

**17VARIANCE1034**

**1216 Hull Street**



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

**Dante St. Germain, Planner I**

**July 10, 2017**

# Request

- **Variance:** from Land Development Code section 5.4.1.E.1 to allow an accessory structure/use area to be more than 60 feet deep on a lot which exceeds 180 feet in depth.

Location	Requirement	Request	Variance
Accessory Structure/Use Area	60 ft.	68.75 ft.	8.75 ft.

# Case Summary / Background

- The applicant proposes a one-story garage to the rear of the lot, replacing an existing shed. The lot contains an existing 1 ½ story single-family residence.
- The front of the garage is proposed to be 68' 9" from the rear property line, exceeding the maximum accessory structure/use area depth of 60 feet for this lot (185 feet deep).
- There is an elevation change between the alley and the yard of approximately six feet. The garage is proposed at the top of the slope.

# Zoning/Form Districts

## Subject Property:

- Existing: R-6/Traditional Neighborhood
- Proposed: R-6/Traditional Neighborhood

## Adjacent Properties:

- North: R-6/Traditional Neighborhood
- South: R-6/Traditional Neighborhood
- East: R-6/Traditional Neighborhood
- West: R-6/Traditional Neighborhood



1216 Hull Street  
feet



110  
Map Created: 6/28/2017



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# Aerial Photo/Land Use

## Subject Property:

- Existing: Single Family Residential
- Proposed: Single Family Residential

## Adjacent Properties:

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



1216 Hull Street  
feet



40

Map Created: 6/28/2017



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# Site Photos-Subject Property



The front of the residence.

# Site Photos-Subject Property



The multi-family residence to the west.

# Site Photos-Subject Property



The single-family residences to the east.



# Site Photos-Subject Property



The single-family residences across Hull Street.

# Site Photos-Subject Property



The subject property's private yard area and existing shed to be removed.

# Site Photos-Subject Property



The existing driveway.

# Site Photos-Subject Property



The driveway and planting beds, showing the elevation change.

# Site Photos-Subject Property



The alley, looking south-west.

# Site Photos-Subject Property



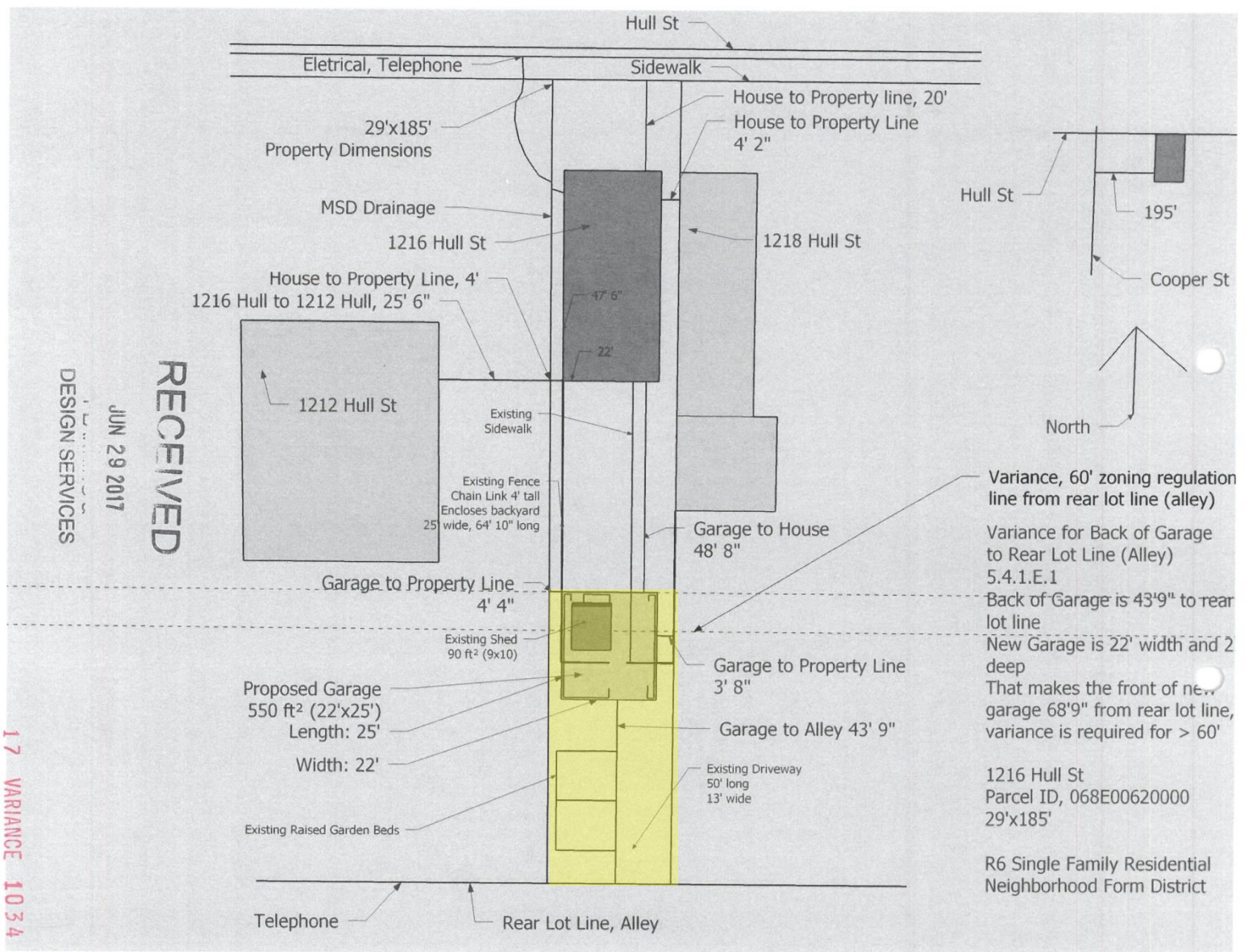
The alley, looking north-east.

