17VARIANCE1036
700 Central Avenue

Louisville Metro Board of Zoning Adjustment

Public Hearing

Brian Mabry, AICP, Planning Supervisor

July 24, 2017

Requests

- **Variance:** from LDC Section 4.4.3.A.1.a.i to allow fencing in the street side yard setback to exceed 42 inches in the Traditional Neighborhood form district and 48 inches in the Campus form district.

Location	Requirement	Request	Variance
Fence in Side Yard Setback			
Traditional Neighborhood	42”	96”	54”
Campus	48”	96”	48”

- **Waiver:** from LDC Section 10.2.12.B to allow more than 20 parking spaces between required Interior Landscape Areas.

Case Summary / Background

- Applicant proposes to expand with interior landscape islands and 4,350 parking spaces
- Approximately 37 acres of existing parking, vacant land, and existing structures immediately west of race track.
- Fencing along the western perimeter of the expansion.
- Variance request because fence exceeds maximum fence height in a street side yard for Campus & Traditional Neighborhood form districts.
- Waiver request because existing and proposed parking area does not fully comply with the ILA provisions of LDC.

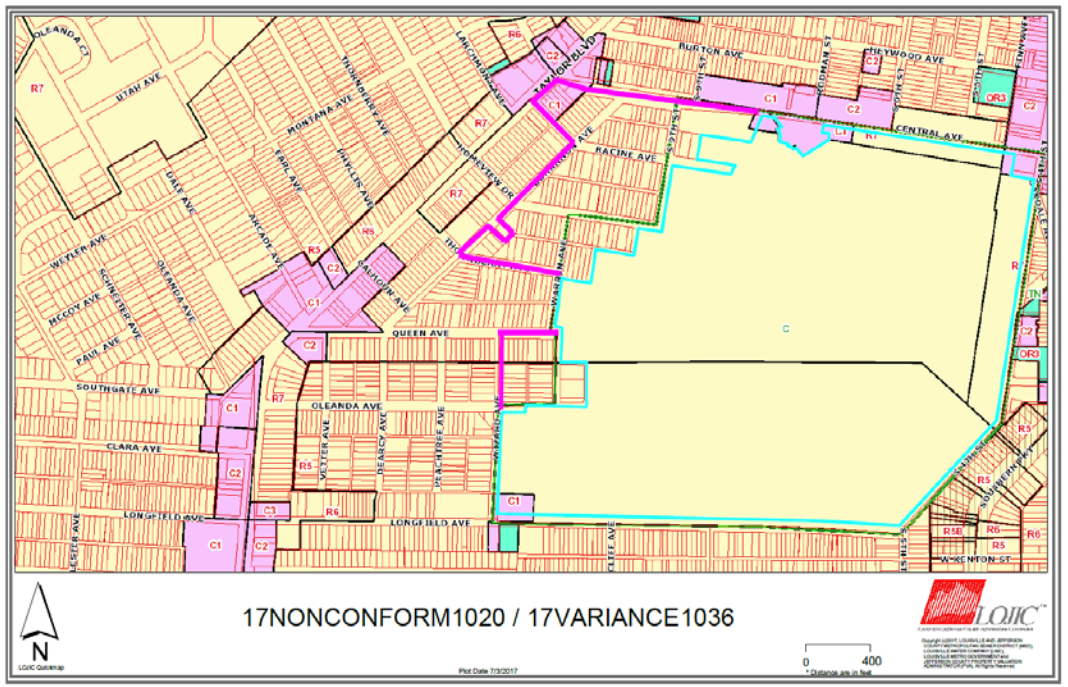
Zoning/Form Districts

Subject Property:

- Existing & Proposed: R-5, R-6, C-1, C-2 / Traditional Neighborhood & Campus

Adjacent Properties:

- North: C-1, C-2, R-6 / Traditional Neighborhood
- South: R-6, R-5/Campus & Traditional Neighborhood
- East: R-6, R-5, C-1 / Campus
- West: C-1, R-6, R-5 / Traditional Neighborhood



