

**16VARIANCE1076**  
**1654 Cherokee Road**



**Louisville Metro Board of Zoning Adjustment**

**Public Hearing**

**Ross Allen, Planner I**

**October 17, 2016**

# Request(s)

- **Variance:** from the Land Development Code section 5.4.2.C, table 5.3.1 to allow a proposed detached 2 car garage with storage on the 1<sup>st</sup> level to encroach into the street side yard setback by approximately 13 feet.

Location	Requirement	Request	Variance
Minimum Street Side Yard Setback (Eastern Property Line)	25 feet	12 feet	13 feet

# Case Summary / Background

- Proposing to construct a 30 foot by 24 foot (720 SF footprint) detached 2 car garage with two levels approximately 12 feet from the street side yard property line and approximately 16 feet from the rear property line.
- Garage will be situated at the rear and street side yard facing Cherokee Terrace
- Applicant is requesting that LG&E remove and replace the utility pole located where the proposed garage will be placed. (LG&E has granted the request).

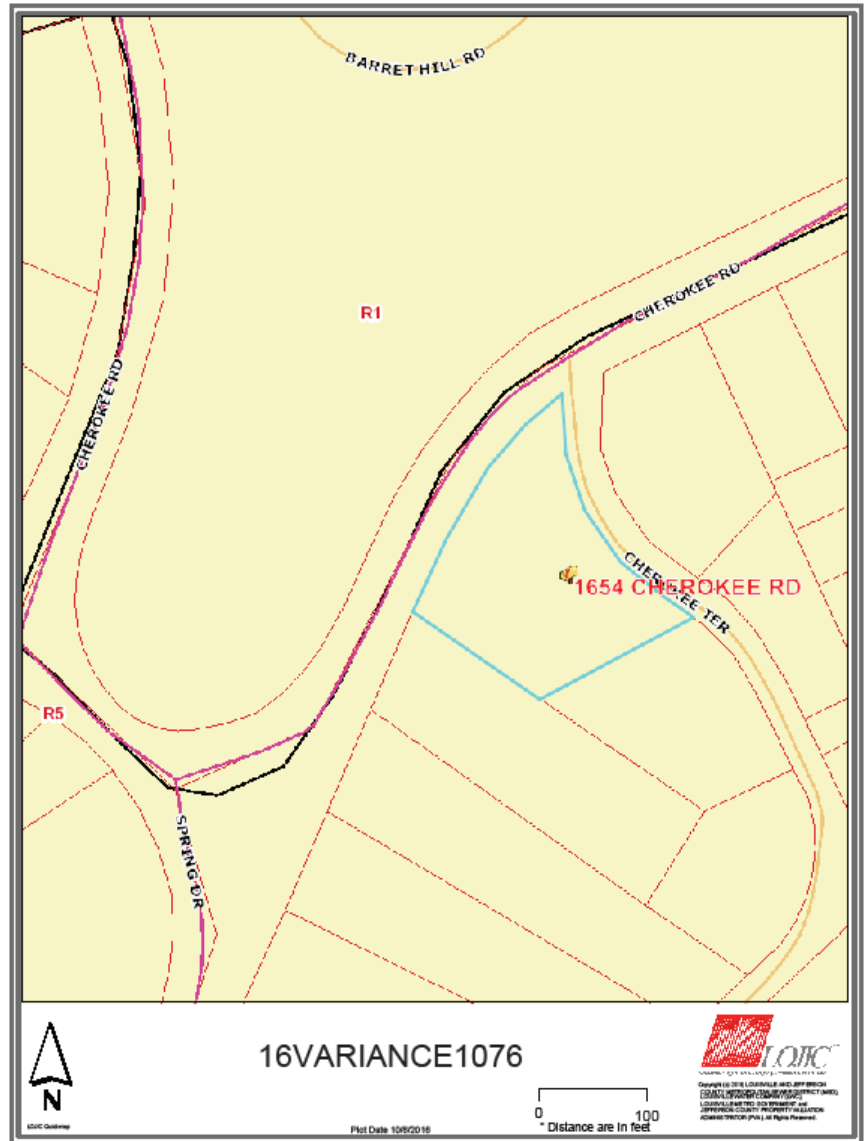
# Zoning/Form Districts

## Subject Property:

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

## Adjacent Properties:

- North: R-1/Traditional Neighborhood
- South: R-5/Traditional Neighborhood
- East: R-1/Traditional Neighborhood
- West: R-5/Traditional Neighborhood





# Aerial Photo/Land Use

## Subject Property:

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

## Adjacent Properties:

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



# Site Photos-Subject Property



Looking southeast at the subject site.