# Site Photos-Subject Property



The shed which is to be removed and replaced.

# Applicant's Site Plan





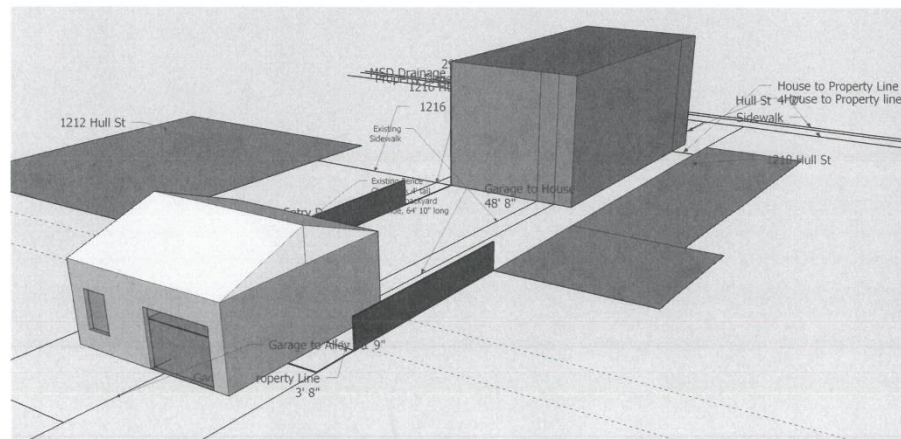
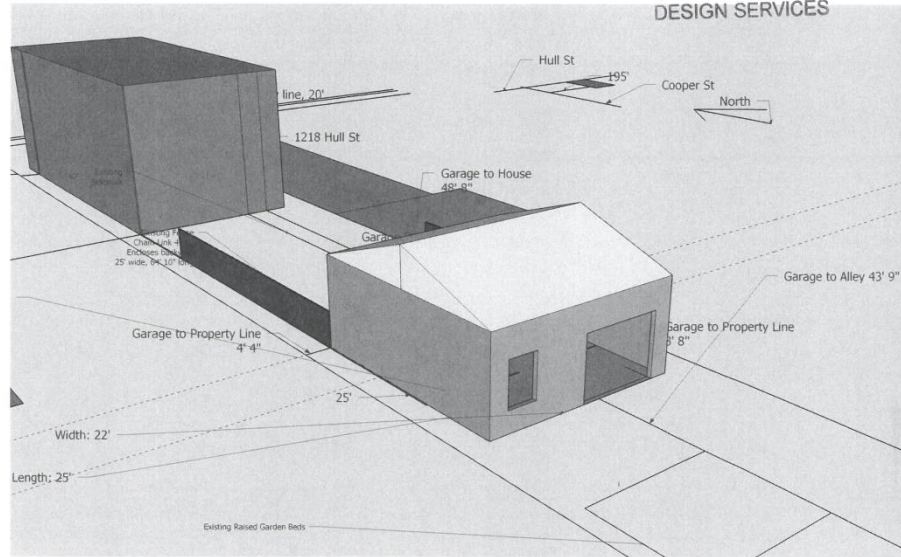
# Elevations

1216 Hull St; Parcel ID, 068LJ0620000; 29'x185'

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17 VARIANCE 1034

# Conclusions

- Must determine if the proposal meets the standard of review for granting a variance as established in the Land Development Code (May 2017) from section 5.4.1.E.1 to allow an accessory structure/use area to be more than 60 feet deep on a lot which exceeds 180 feet in depth.

# Required Actions

- **Variance:** from Land Development Code section 5.4.1.E.1 to allow an accessory structure/use area to be more than 60 feet deep. Approve/Deny

Location	Requirement	Request	Variance
Accessory Structure/Use Area	60 ft.	68.75 ft.	8.75 ft.