

**20-VARIANCE-0015**

**20-WAIVER-0018**

**20-WAIVER-0019**

**Ransdell Avenue Variance and  
Waivers**



**Louisville Metro Board of Zoning Adjustment  
Public Hearing**

**Zach Schwager, Planner I**

**March 16, 2020**

# Request

- **Variance**: from Land Development Code section 5.1.12.a to allow a principal structure addition and an accessory structure to encroach into the required infill front yard setback
- **Waiver**: from Land Development Code section 5.4.1.C.4 to allow a detached garage to not be setback 20 ft. from the front façade of the principal structure
- **Waiver**: from Land Development Code section 5.4.1.B.1.e to allow parking in the Public Realm that does not lead to a garage or rear yard parking area

Location	Requirement	Request	Variance
Infill Front yard	57 ft. to 65 ft.	11 ft.	46 ft.

# Case Summary / Background

- The subject property is located in the Cherokee Triangle neighborhood and preservation district.
- The property is a double frontage lot on Ransdell Avenue and Longest Avenue. Planning & Design staff has determined Ransdell Avenue to be the primary street.

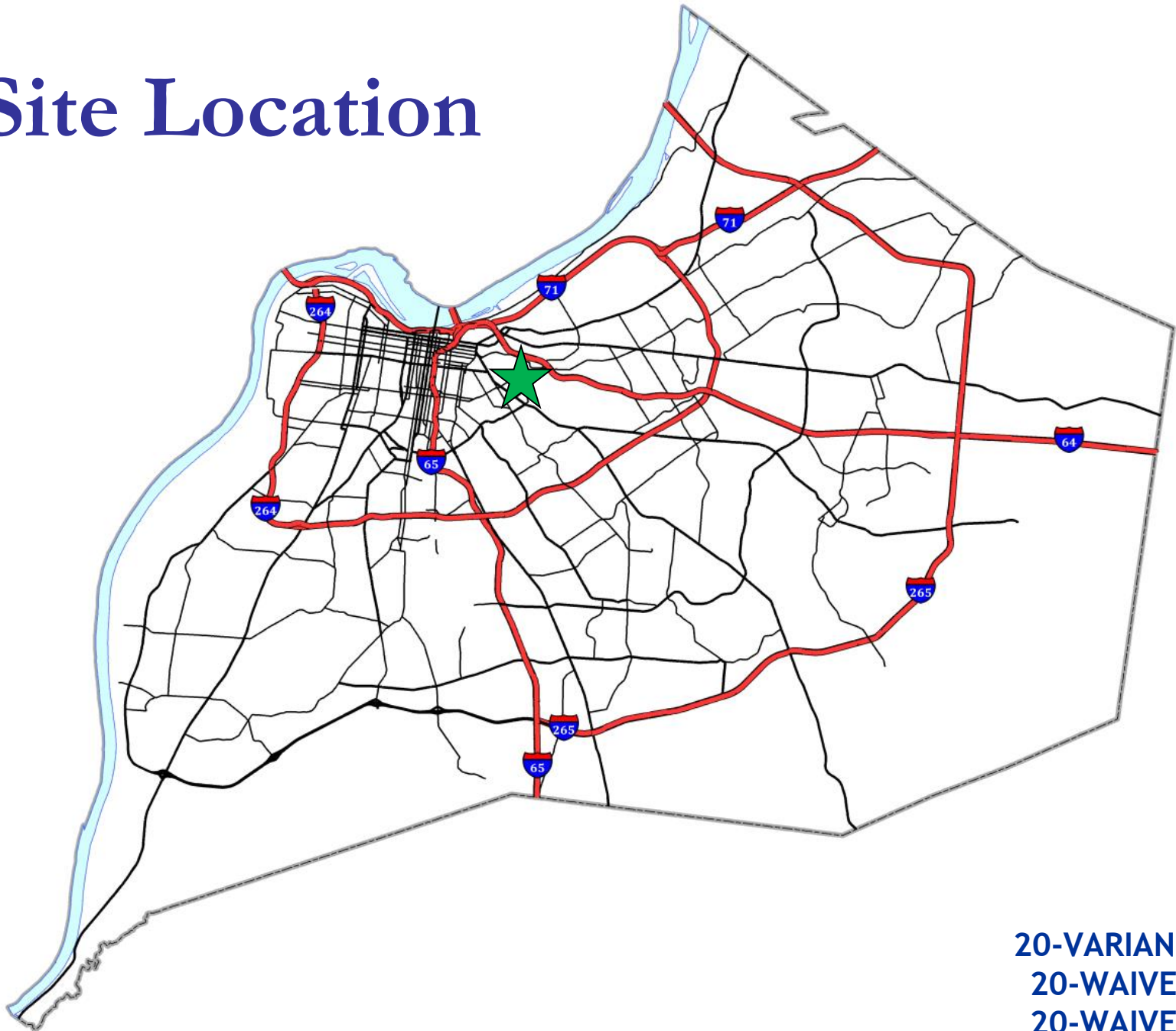
# Case Summary / Background

- The applicant is proposing to construct an addition that includes a carport that extends past the front façade of the existing principal structure and a detached garage that would also be in front of the principal structure.

# Case Summary / Background

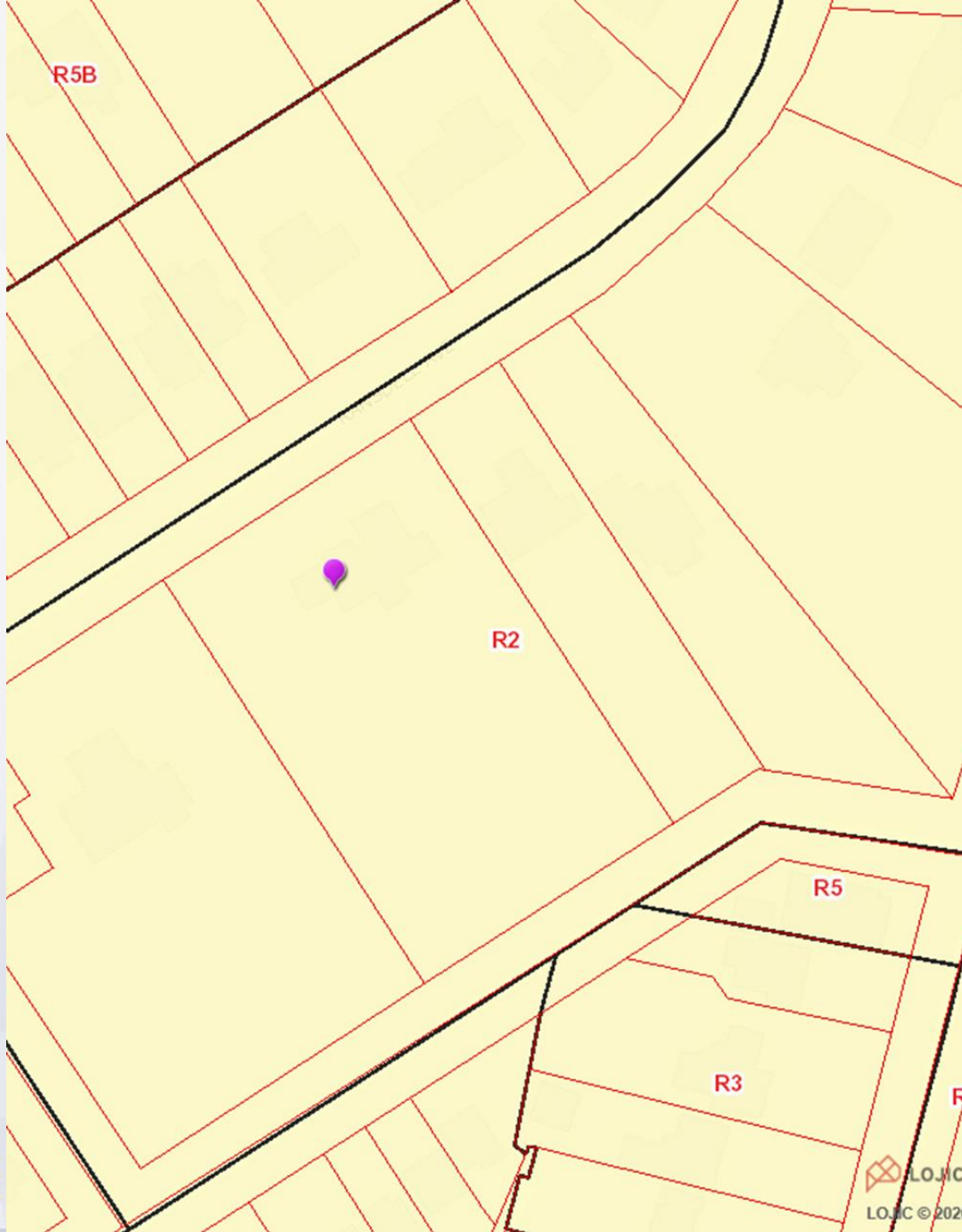
- The Cherokee Triangle Architectural Review Committee approved the addition and detached garage on condition under case number 19-COA-0171 on February 26, 2020. Planning & Design Staff does not have any recommended conditions.