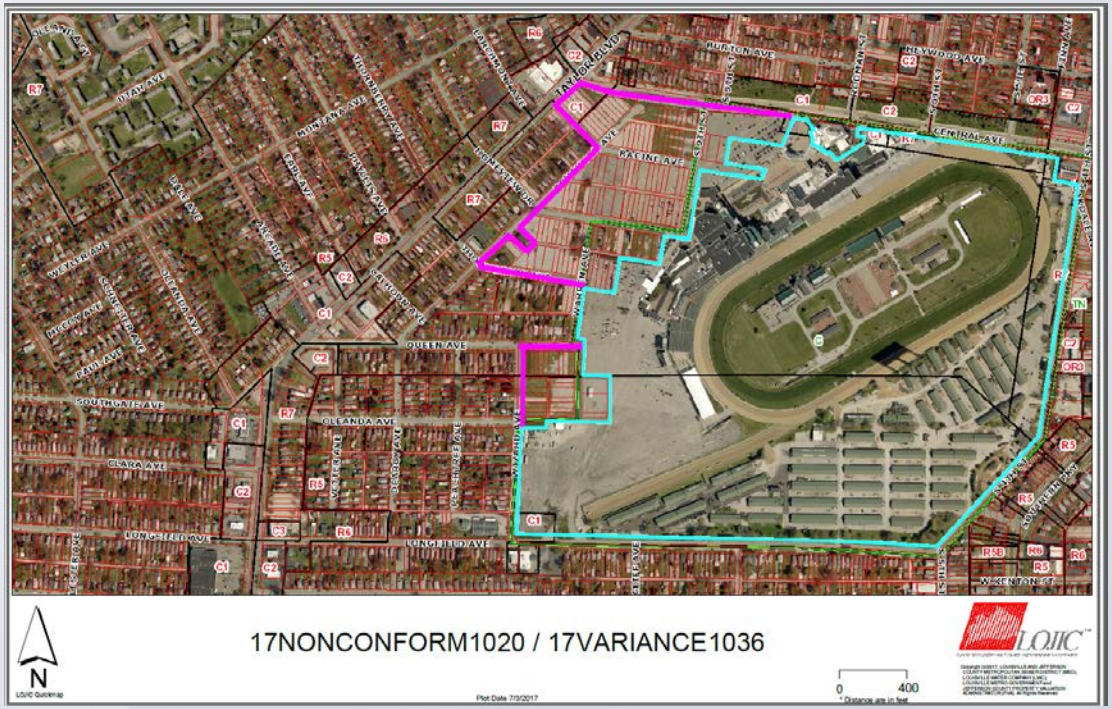
Aerial Photo/Land Use

Subject Property:

- Existing: Off-street parking, vacant, and existing residential structures
- Proposed: Off-street parking

Adjacent Properties:

- North: Fuel sales, single-family residential, public open space
- South: Single-family residential, off-street parking
- East: Race track and accessory facilities
- West: Single-family residential, vacant, fuel sales, a religious building and retail



Site Photos-Subject Property

Existing 8’ fence at Wizard & Longfield – proposed will be same

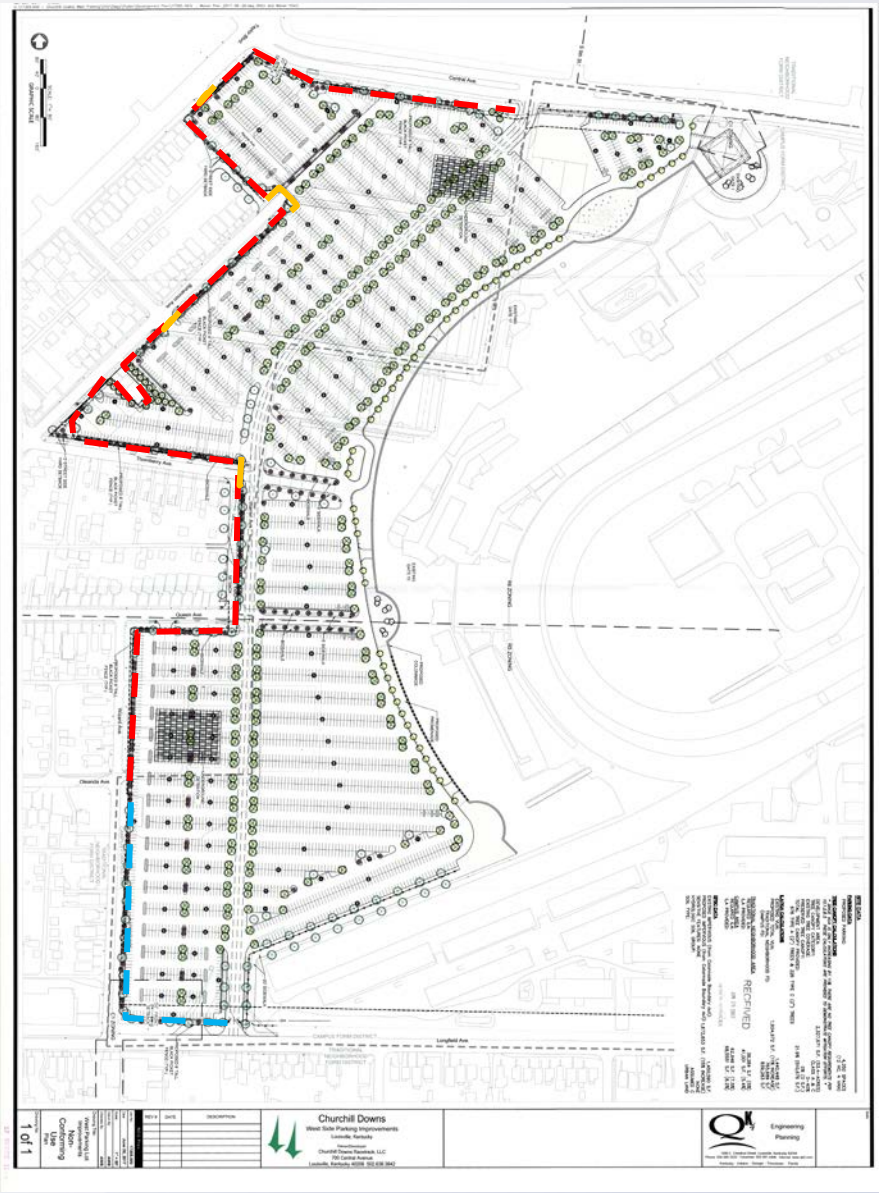
Site Photos-Subject Property

Typical existing parking area to be redeveloped as new parking at Warren and Thornberry

Site Photos-Adjacent Properties

Typical residential block across from proposed expansion along Bohannon Avenue

Applicant's Site Plan



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Conclusions

- Must determine if the proposal meets the standard of review for granting a variance and for granting a waiver as established in the Land Development Code (May 2017) from Section 4.4.3.A.1.a.i to allow fencing in the street side yard setback to exceed the maximum allowed height and for granting a waiver from Section 10.2.12.B to allow more than 20 parking spaces between required interior landscape areas.

Required Actions

- **Variance:** from LDC Section 4.4.3.A.1.a.i to allow fencing in the street side yard setback to exceed 42 inches in the Traditional Neighborhood form district and 48 inches in the Campus form district. Approve/Deny

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