

18VARIANCE1032

3936 Napanee Road Addition



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

Dante St. Germain, Planner I

April 30, 2018

Requests

- **Variance:** from Land Development Code table 5.3.1 to allow a structure to encroach into the required side yard setback.

Location	Requirement	Request	Variance
Side Yard Setback	6.33 ft.	1.89 ft.	4.44 ft.

Case Summary / Background

- The subject property is located in Bellewood, and currently contains a 1 ½ story single-family residence with attached carport.
- The applicant proposes to demolish the carport and replace it with a new 1 ½ story garage addition, to be 1.89 ft. from the side property line.
- A second rear addition is proposed to be 11.67 ft. from the other side property line.

Case Summary / Background

- The side yard requirement for this lot is 6 ft. per side yard, to total not less than 18 ft. combined. To achieve an 18-foot combined setback, the garage must be 6.33 ft. from the property line. A variance of 4.44 ft. is requested.

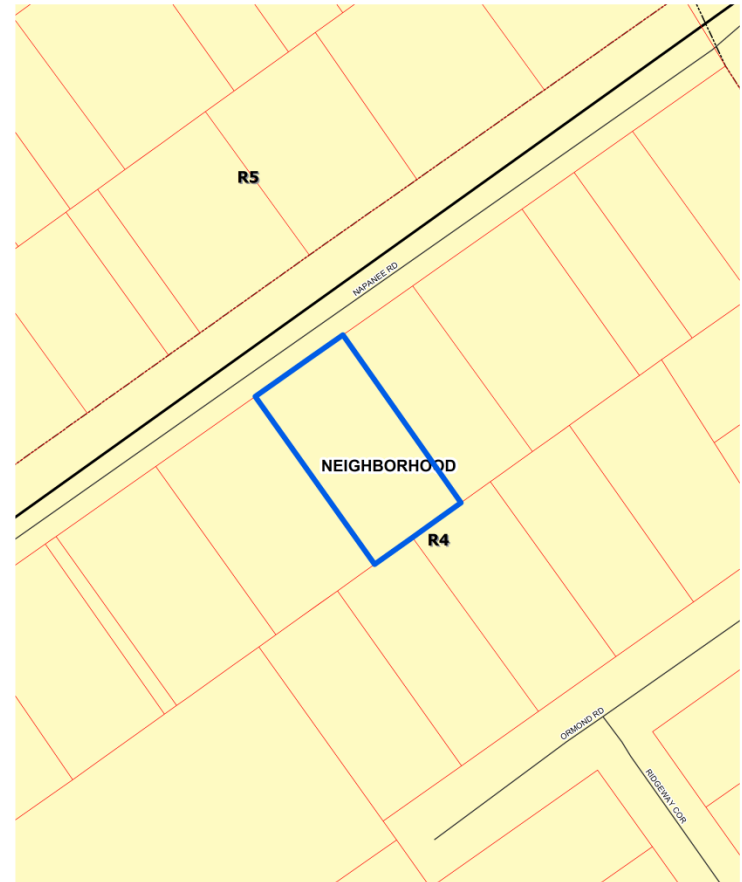
Zoning/Form Districts

Subject Property:

- Existing: R-4/Neighborhood

Adjacent Properties:

- North: R-5/Neighborhood
- South: R-4/Neighborhood
- East: R-4/Neighborhood
- West: R-4/Neighborhood



3936 Napanee Road
feet



Map Created: 4/18/2018



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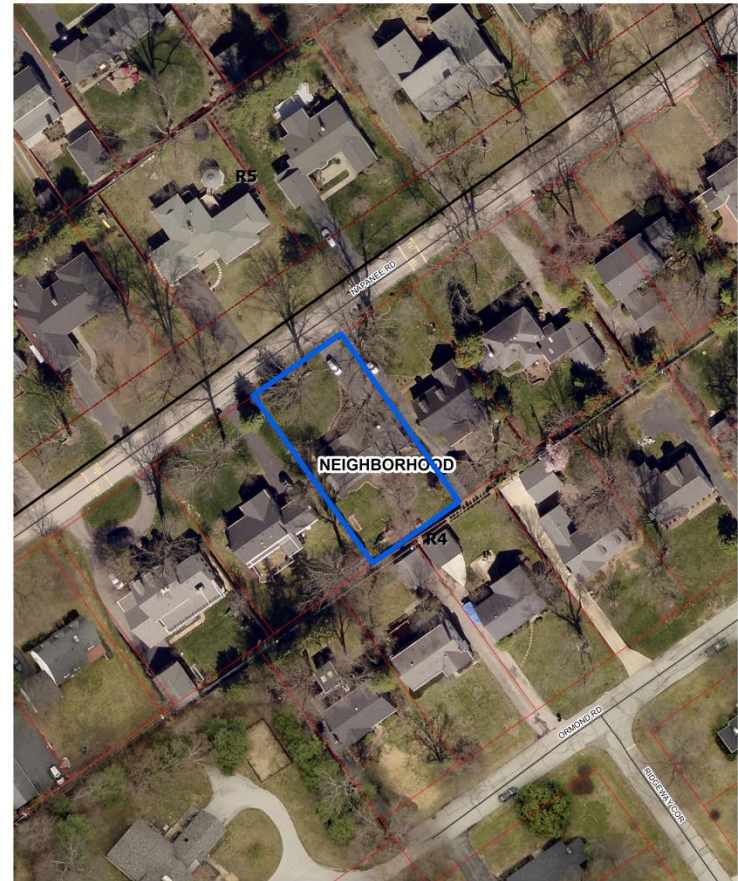
Aerial Photo/Land Use