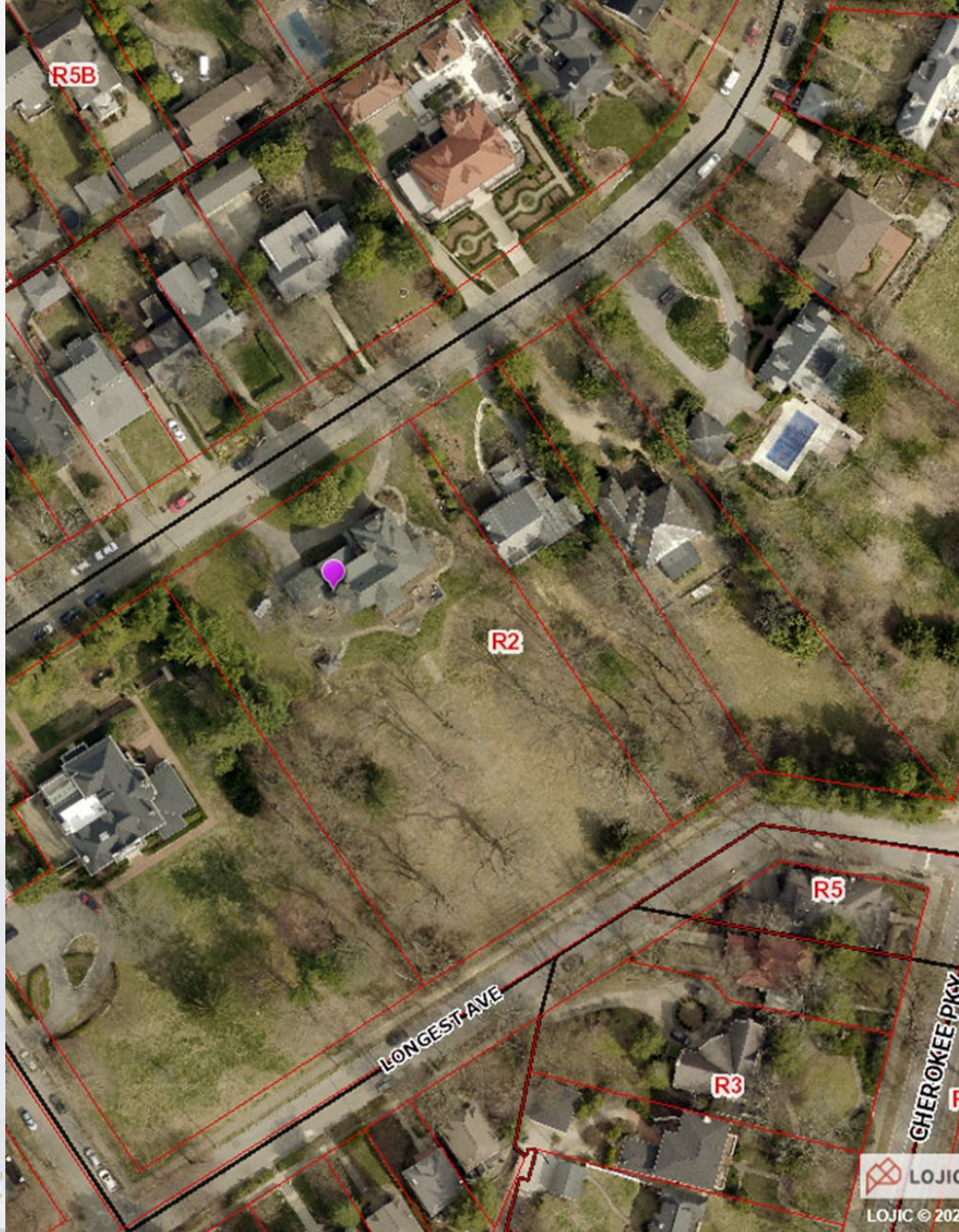
# Site Location



