

# 19VARIANCE1004

## Bishop Street Variance



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

**Zach Schwager, Planner I  
March 18, 2019**

# Request

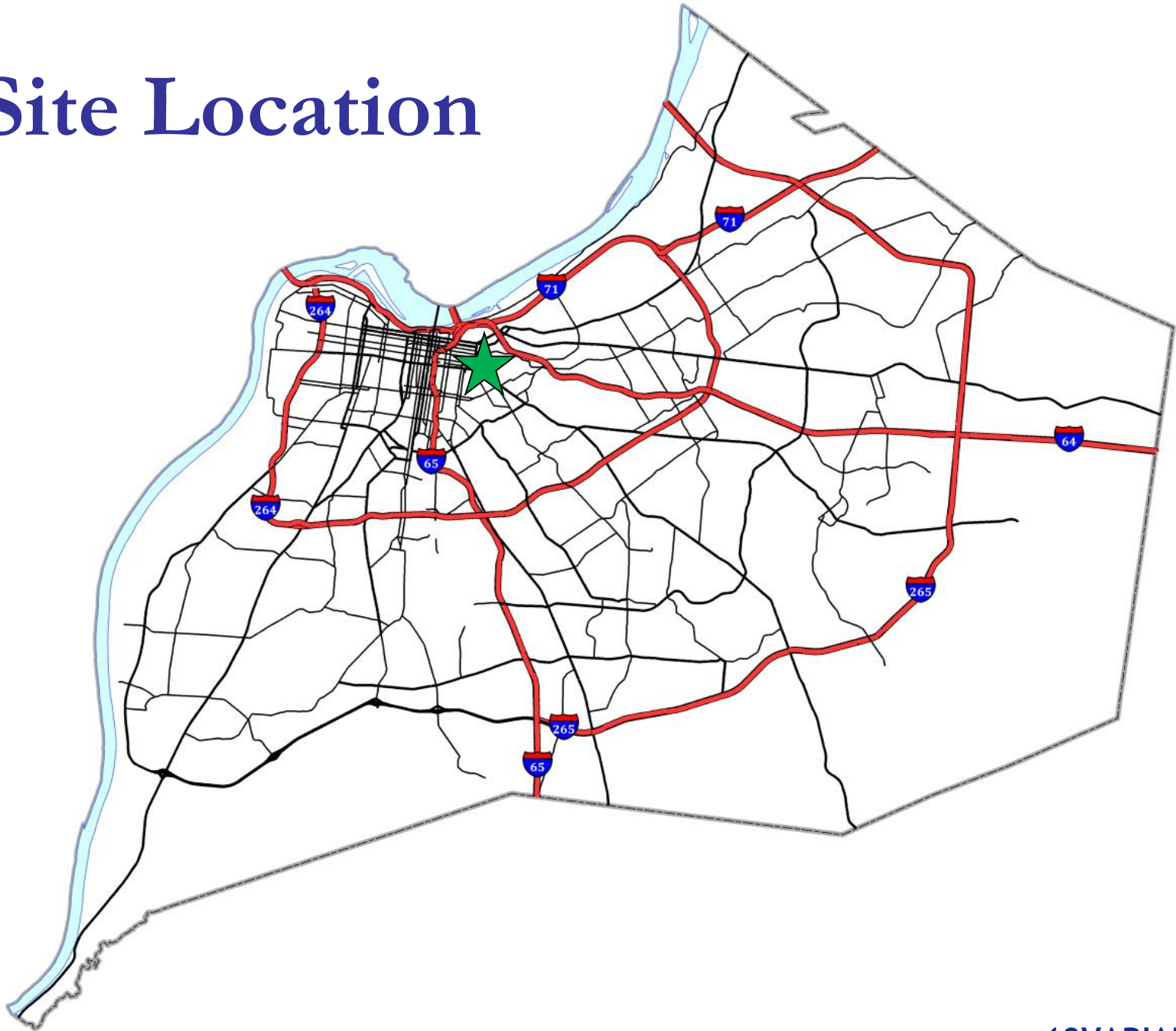
- **Variance**: from Land Development Code table 5.2.2 to allow a principal structure to encroach into the required front yard setback.
- **Waiver**: from Land Development Code section 5.4.1.C.3 to allow an attached front loaded garage to exceed 50% of the front façade.

Location	Requirement	Request	Variance
Front yard	15 ft.	5 ft.	10 ft.

# Case Summary / Background

- The subject property is located in the Irish Hill neighborhood.
- The applicant requests a variance for a proposed single-family residence to encroach into the front yard setback.
- The applicant requests a waiver to allow an attached front loaded garage to exceed 50% of the front façade

