17VARIANCE1048
Primrose School

Louisville Metro Board of Zoning Adjustment
Public Hearing

Joel Dock, Planner II

August 16, 2017

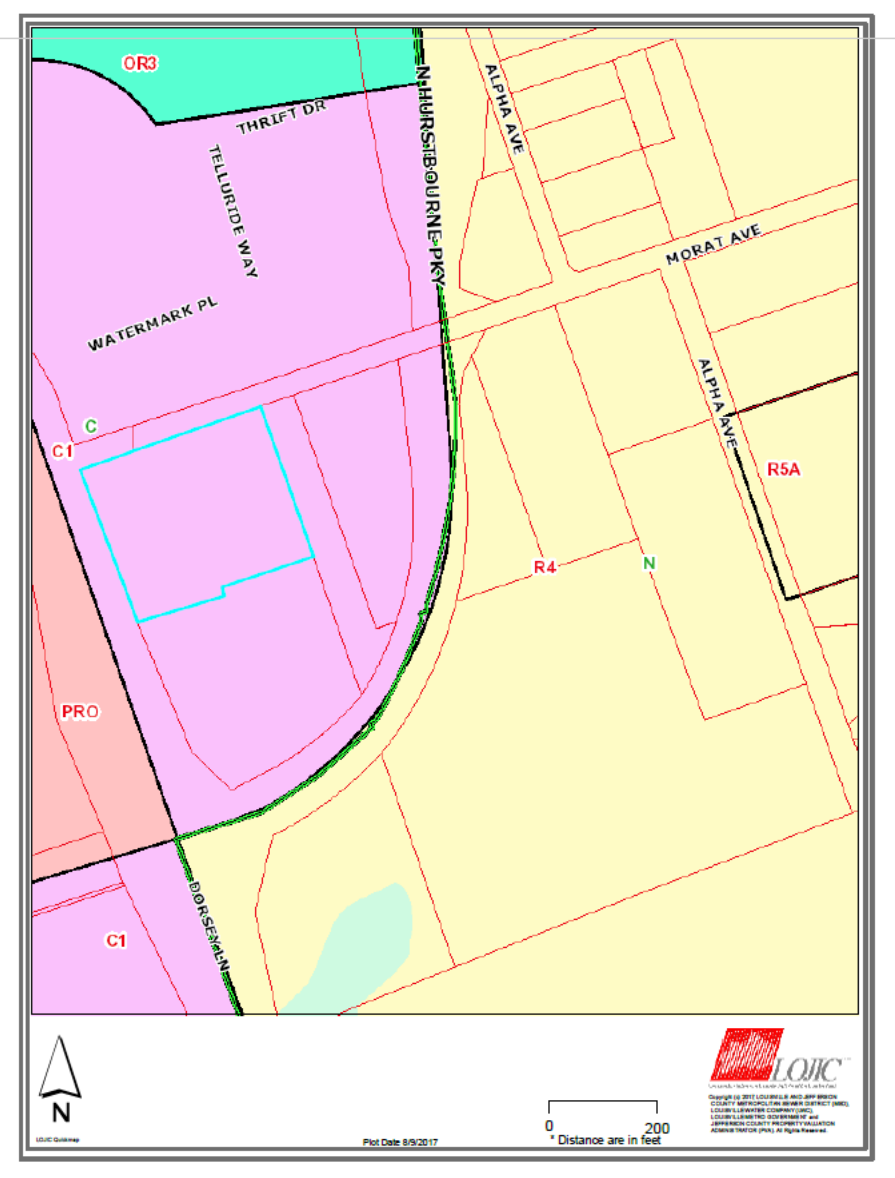
Request

- **Variance** of Land Development Code (LDC), section 5.3.5.C.3.c to encroach 13’ into the required 20’ rear yard setback

Case Summary / Background

- The existing daycare facility is planning an expansion of twelve parking spaces along the Eastern property line

