

Board of Zoning Adjustment

Staff Report

June 21, 2020



Case No:	21-VARIANCE-0069
Project Name:	Housing and Office Development
Location:	920 Dandridge Ave., 902-904 Charles St.
Owner(s):	Stephen Duncan
Applicant:	Karl Lentz – LJB, INC
Jurisdiction:	Louisville Metro
Council District:	10 – Pat Mulvihill
Case Manager:	Molly Clark, Planner I

REQUEST:

1. **Variance** of Land Development Code section 5.4.1.D.3 to not provide the required 20% private yard area for lots less than 6,000 square feet. **(21-VARIANCE-0069)**

Location	Requirement	Request	Variance
Private Yard (902 Charles Street)	20% (482.2 SF)	5.5% (131.6 SF)	14.5% (350.6 SF)
Private Yard (904 Charles Street)	20% (479 SF)	14% (335 SF)	6% (144 SF)

CASE SUMMARY/BACKGROUND

The applicant is proposing to build two single family homes that will be 1,075 SF each. The proposed plan shows 3 proposed lots with one existing 3,723 SF office building with proposed parking and a single family house on each of the remaining 2 lots. The site is currently zoned C-1 in the Traditional Workplace form district. The site is located on the corner of Dandridge Avenue and Charles Street.

Related Cases:

- 13ZONE1009: A rezoning from M2 to C1 for proposed office and residential mixed uses. (Proposed duplexes where there are now single family homes being proposed).
- 21-DDP-0041: A revised detailed district development plan to change the proposed houses on 902 & 904 Charles Street from duplexes to single family homes; as well as reconfigure the proposed parking lot and show proposed lot lines. This case has been docketed for June 16th 2021 Development Review Committee, (Still Pending)

STAFF FINDINGS

The variance requests are adequately justified and meets the standard of review.

TECHNICAL REVIEW

MSD and Public works have provided preliminary plan review.

INTERESTED PARTY COMMENTS

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

STANDARD OF REVIEW AND STAFF ANALYSIS FOR VARIANCE FROM SECTION 5.4.1.D.3 to allow two lots with proposed single family houses to have less than 20% private yard area:

- (a) The requested variance will not adversely affect the public health, safety or welfare.

STAFF: The variance will not adversely affect the public health, safety or welfare because the proposed building will be located in line with the other surrounding single family homes.

- (b) The requested variance will not alter the essential character of the general vicinity.

STAFF: The requested variance will not alter the essential character of the general vicinity because the proposed houses will meet the residential design guidelines and will be in character with the neighborhood.

- (c) The requested variance will not cause a hazard or nuisance to the public.

STAFF: The requested variance will not cause a hazard or nuisance to the public because the proposed houses will be located in the same general area of the proposed lots as the surrounding existing homes/lots.

- (d) The requested variance will not allow an unreasonable circumvention of the zoning regulations.

STAFF: The requested variance will not allow an unreasonable circumvention of the zoning regulations because the applicant is trying to use the vacant lot for redevelopment. There is also a private access easement in the rear of the property that does not allow the applicant to provide the full private yard area required.

REQUIRED ACTIONS:

- **APPROVE** or **DENY** the **Variance** of Land Development Code from section 5.4.1.D.3 to not provide the required 20% private yard area for lots less than 6,000 square feet

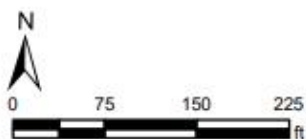
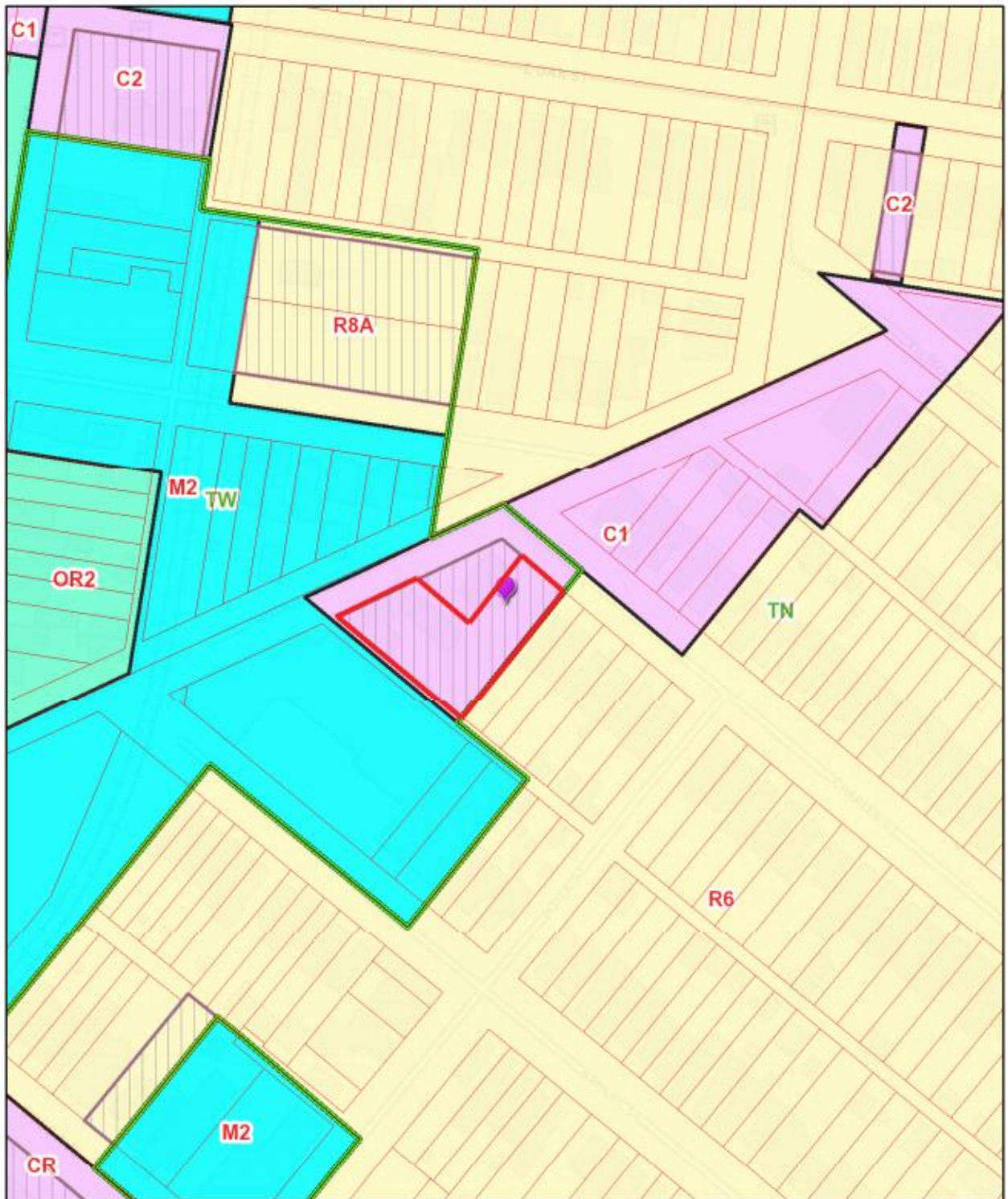
NOTIFICATION

Date	Purpose of Notice	Recipients
06-04-21	Hearing before BOZA 6-21-21	1 st tier adjoining property owners Registered Neighborhood Groups in Council District 10

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. **Zoning Map**



Friday, June 11, 2021 | 10:35:38 AM



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2. Aerial Photograph



Friday, June 11, 2021 | 10:37:22 AM



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