Subject Property:

- Existing: Single Family Residential

Adjacent Properties:

- North: Single Family Residential
- South: Single Family Residential
- East: Single Family Residential
- West: Single Family Residential



3936 Napanee Road
feet

70

Map Created: 4/18/2018



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Site Photos-Subject Property



The front of the subject property.

Site Photos-Subject Property



The property to the left of the subject property.

Site Photos-Subject Property



The property to the right of the subject property.

Site Photos-Subject Property



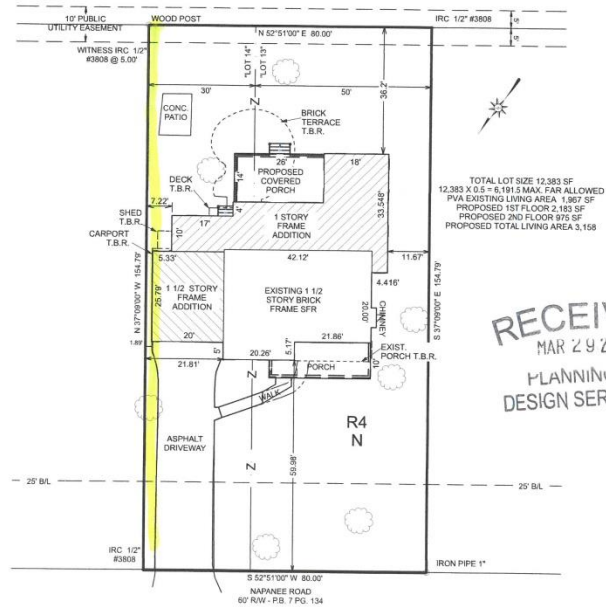
The property across Napanee Road.

Site Photos-Subject Property



The location of the requested variance.

Site Plan



PROPOSED SITE PLAN

SCALE 1"=30"

3936 NAPANEE ROAD
LOUISVILLE, KY 40207



CHARLIE WILLIAMS DESIGN
1626 WINDSOR PLACE
LOUISVILLE, KY 40203

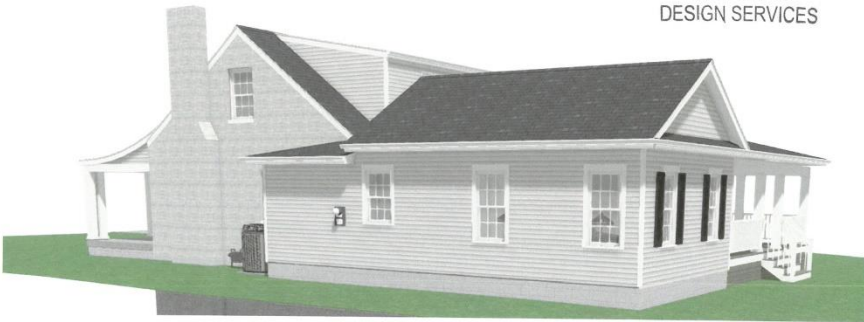
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Elevations



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3936 NAPANEE ROAD
LOUISVILLE, KY 40207

3936 NAPANEE ROAD
LOUISVILLE, KY 40207



CHARLIE WILLIAMS DESIGN
1626 WINDSOR PLACE
LOUISVILLE, KY 40204



CHARLIE WILLIAMS DESIGN
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LOUISVILLE, KY 40204

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Conclusions

- The variance request does not appear to be adequately justified based on the standard of review.
- Must determine if the proposal meets the standard of review for granting a variance as established in the Land Development Code, from table 5.3.1 to allow a structure to encroach into the required side yard setback.

Required Actions

- **Variance:** from Land Development Code table 5.3.1 to allow a structure to encroach into the required side yard setback. Approve/Deny

Location	Requirement	Request	Variance
Side Yard Setback	6.33 ft.	1.89 ft.	4.44 ft.