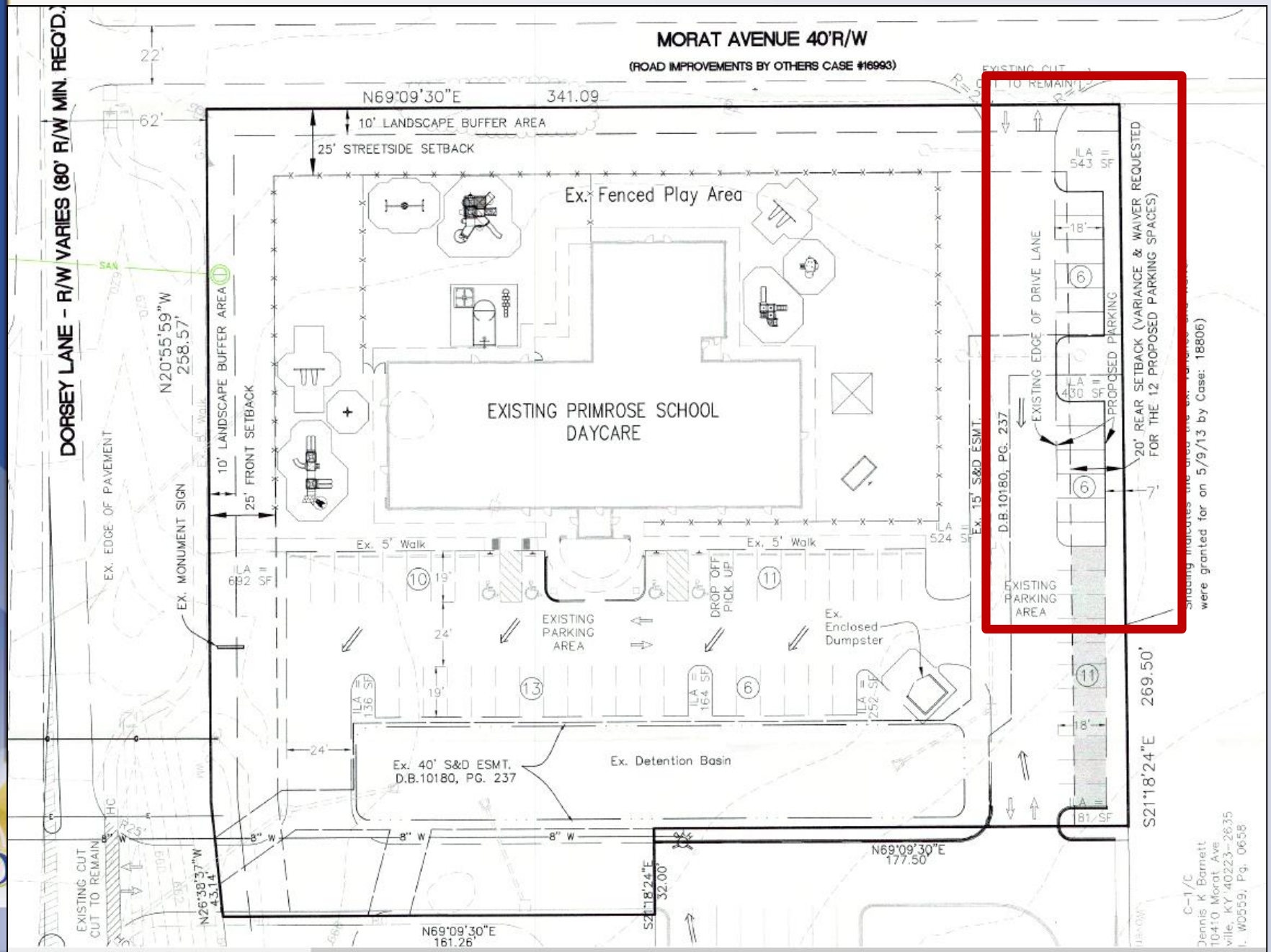
Zoning/Form Districts



Aerial Photo/Land Use

Site Photos-Subject Property

Site Plan


MORAT AVENUE 40'R/W
(ROAD IMPROVEMENTS BY OTHERS CASE #16993)
DORSEY LANE - R/W VARIES (80' R/W MIN. REQ'D.)
N69°09'30"E 341.09
10' LANDSCAPE BUFFER AREA
25' STREETSIDE SETBACK
Ex. Fenced Play Area
EXISTING PRIMROSE SCHOOL DAYCARE
N20°55'59"W 258.57'
10' LANDSCAPE BUFFER AREA
25' FRONT SETBACK
EX. EDGE OF PAVEMENT
EX. MONUMENT SIGN
Ex. 5' Walk
Ex. 5' Walk
EXISTING PARKING AREA
DROP OFF PICK UP
Ex. Enclosed Dumpster
Ex. 40' S&D ESMT. D.B.10180, PG. 237
Ex. Detention Basin
Ex. 15' S&D ESMT.
D.B.10180, PG. 237
EXISTING EDGE OF DRIVE LANE
PROPOSED PARKING
EXISTING PARKING AREA
20' REAR SETBACK (VARIANCE & WAIVER REQUESTED FOR THE 12 PROPOSED PARKING SPACES)
were granted for on 5/9/13 by Case: 18806)
S21°18'24"E 269.50'
N69°09'30"E 177.50'
S21°18'24"E 32.00'
N69°09'30"E 161.26'
N26°38'37"W 43.14'
EXISTING CUT TO REMAIN
C-1/C
Dennis K Barnett
10410 Morat Ave
ville, KY 40223-2635
I. W0559, Pg. 0658

Staff Finding

- The variance appears to be adequately justified and meets the standard of review based on staff analysis in the staff report.

Required Actions

- **APPROVE** or **DENY** the Variance of Land Development Code (LDC), section 5.3.5.C.3.c to encroach 13’ into the required 20’ rear yard setback