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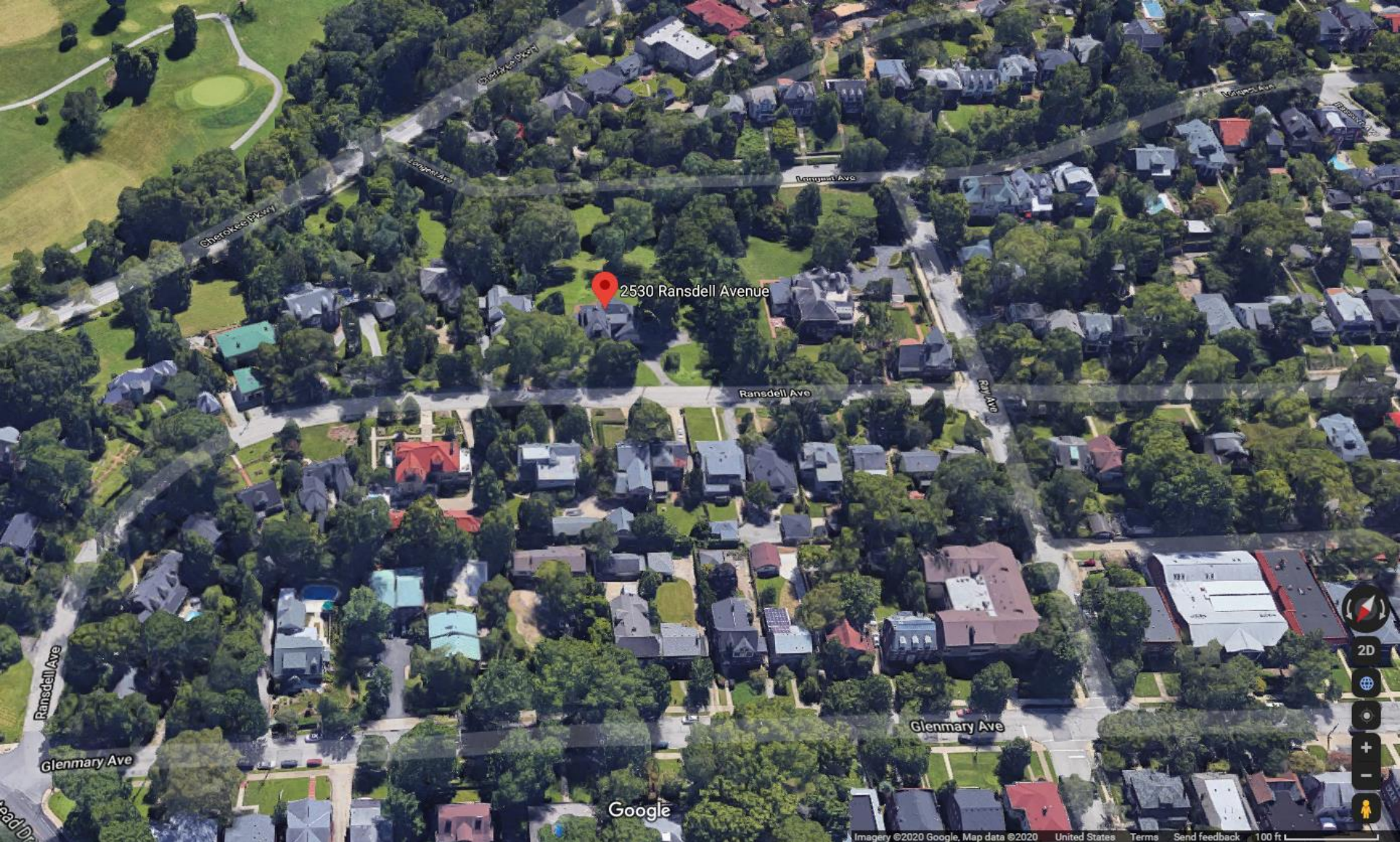






