

Development Review Committee

Staff Report

April 17, 2019



Case No:	19WAIVER1018
Project Name:	Bishop Street Waiver
Location:	606 Bishop Street
Owner:	Charles J. Green
Applicant:	Charlie Williams – Charlie Williams Design, Inc.
Jurisdiction:	Louisville Metro
Council District:	4 – Barbara Sexton Smith
Case Manager:	Zach Schwager, Planner I

REQUEST

- **Waiver** from Land Development Code section 5.4.1.C.3 to allow an attached front loaded garage to be set back fewer than four feet from the front façade of the dwelling unit.

CASE SUMMARY

The subject property is located in the Irish Hill neighborhood, and currently contains a one-story duplex. The applicant is proposing to demolish the existing structure and construct a two-story single-family residence. The first story of the residence will be a front loaded two-car garage that will be set back fewer than four feet from the front façade of the dwelling unit.

STAFF FINDING

Staff finds that the requested waiver is adequately justified and meets the standard of review.

TECHNICAL REVIEW

- The plan has received preliminary approval from Transportation Planning.

INTERESTED PARTY COMMENTS

No interested party comments were received.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR WAIVER OF SECTION 5.4.1.C.3

- (a) The waiver will not adversely affect adjacent property owners; and

STAFF: The waiver will not adversely affect adjacent property owners as the front loaded two-car garage will help alleviate on street parking on a narrow right-of-way.

- (b) The waiver will not violate specific guidelines of Cornerstone 2020; and

STAFF: The waiver does not violate specific guidelines of Cornerstone 2020 as Cornerstone 2020 states that revitalization and reinforcement of the Traditional Neighborhood Form will require particular emphasis on (a) preservation and renovation of existing buildings in stable neighborhoods (if the building design is consistent with the predominant building design in those neighborhoods), (b) the preservation of the existing grid pattern of streets and alleys, (c) preservation of public open spaces. The existing building is not consistent with the building design in the neighborhood. Also, the existing building is in disrepair and will need to go through the new demolition ordinance. Alley access is promoted and preferred in the traditional neighborhood form, however, there is no alley access for the subject property

- (c) The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant; and

STAFF: The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant as the property does not have alley access.

- (d) Either:

(i) The applicant has incorporated other design measures that exceed the minimums of the district and compensate for non-compliance with the requirements to be waived (net beneficial effect); OR

(ii) The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.

STAFF: The strict application of the provisions would deprive the applicant of the reasonable use of the land as there would be no other way to construct or access a garage.

