

20-VARIANCE-0004

Bristol Bluffs Circle Variance



Louisville Metro Board of Zoning Adjustment
Public Hearing

Zach Schwager, Planner I
February 3, 2020

Request

- **Variance:** from Land Development Code table 5.3.1 to allow multi-family structures to exceed the maximum height (35 ft.) by three feet (38 ft.).

Location	Requirement	Request	Variance
Height	35 ft.	38 ft.	3 ft.

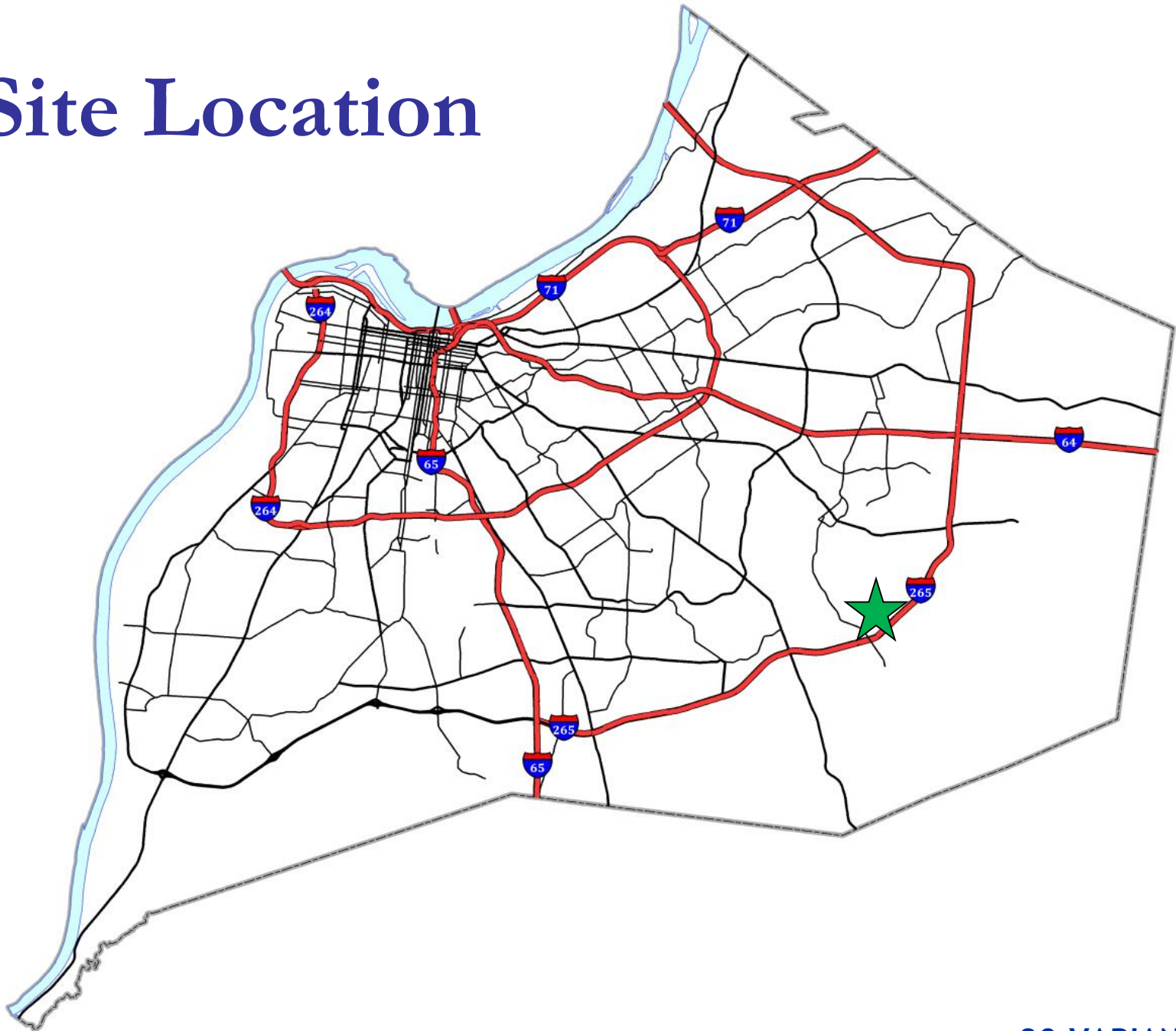
Case Summary / Background

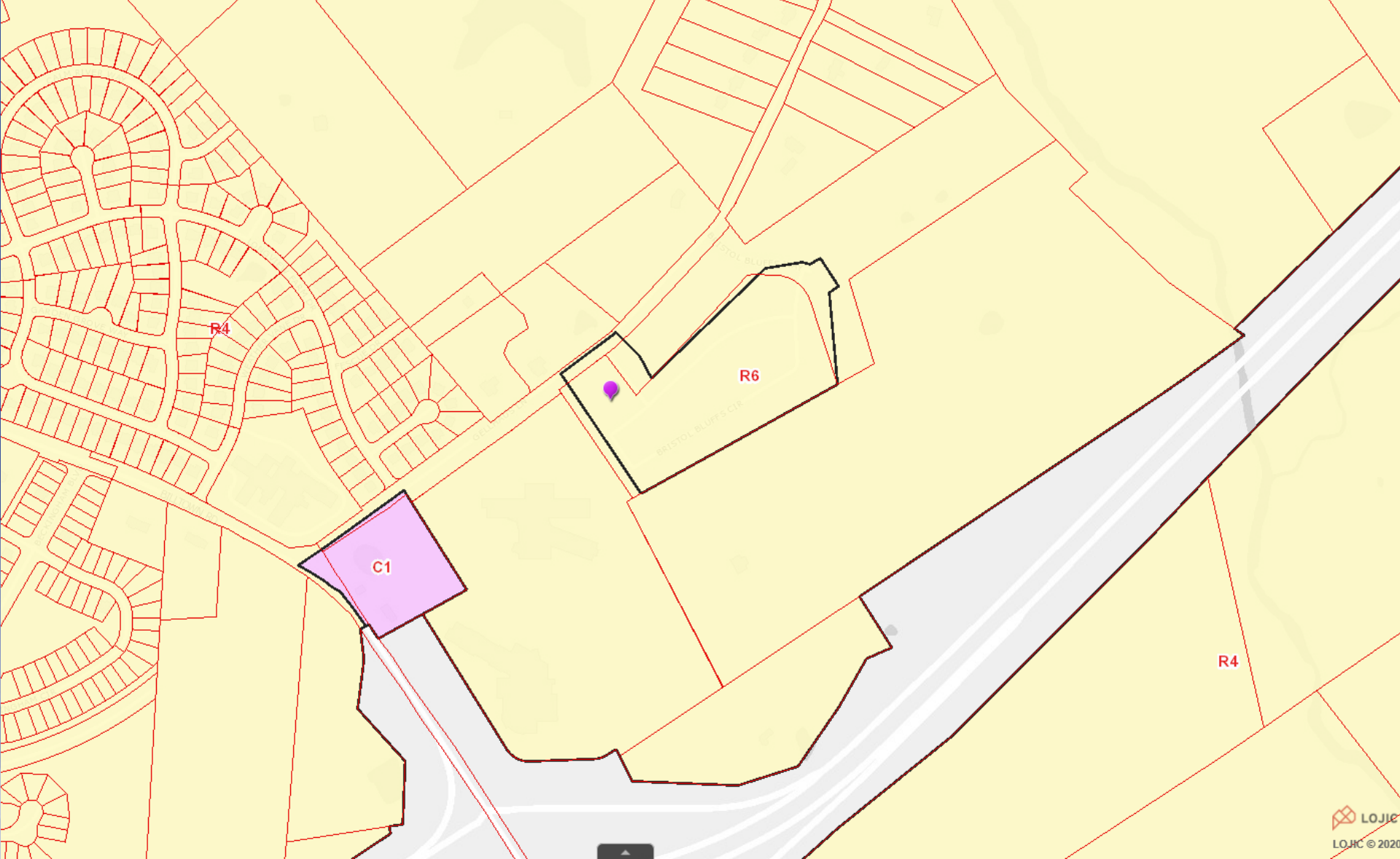
- The subject property is located on the south side of Gellhaus Lane east of Billtown Road.
- The site was rezoned in 2007 and a revised detailed district development plan was approved in 2016 for the multi-family portion of the property.