# Site Photos-Subject Property



Looking Southeast at the adjacent property and proposed site of detached two level garage/two car garage.



# Site Photos-Subject Property



The proposed site where the garage is to be located,



# Site Photos-Subject Property



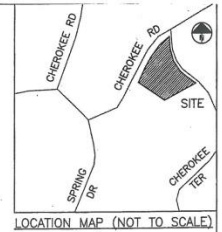
# Applicant's Site Plan

**NOTES:**

- A title search was not provided and this property is subject to all easements, right-of-ways, covenants, liens, and encumbrances, whether shown hereon or not.
- This survey was conducted by method of random traverse and was not adjusted. The error of closure was less than 0.05'. This survey also incorporated methods of RTK GPS using a Trimble R10 GNSS receiver, S/N 5508494179, and KYCORS VRS.
- Subject property is located in Flood Zone "X" per a review of FIRM #21111C0043E, effective 12/5/06. Based on the above information, this property is not located in a Special Flood Hazard Area.
- The reference meridian for this survey is the State Plane Coordinate System of 1983 (2011), KY North Zone (1601.)
- Property is zoned R-5, Neighborhood Form District per a review of LOJC data.
- Vertical datum is The North American Vertical Datum of 1988. Contour interval one foot.

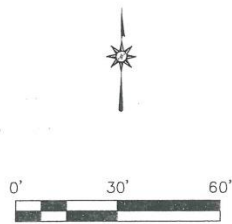
TOPOGRAPHIC BOUNDARY SURVEY  
FOR AMY & STERLING LAPINSKI  
1654 CHEROKEE RD  
LOUISVILLE KY 40205

PARCEL ID #078A00140000  
D.B. 10475 PG. 198



CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	52.25'	226.00'	13°14'52"	S 03°43'36" E	52.14'
C2	59.17'	203.75'	16°38'17"	S 17°58'10" E	58.96'
C3	58.72'	203.75'	16°30'44"	S 35°08'41" E	58.52'
C4	59.16'	203.75'	16°38'08"	S 52°43'11" E	58.95'
C5	33.79'	201.64'	9°36'08"	S 55°06'47" E	33.75'



- LEGEND**
- = SET MONUMENT (18")
  - = FOUND MONUMENT
  - = BOUNDARY LINE
  - - - = FENCE LINE

**SURVEYOR'S CERTIFICATE**

I hereby certify that this plat and survey were made under my direct supervision and represents a Boundary Survey in compliance with 201 KAR 18:150.

This is an "urban" class survey.

*Mick Logsdon*  
Mick Logsdon PLS# 3808 Date 3/4/2016

STATE OF KENTUCKY  
MICK LOGSDON  
3808  
LICENSED PROFESSIONAL LAND SURVEYOR

WILLIAM O. LACY  
KAREN O'HEARN LACY  
D.B. 7809 PG. 963

LAWRENCE J. BISIG  
D.B. 9864 PG. 198

LOGSDON SURVEYING  
1948 GARDINER LN, LOUISVILLE KY 40205  
PH 502-599-9930 FAX 502-384-8865  
www.logsdonsurveying.com

