

# 18VARIANCE1102 712 Grant Avenue



Louisville Board of Zoning Adjustment Public Hearing

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# Request

- **Variance** to permit a residence to encroach on the required street side yard in a Neighborhood form district (LDC Table 5.3.1)

Location	Requirement	Request	Variance
Street side yard	30 ft	6 ft	24 ft

# Case Summary/Background

- Located on the west side of Grant Avenue at the intersection with Railroad Avenue
- Adjoined by residential uses and a railroad line
  - All zoned R-4
  - Residential uses to the south, east and west
- Variance will increase the side yard with the existing residence to the south while maintaining a 56 ft side yard toward the rail line
- Existing Railroad Avenue is a fully-developed dead-end street serving two residences

# Zoning / Form District

## Subject Site

Existing: R-4/Neighborhood

Proposed: No change proposed

## All Adjoining Sites

R-4/Neighborhood



# Land Use

## Subject Site

Existing: Vacant

Proposed: Single-Family Residential

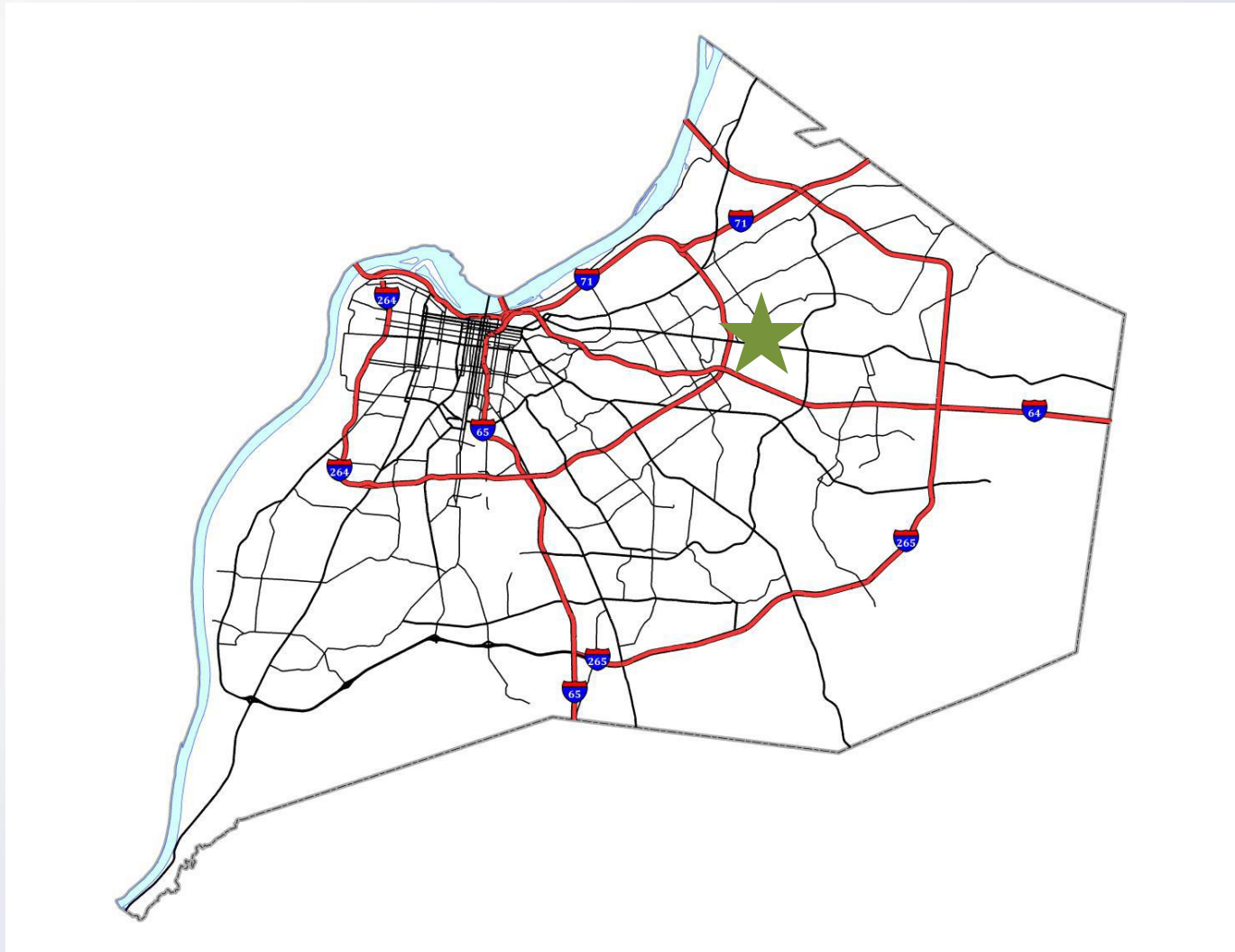