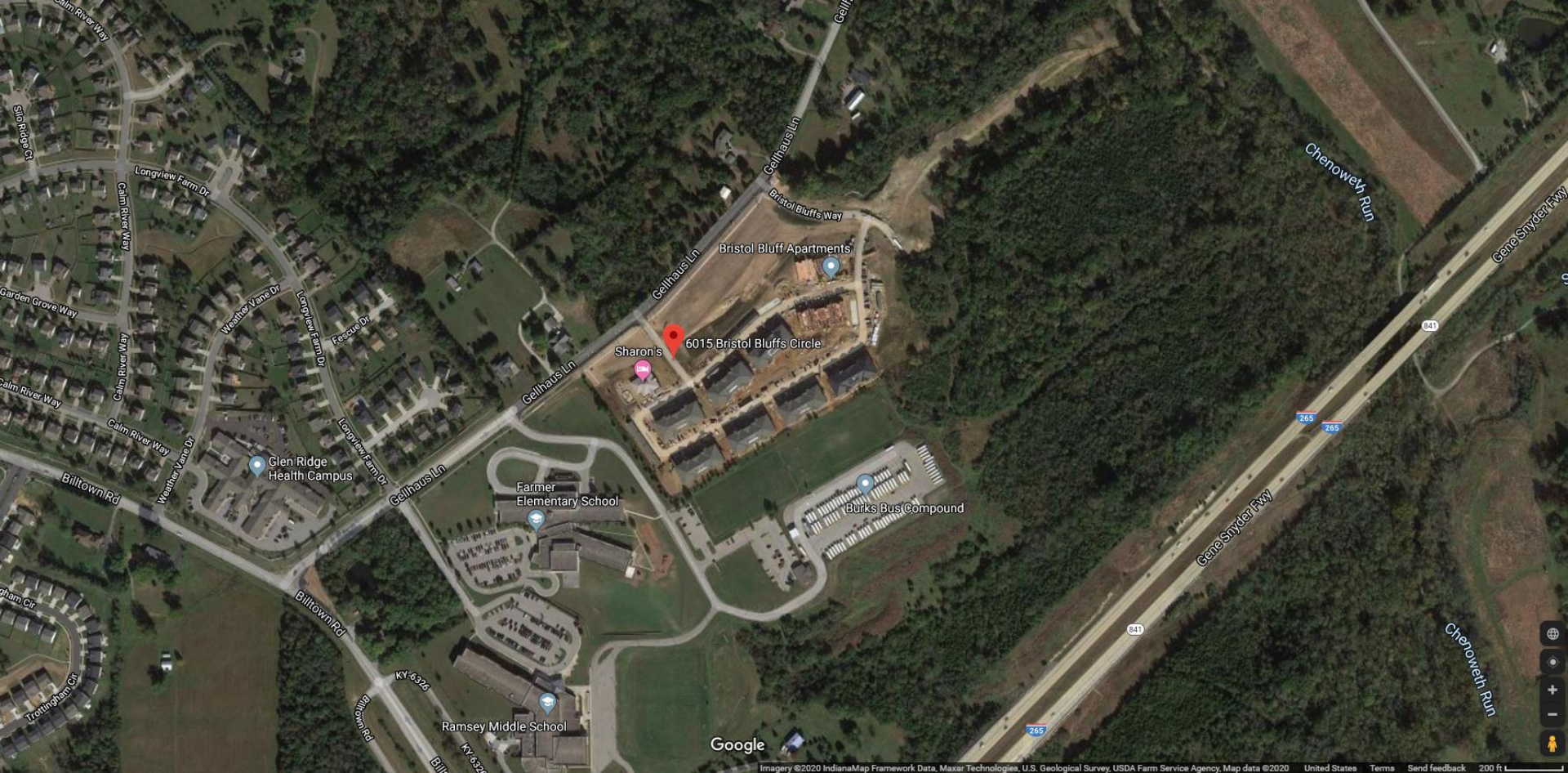
Case Summary / Background

- The developer showed 35 ft. as the maximum height on the approved development plan as well as the construction plans for the nine multi-family structures. These structures were built to 38 ft., therefore, a variance is required.

