

# Development Review Committee

## Staff Report

October 2, 2019



<b>Case No:</b>	19-WAIVER-0049
<b>Project Name:</b>	Mapp Home
<b>Location:</b>	1358 S 6 <sup>th</sup> St
<b>Owner(s):</b>	Jon Mapp
<b>Applicant:</b>	Jon Mapp
<b>Jurisdiction:</b>	Louisville Metro
<b>Council District:</b>	6 – David James
<b>Case Manager:</b>	Jay Lockett, AICP, Planner I

### REQUEST(S)

- Waivers:
  1. **Waiver from 5.4.1.E.7** (19-Waiver-0049) to allow the primary entrance of an accessory structure with a dwelling unit to face the rear of the property, and to allow garage doors to not face an alley.

### CASE SUMMARY/BACKGROUND

The applicant is proposing to construct a new home with a carriage house containing a dwelling unit. The subject site is in the TNZD and is located at the corner of S 6<sup>th</sup> St and Myrtle St. The carriage house is proposed to have a garage which faces Myrtle St rather than the existing alley behind the property, and an entrance to the carriage house dwelling unit that faces the alley.

### STAFF FINDING

The request is adequately justified and meets the standard of review. The existing alley is inadequate for vehicular access. The waiver will allow it to be used for pedestrian access to the carriage house dwelling unit while still allowing for reasonable garage access via the street side of the property.

### TECHNICAL REVIEW

A Certificate of Appropriateness for the proposal was reviewed and approved by the Old Louisville Architectural Review Committee under docket 17COA1015.

### INTERESTED PARTY COMMENTS

Staff has received no comments from interested parties concerning this request.

## **STANDARD OF REVIEW AND STAFF ANALYSIS FOR WAIVER**

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

STAFF: The waiver will not adversely affect adjacent property owners, as the vehicular and pedestrian access to the site will be safe and in keeping with the prevailing pattern of the area.

- (b) The waiver will not violate specific guidelines of the Comprehensive Plan; and

STAFF: The waiver will not violate the guidelines of the Comprehensive Plan, as it will allow for infill development in a historic neighborhood that is in keeping with the character of the area. The waiver will allow a historic alley to be used and maintained even though it is inadequate for vehicular use.

- (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 all other residential site design standards will be met on the subject site.

- (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 of the regulation would deprive the applicant of the reasonable use of the land, as the existing alley is inadequate for vehicular use.

## **REQUIRED ACTIONS:**

- **APPROVED** or **DENY** the **Waiver**

## **NOTIFICATION**

Date	Purpose of Notice	Recipients
9-17-19	Hearing before DRC	1 <sup>st</sup> tier adjoining property owners Registered Neighborhood Groups in Council District 6

## **ATTACHMENTS**

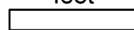
1. Zoning Map
2. Aerial Photograph

1. Zoning Map



19-WAIVER-0049

feet



30

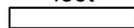
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2. Aerial Photograph



19-WAIVER-0049

feet



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