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# Site Plan



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# Elevations



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DESIGN SERVICES

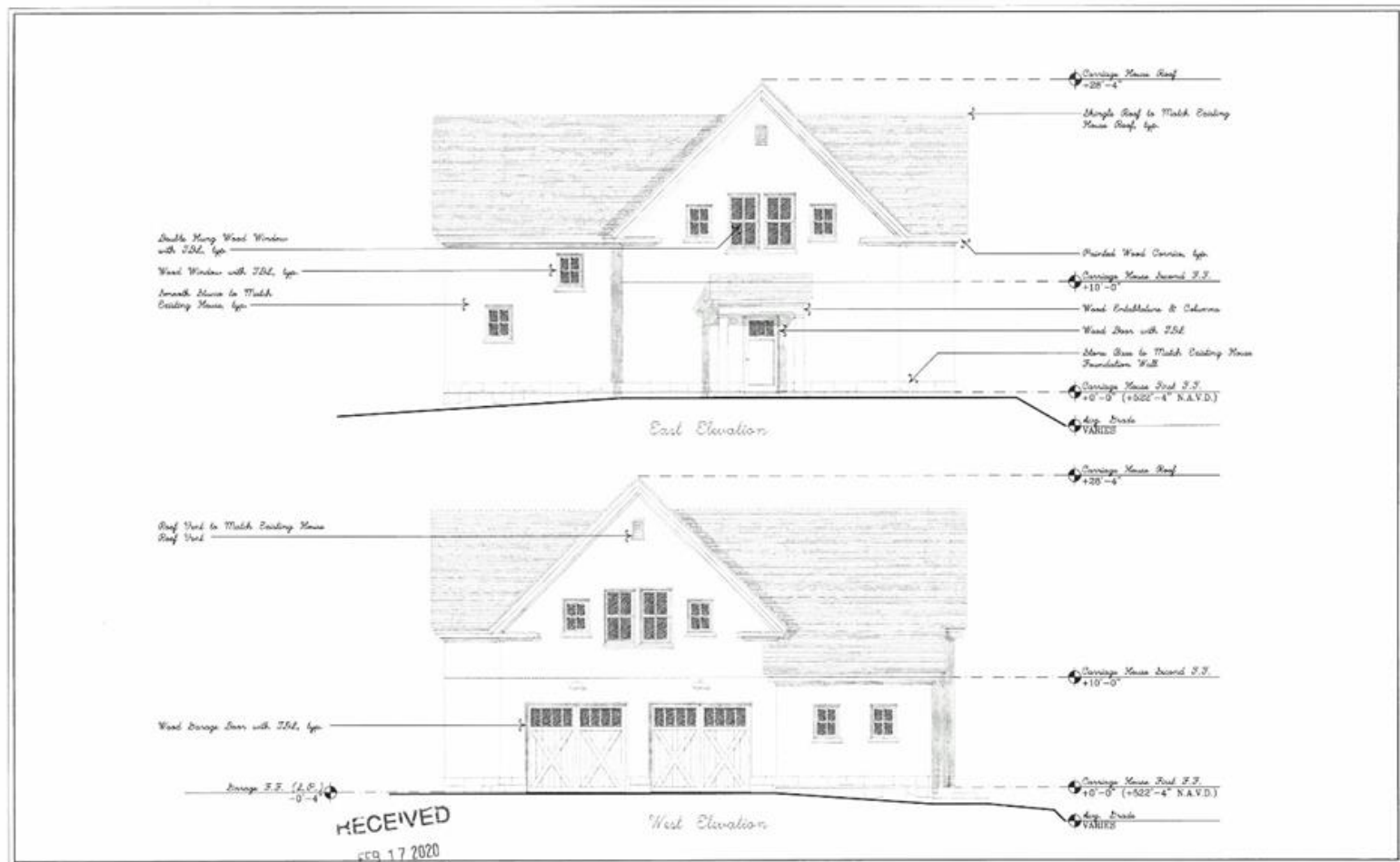
February 09, 2020  
de la Guardia Victoria Architects

Longest Avenue Street Elevation  
Scale: 1/16" = 1'-0"