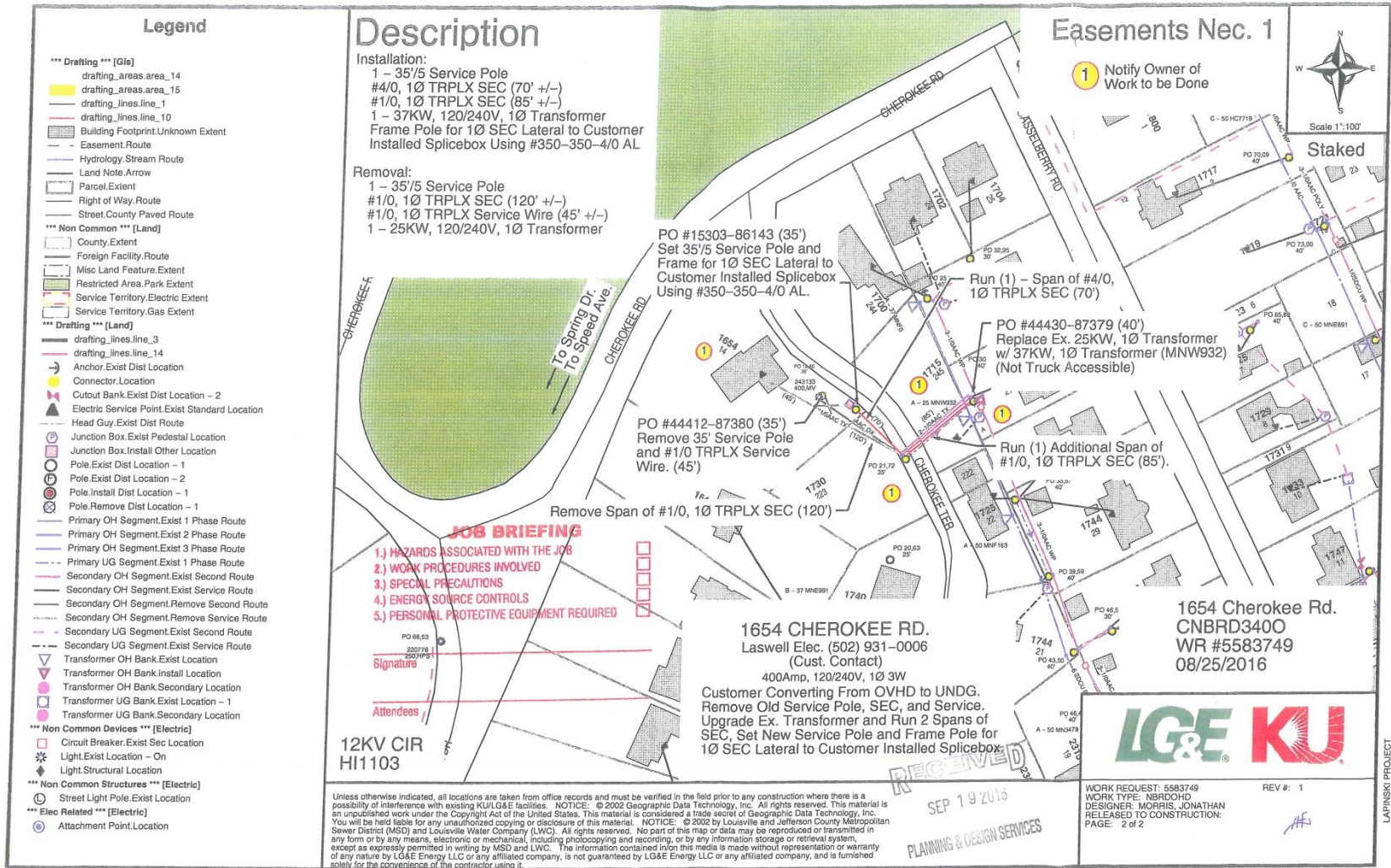
FIELD DATE: 3/2/2016 SCALE: 1" = 30'

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PLANNING & DESIGN SERVICES  
UP

pg 1 of 5



# LG&E Easement Site Plan





# Garage Elevation



Front Elevation - Facing house  
1/4" = 1'-0"

Cherokee Terrace Rd Street Elev  
1/4" = 1'-0"

