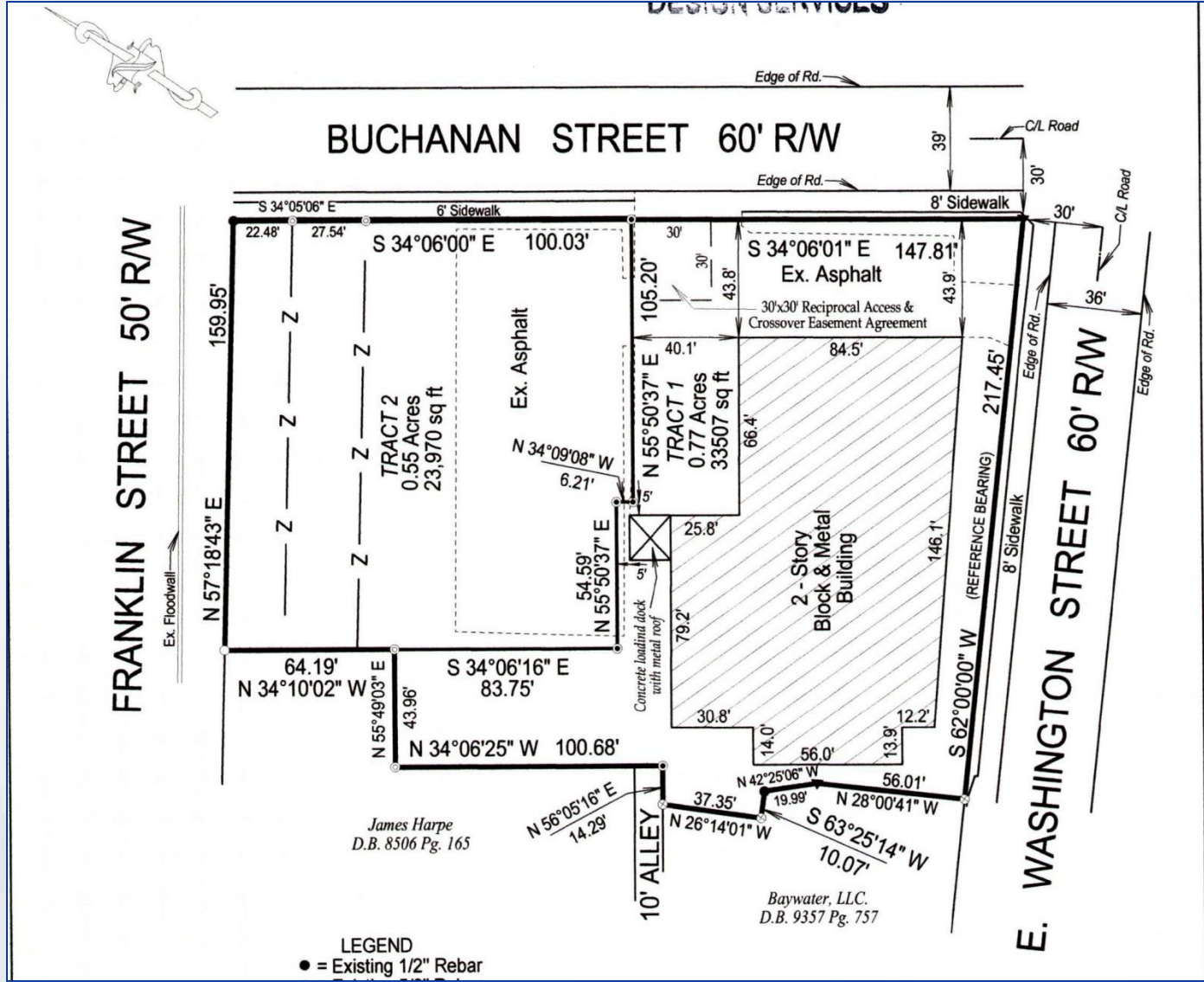
Looking from Buchanan Street. Tract 1 on Left. Tract 2 on right.

Site Photos-Subject Property



Looking from vacant land West of parking area on Tract 2

Site Plan



Applicable Plans & Policies

Cornerstone 2020
Land Development Code

Technical Review

- Parking for non-residential uses within the Traditional Neighborhood form district is permitted within side yard setbacks.
- Where new development is proposed in the CM zoning District parking areas must meet all applicable buffers of Ch. 10 of the Land Development Code.

Staff Analysis and Conclusions

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

Required Actions

- **APPROVE** or **DENY** the variance from LDC, section 5.2.2 to allow a reduction of the minimum side yard from 10 feet to 5 feet.