

**17VARIANCE1038**

**183 N Bellaire Ave Garage**



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

**Dante St. Germain, Planner I  
September 11, 2017**

# Requests

- **Variance:** from Land Development Code section 5.4.1.D.2 to allow a private yard area to be less than 30% of the area of the lot.
- **Variance:** from Land Development Code section 5.4.1.E.1 to allow an accessory structure/use area to exceed 60 feet in depth.

Location	Requirement	Request	Variance
Private Yard Area	2,400 sf. (30%)	702 sf. (8.8%)	1,698 sf. (21.2%)
Accessory Structure/Use Area	60 ft.	101.42 ft.	41.42 ft.

# Case Summary / Background

- This lot is located in the Clifton neighborhood with no alley access.
- The lot contains a 1 ½ story single-family residence. The applicant proposes a new 1 ½ story detached garage.
- The garage is proposed to be located 17' 6.5" behind the principal structure to preserve a mature Japanese Maple tree in the rear of the yard.
- Japanese Maple is on the preferred plant list for Louisville Metro.

# Case Summary / Background

- Staff recommends, and the applicant has agreed to, the following condition of approval:

**No restroom facilities shall be constructed within the accessory structure unless a Conditional Use Permit for an accessory apartment is approved by the Board of Zoning Adjustment, and all other applicable regulations are met.**

# Case Summary / Background

## Previous Cases on Site

- 17COA1099 - Clifton Architectural Review Committee approved the garage design and location on May 11, 2017 with several conditions of approval.

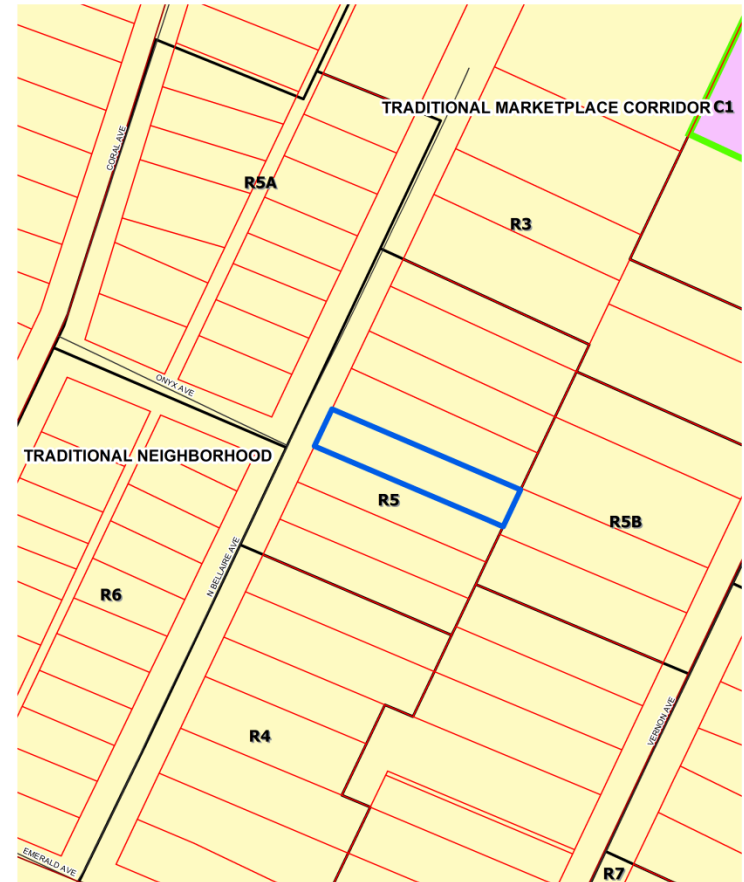
# Zoning/Form Districts

## Subject Property:

- Existing: R-5/Traditional Neighborhood
- Proposed: R-5/Traditional Neighborhood

## Adjacent Properties:

- North: R-5/Traditional Neighborhood
- South: R-5/Traditional Neighborhood
- East: R-5B/Traditional Neighborhood
- West: R-5A, R-6/Traditional Neighborhood