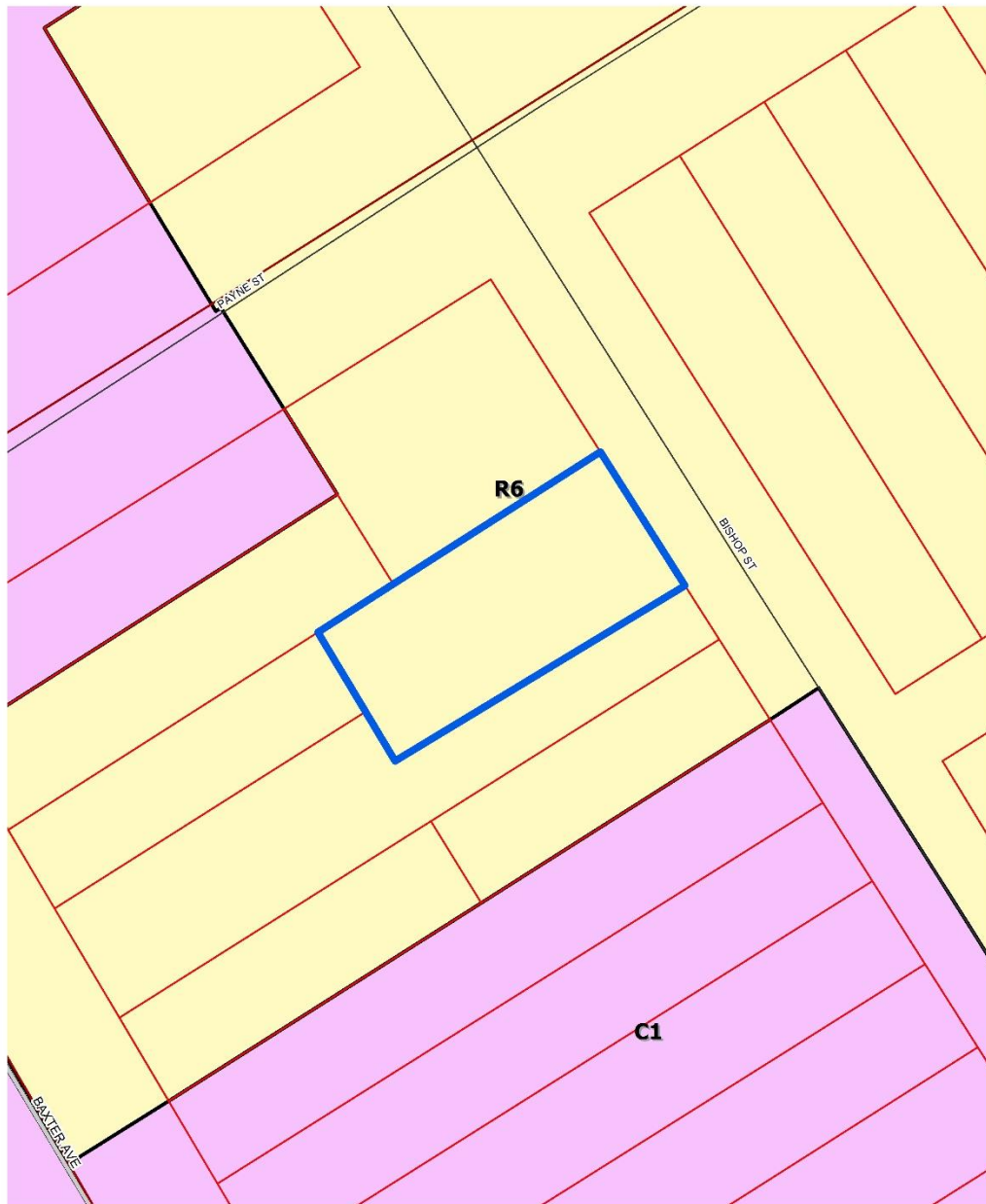
NOTIFICATION

Date	Purpose of Notice	Recipients
03/30/2019	Hearing before BOZA	1 st tier adjoining property owners Registered Neighborhood Groups in Council District 4

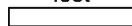
ATTACHMENTS

1. Zoning Map
2. Aerial Photograph
3. Site Plan
4. Elevations
5. Rendering

1. **Zoning Map**



606 Bishop Street
feet



30
Map Created: 2/19/2019

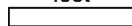


Copyright (c) 2019, LOUISVILLE AND JEFFERSON
COUNTY METROPOLITAN SEWER DISTRICT (MSD),
LOUISVILLE WATER COMPANY (LWC),
LOUISVILLE METRO GOVERNMENT and
JEFFERSON COUNTY PROPERTY VALUATION
ADMINISTRATOR (PVA). All Rights Reserved.

2. Aerial Photograph



606 Bishop Street
feet



Map Created: 2/19/2019



Copyright (c) 2019, LOUISVILLE AND JEFFERSON
COUNTY METROPOLITAN SEWER DISTRICT (MSD),
LOUISVILLE WATER COMPANY (LWC),
LOUISVILLE METRO GOVERNMENT and
JEFFERSON COUNTY PROPERTY VALUATION
ADMINISTRATOR (PVA). All Rights Reserved.

3. Site Plan

606 BISHOP ST
LOUISVILLE, KY 40204

3-19-2019

RECEIVED
MAR 22 2019
PLANNING &
DESIGN SERVICES

TOTAL LOT 0.07200 ACRES = 3136 SF
MAX. ALLOWED LIVING AREA
3136 X .75 = 2352 SF



REQUIRED REAR YARD 3136 x 0.20 = 627 SF
PROPOSED PRIVATE YARD 677 SF



Land Development Report
November 13, 2019 10:30 AM
About LDC

Location	
Parcel ID	0800000000
Parcel L&N	8810
Address	606 BISHOP ST
Zoning	
Zoning	R6
Form District	TRADITIONAL NEIGHBORHOOD
Plan Center #	NONE
Proposed Subdivision Name	NONE
Proposed Subdivision District #	NONE
Current Subdivision Name	NONE
Plan Book - Page	NONE
Related Cases	NONE
Special Review Districts	
Overlay District	NO
National Preservation District	NONE
National Register District	HIGHLANDS
Local Historical	NO
Enterprise Zone	YES
System Development District	NO
Historic Site	NO
Environmental Constraints	
Flood Plain Area	
FEMA Floodplain Review Zone	NO
FEMA Floodway Review Zone	NO
Local Regulatory Floodplain Zone or	NO
Combined Sewer Floodplain Area	NO
Local Regulatory Conservation Zone	NO
FEMA Flood Panel	2111C0006
Protected Wetlands	
Fluvial Wetland (Hydro. Soil)	NO
Shrubland (Approximate)	NO
Surface Water (Approximate)	NO
Slopes & Soils	
Flooded Steep Slopes	NO
Unstable Soil	NO
Geology	
Karst Terrain	YES
Sever & Storage	
MSD Property Service Connection	NO
Storm Waterflow Fee Area	NO
Discharge Credit Program	CSD153 - Projects/Values between \$1M - \$15
Services	
Municipality	LOUISVILLE
Council District	4
Fire Protection District	LOUISVILLE #4
Urban Service District	YES

OWNER INFORMATION
CHARLES J. GREEN
502-641-5109
charliegreen@twc.com



CHARLIE WILLIAMS DESIGN, INC.
1636 WINDSOR PLACE
LOUISVILLE, KY 40204
502-459-1810

19WAIVER1018

4. Elevations

606 BISHOP ST
LOUISVILLE, KY 40204

3-19-2019



PROPOSED REAR ELEVATION

SCALE 1/8"=1'-0"



PROPOSED FRONT ELEVATION

SCALE 1/8"=1'-0"

RECEIVED
MAR 22 2019
PLANNING &
DESIGN SERVICES



CHARLIE WILLIAMS DESIGN, INC.
1626 WINDSOR PLACE
LOUISVILLE, KY 40204
502-459-1816

19WAIVER1018

606 BISHOP ST
LOUISVILLE, KY 40204

3-19-2019



PROPOSED LEFT SIDE ELEVATION
SCALE 1/8"=1'-0"



PROPOSED RIGHT SIDE ELEVATION SCALE 1/8"=1'-0"

RECEIVED
MAR 22 2019
PLANNING &
DESIGN SERVICES



CHARLIE WILLIAMS DESIGN, INC.
1626 WINDSOR PLACE
LOUISVILLE, KY 40204
502-496-1819

19WAIVER1018

5. Rendering

606 BISHOP ST
LOUISVILLE, KY 40204

3-19-2019



RECEIVED
MAR 22 2019
PLANNING &
DESIGN SERVICES



19WAIVER1018