## Adjoining Sites

North: Railroad line

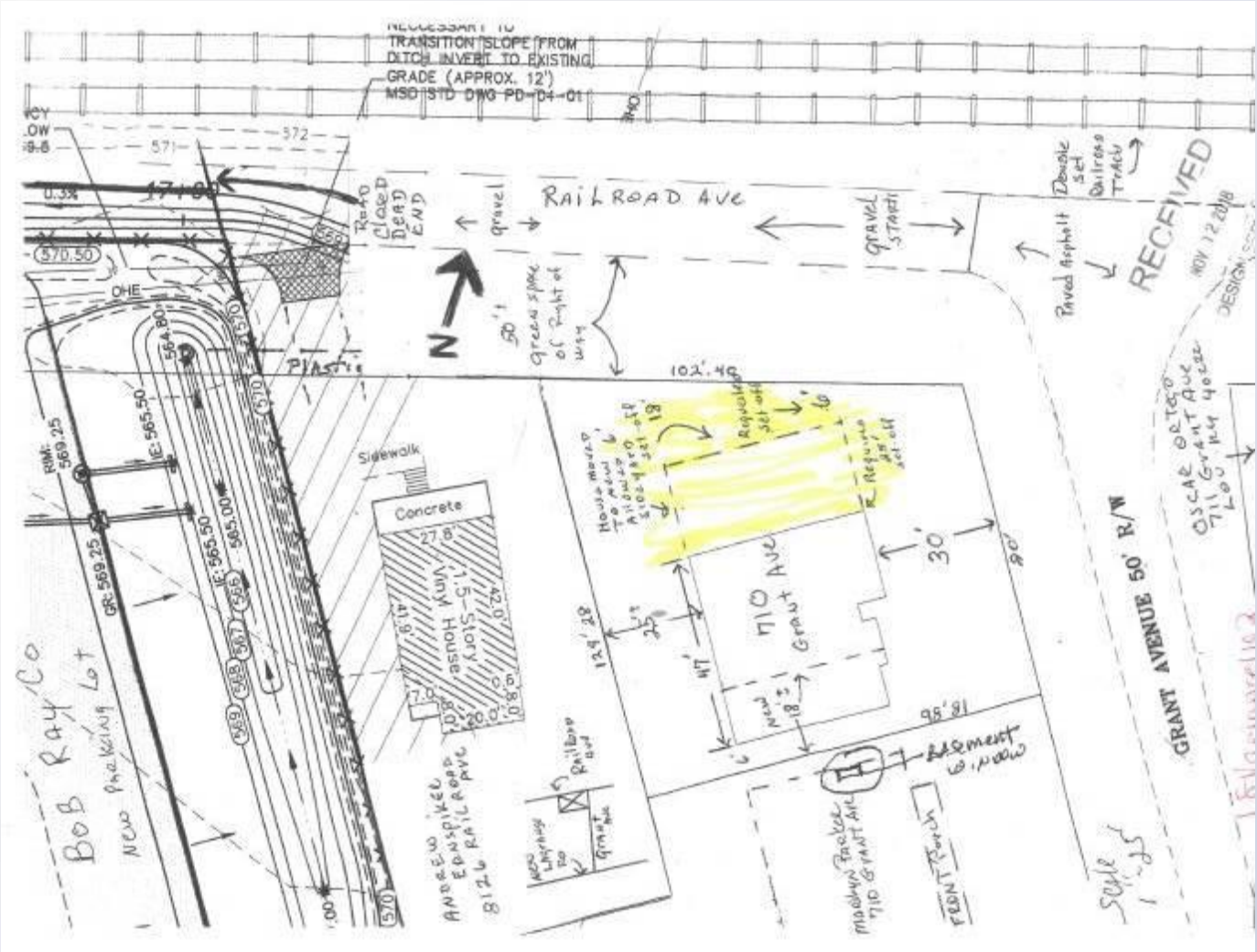
South/East/West: Single-Family Residential



# Site Location



# Site Plan



# Site Photos



Grant Avenue Frontage



# Site Photos



Railroad Avenue Frontage

# Site Photos



Adjoining to North

# Site Photos



Adjoining to South

# Site Photos



# Site Photos



Adjoining to West

# Site Photos



North Property Line to East

# Site Photos



Dead End to East

# Site Photos



North Property Line to West



# Site Photos



Dead End to West

# Conclusions

- Staff finds that the requested variance is adequately justified and meets the standard of review
- Based upon the information in the staff report, the testimony and evidence provided at the public meeting, the Board of Zoning Adjustment must determine if the proposal meets the standards established in the LDC for the requested variance

# Required Action

## Approve/Deny

- **Variance** to permit a residence to encroach on the required street side yard in a Neighborhood form district (LDC Table 5.3.1)

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