183 N Bellaire Ave  
feet



90  
Map Created: 7/21/2017



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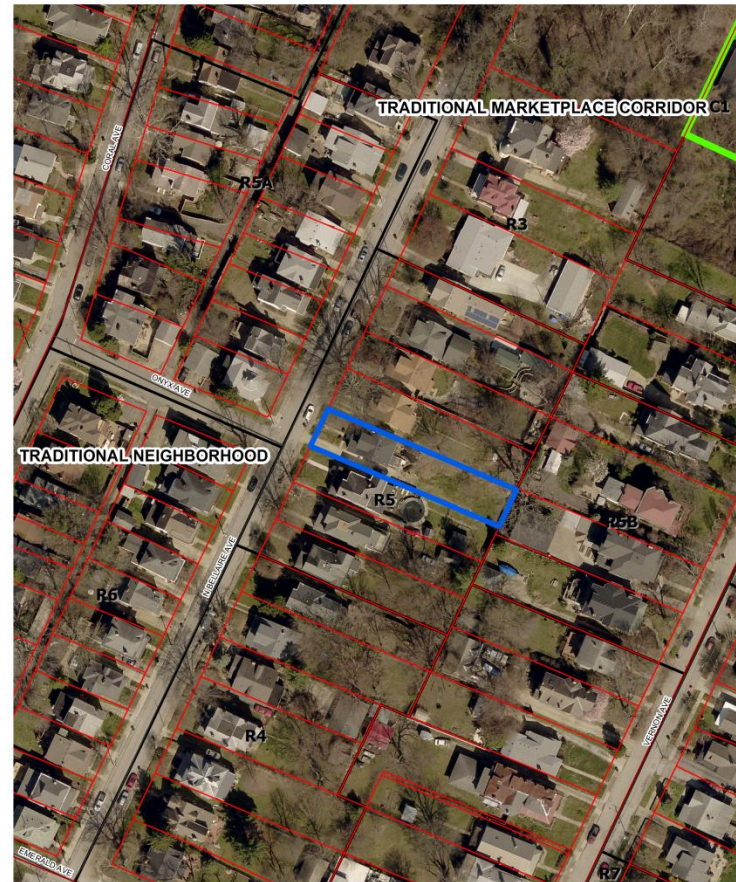
# Aerial Photo/Land Use

## 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: Single Family Residential



183 N Bellaire Ave  
feet

90

Map Created: 7/21/2017



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# Site Photos-Subject Property



The front of the subject property.



# Site Photos-Subject Property



The residence to the right of the subject property.



# Site Photos-Subject Property



The property to the left of the subject property.



# Site Photos-Subject Property



The property across N Bellaire Avenue.



# Site Photos-Subject Property



The current private yard area.



# Site Photos-Subject Property



The current private yard area.



# Site Photos-Subject Property



Looking toward the house from the rear yard, with mature Japanese Maple.





# Elevations



DATE:	
BY:	
DESCRIPTION:	

SHEET TITLE:  
EXIST. SECOND  
FLOOR PLAN

PROJECT DESCRIPTION:  
BELL GARAGE ADDITION  
LOUISVILLE, KY 40206

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AND NON-  
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DESIGNED AND  
BUILT BY:  
FELDRIDGE

121 Perryville Ave  
Louisville, KY 40206  
502.410.1206

DATE:	5/2/17
SCALE:	3/16" = 1'-0"
SHEET:	A-2

17 VARIANCE 1038



# Conclusions

- The variance request appears to be adequately justified and meets 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 (August 2017) from section 5.4.1.D.2 to allow a private yard area to be less than 30% of the yard area, and from section 5.4.1.E.1 to allow an accessory structure/use area to exceed 60 feet in depth.

# Required Actions

- **Variance:** from Land Development Code section 5.4.1.D.2 to allow a private yard area to be less than 30% of the lot. Approve/Deny
- **Variance:** from Land Development Code section 5.4.1.E.1 to allow an accessory structure/use area to exceed 60 feet in depth.

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