# Site Location



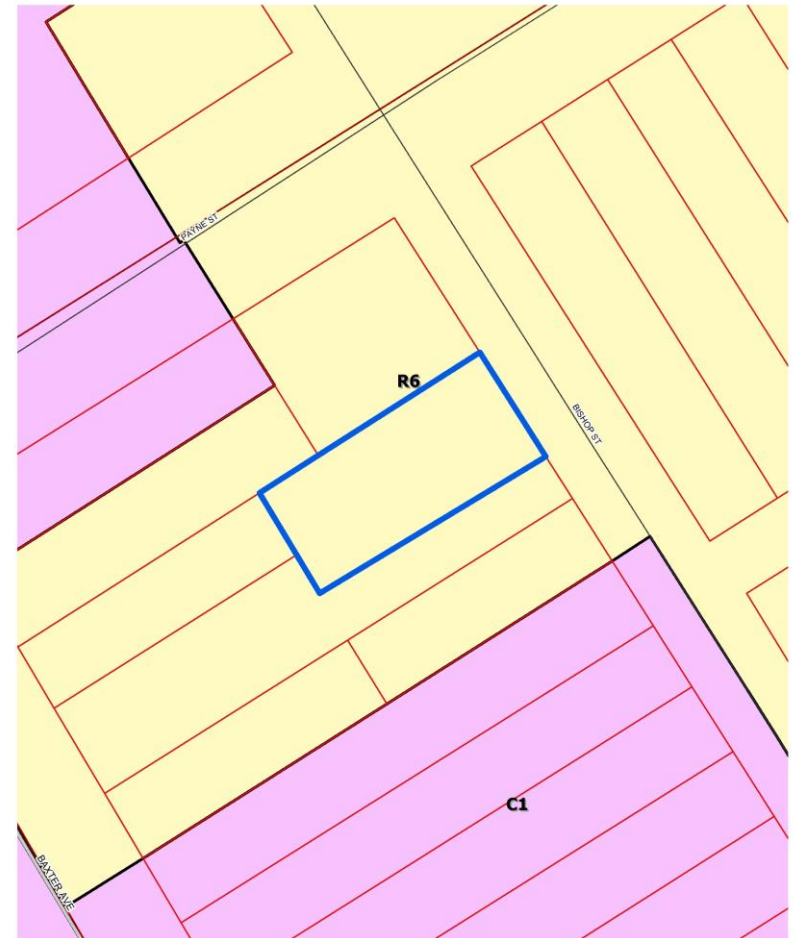
# Zoning/Form Districts

## Subject Property:

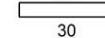
- Existing: R-6/Traditional Neighborhood

## Adjacent Properties:

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



606 Bishop Street  
feet



30  
Map Created: 2/19/2019



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# Aerial Photo/Land Use

## Subject Property:

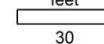
- Existing: Two-Family Residential
- Proposed: Single-Family Residential

## Adjacent Properties:

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



606 Bishop Street  
feet



30  
Map Created: 2/19/2019



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# Site Plan

606 BISHOP ST  
LOUISVILLE, KY 40204

3-7-2019



Land Development Report  
November 13, 2018 10:32 AM  
About LDC

<b>Location</b>	
Parcel ID:	0860034000
Parcel LRIN:	66185
Address:	606 BISHOP ST
<b>Zoning</b>	
Zoning:	R6
Form District:	TRADITIONAL NEIGHBORHOOD
Plan Certan #:	NCNE
Proposed Subdivision Name:	NCNE
Proposed Subdivision District #:	NCNE
Current Subdivision Name:	NCNE
Plot Stock - Page:	NCNE
Related Cases:	NCNE
<b>Special Review Districts</b>	
County District:	NO
Historic Preservation District:	NCNE
Natural Register District:	HIGHLANDS
Urban Renewal:	NO
Enterprise Zone:	YES
System Development District:	NO
Historic Site:	NO
<b>Environmental Constraints</b>	
<b>Flood Prone Area</b>	
FEMA Floodplain Review Zone:	NO
FEMA Floodway Review Zone:	NO
Local Regulatory Floodplain Zone or	NO
Combined Sewer Floodprone Area:	NO
Local Regulatory Conveyance Zone:	NO
FEMA Flood Panel:	211110004E
<b>Protected Waterways</b>	
Potential Wetland (Hydric Soil):	NO
Stream (Approximate):	NO
Surface Water (Approximate):	NO
<b>Slopes &amp; Soils</b>	
Potential Steep Slope:	NO
Unstable Soil:	NO
Geology:	NO
Rocky Terrain:	YES
<b>Sewer &amp; Drainage</b>	
M&D Property Service Connection:	NO
Sewer Recapture Fee Area:	NO
Drainage Credit Program:	CS0153 - Projects Value between \$ 04 - \$1.5
<b>Services</b>	
Municipality:	LOUISVILLE
Council District:	4
Fire Protection District:	LOUISVILLE #4
Urban Service District:	YES

TOTAL LOT 0.07200 ACRES = 3136 SF

MAX. ALLOWED LIVING AREA  
3136 X .75 = 2352 SF



REQUIRED REAR YARD 3136 x 0.20 = 627 SF  
PROPOSED PRIVATE YARD 677 SF

OWNER INFORMATION  
CHARLES J. GREEN  
502-641-5109  
charliegreen@twc.com



CHARLIE WILLIAMS DESIGN, INC.  
1626 WINDSOR PLACE  
LOUISVILLE, KY 40204  
502-459-1810

# Elevations

606 BISHOP ST  
LOUISVILLE, KY 40204

3-7-2019



PROPOSED REAR ELEVATION

SCALE 1/8"=1'-0"



PROPOSED FRONT ELEVATION

SCALE 1/8"=1'-0"



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# Elevations

606 BISHOP ST  
LOUISVILLE, KY 40204

3-7-2019



PROPOSED LEFT SIDE ELEVATION  
SCALE 1/8"=1'-0"



PROPOSED RIGHT SIDE ELEVATION    SCALE 1/8"=1'-0"



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# Rendering

606 BISHOP ST  
LOUISVILLE, KY 40204

3-7-2019



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# Site Photos-Subject Property





# Site Photos-Subject Property



# Site Photos-Subject Property





# Site Photos-Subject Property



# Site Photos-Subject Property





# Site Photos-Subject Property



# Conclusion

- The variance request appears to be adequately justified and meets the standard of review.
- The waiver request appears to be adequately justified and meets the standard of review.

# Required Action

- **Variance:** from Land Development Code table 5.2.2 to allow a principal structure to encroach into the required front yard setback. Approve/Deny
- **Waiver:** from Land Development Code section 5.4.1.C.3 to allow an attached front loaded garage to exceed 50% of the front façade.

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