Russell Perkins  
Cherokee Triangle, Kentucky

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# Elevations



February 07, 2020  
de la Guardia Victoria Architects

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DESIGN SERVICES

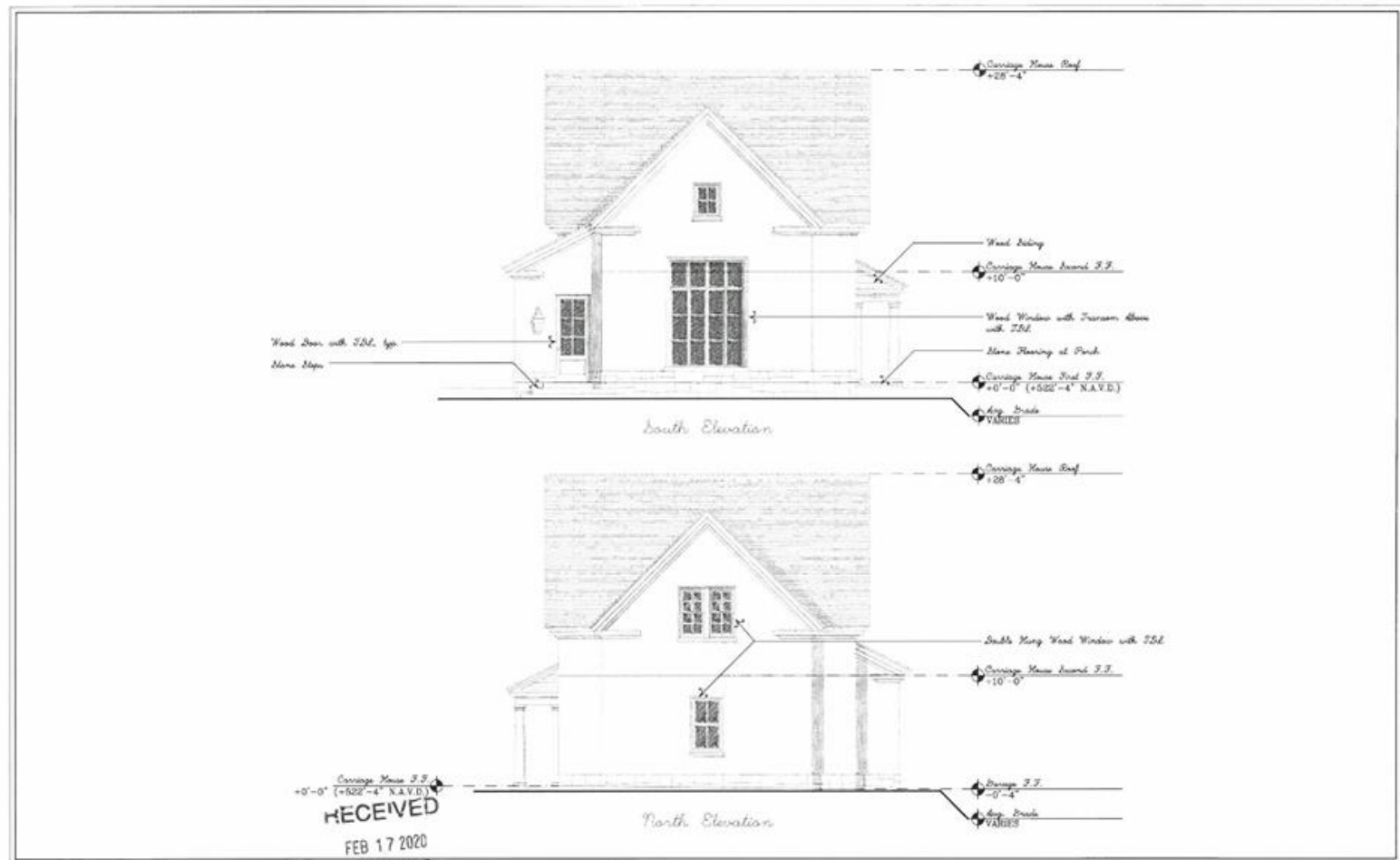
Carriage House Elevations  
Scale: 1/8" = 1'-0"

Handell Builders  
Charlottesville, Kentucky

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# Elevations



February 07, 2020  
de la Guardia Victoria Architects

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PLANNING &  
DESIGN SERVICES

Carriage House Elevations  
Scale: 1/8" = 1'-0"

Burdell Perkins  
Charleston, Kentucky

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# Site Photos-Subject Property





# Site Photos-Subject Property





# Site Photos-Subject Property





# Site Photos-Subject Property



# Conclusion

- The variance request appears to be adequately justified and meets the standard of review.
- The waiver requests appear to be adequately justified and meet the standards of review.

# Required Action

- **Variance**: from Land Development Code section 5.1.12.a to allow a principal structure addition and an accessory structure to encroach into the required infill front yard setback
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