Lapinski Residence  
1654 Cherokee Road  
4.6.16

RECEIVED

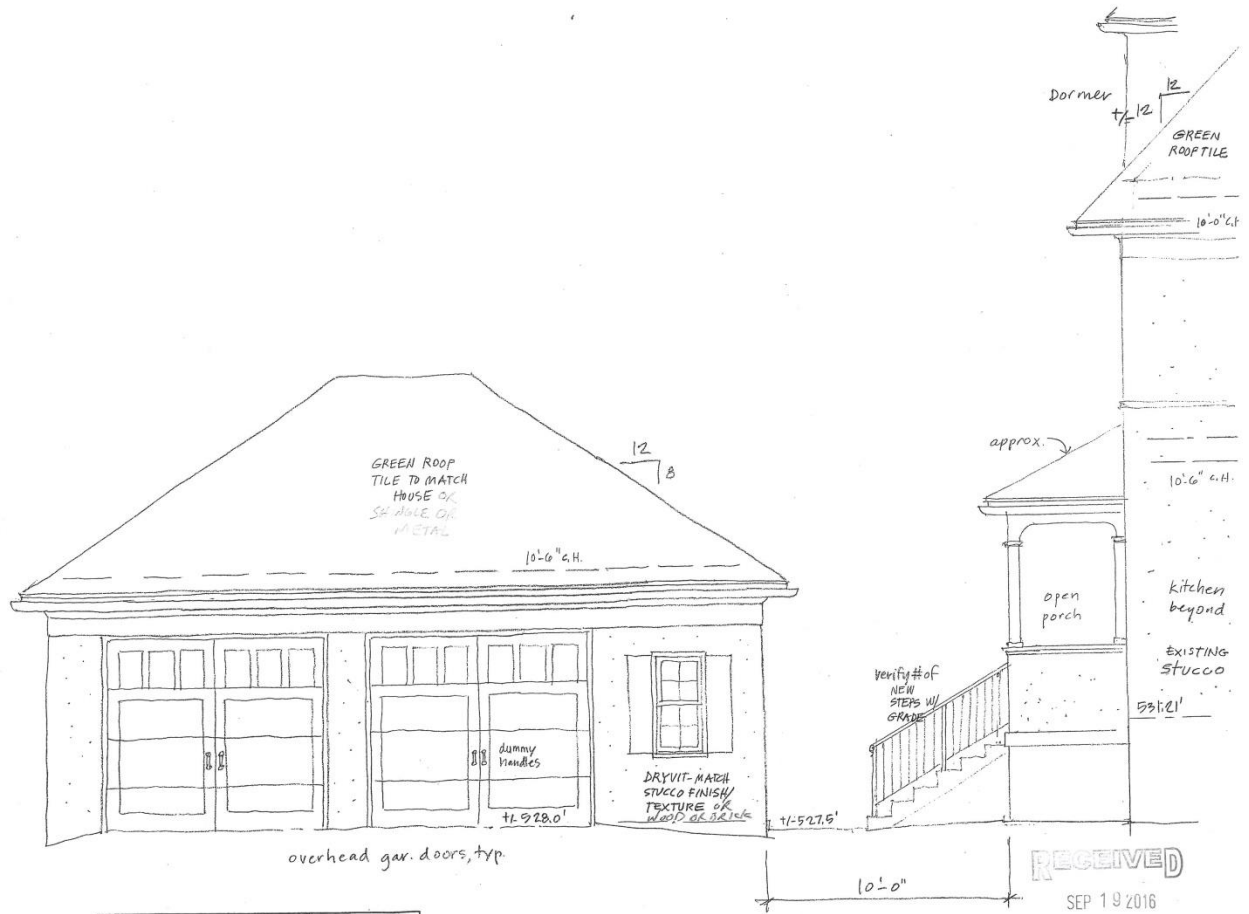
SEP 19 2016

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# East Elevation

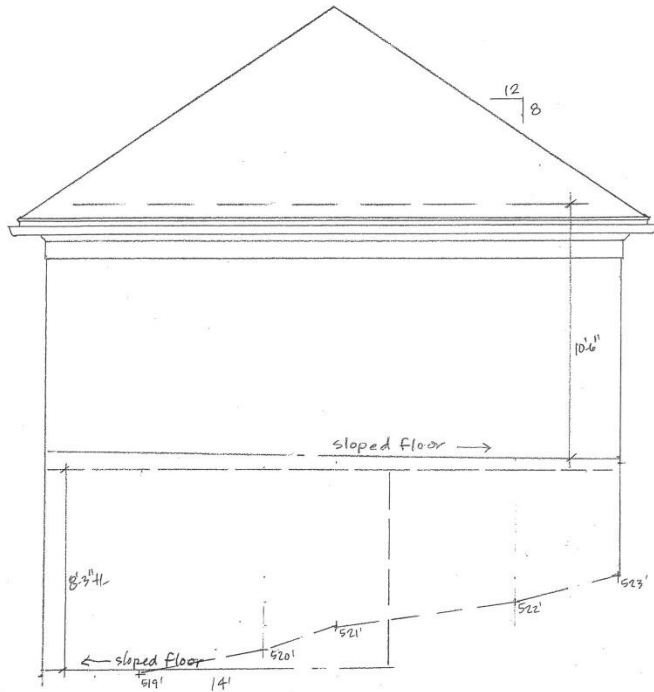


**BEVERLY D. BAKER**  
 ARCHITECT  
 502-876-6186 bdbaker@hotmail.com

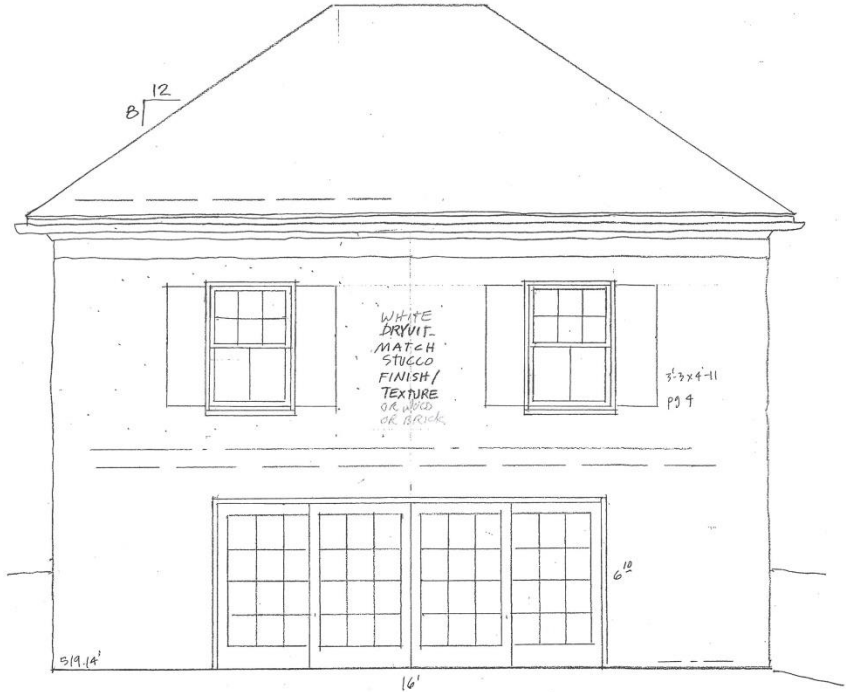
*Cherokee Terrace Side Elevation*  
 1/4" = 1'-0"  
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 Lapinski Residence  
 1654 Cherokee Road  
 9.6.16 pg 2 of 5  
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# West Elevation



Rear Elevation  
1/4" = 1'-0"



Pool Side Elevation  
1/4" = 1'-0"

Lapinski Residence  
1654 Cherokee Road  
4.6.16

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# Conclusions

- The variance request appears to be adequately justified and meets the standard of review.
- The Board of Zoning Adjustment must determine if the proposal meets the standard of review for granting a variance as established in the Land Development Code from section 5.4.2.C, table 5.3.1 to allow a proposed detached 2 car garage with storage on the 1<sup>st</sup> level to encroach into the street side yard setback by approximately 13 feet.

# Required Actions

- **Variance:** from the Land Development Code section 5.4.2.C, table 5.3.1 to allow a proposed detached 2 car garage with storage on the 1<sup>st</sup> level to encroach into the street side yard setback by approximately 13 feet. Approve/Deny

Location	Requirement	Request	Variance
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