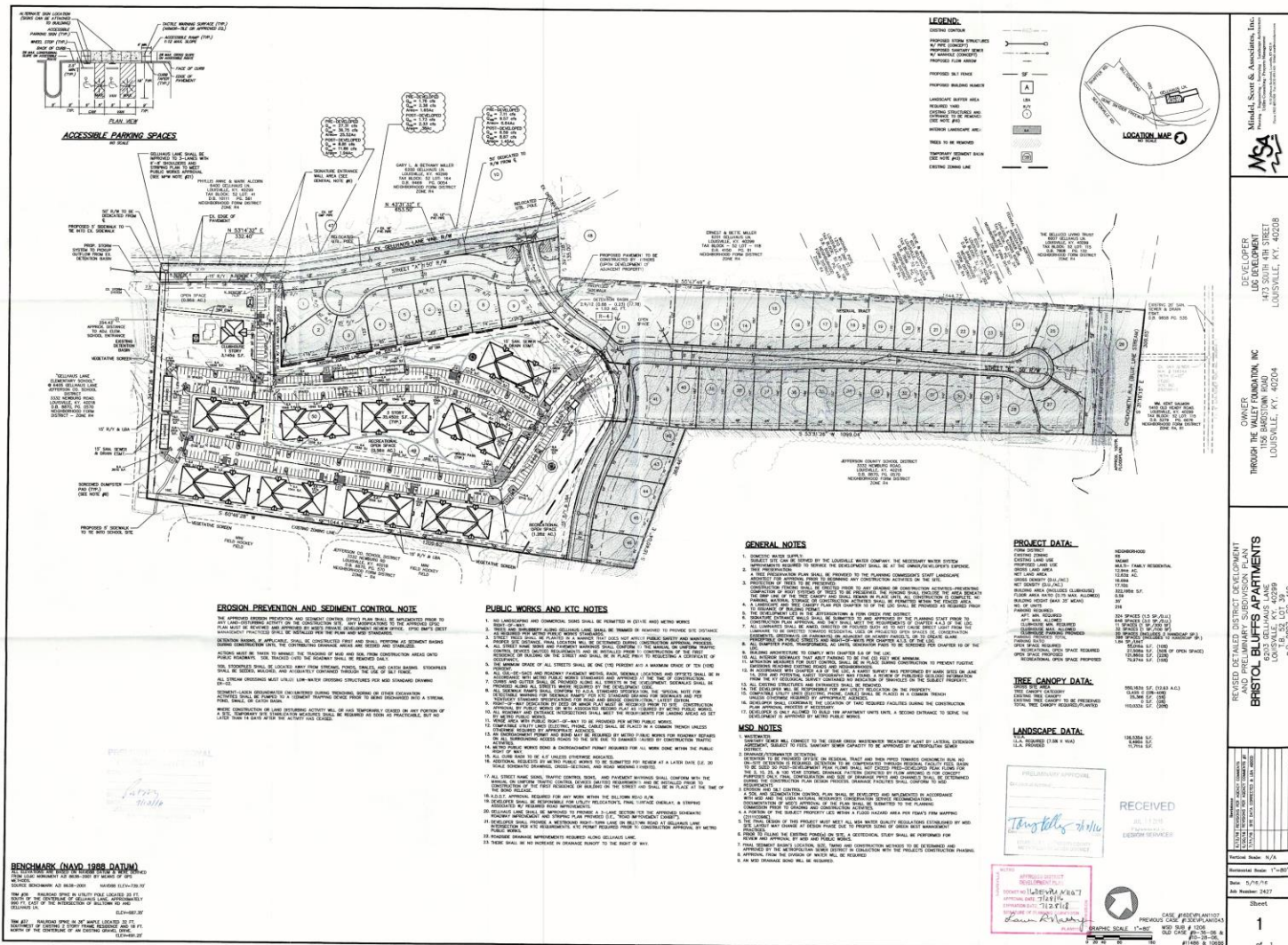
Site Location













Site Photos-Subject Property

Jan 24, 2020 at 1:30:21 PM
6013-6449 Gellhaus Ln
Louisville KY 40299
United States



Site Photos-Subject Property

Jan 24, 2020 at 1:30:26 PM
6013-6449 Gellhaus Ln
Louisville KY 40299
United States



Site Photos-Subject Property

Jan 24, 2020 at 1:33:27 PM
6019 Bristol Bluffs Cir
Louisville KY 40299
United States



Site Photos-Subject Property

Jan 24, 2020 at 1:33:31 PM
6019 Bristol Bluffs Cir
Louisville KY 40299
United States



Site Photos-Subject Property

Jan 24, 2020 at 1:34:50 PM
6025 Bristol Bluffs Cir
Louisville KY 40299
United States



Conclusion

- Staff finds that the requested variance is justified and meets the standard of review. The applicant has not proposed any mitigation for this after the fact variance. Staff recommends that the variance be approved conditioned upon some form of mitigation acceptable to the Board, such as additional tree canopy.

Required Action

- **Variance:** from Land Development Code table 5.3.1 to allow multi-family structures to exceed the maximum height (35 ft.) by three feet (38 ft.).
Approve/Deny

Location	Requirement	Request	Variance
Height	35 ft.	38 ft.	3 ft.