

19VARIANCE1042

Cherokee Parkway Variance



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

**Zach Schwager, Planner I
June 17, 2019**

Request

- **Variance:** from Land Development Code table 5.2.2 to allow a structure to encroach into the required side yard setback.
- **Variance:** from Land Development Code section 5.4.1.D.2 to allow a private yard area to be less than the required 30% of the area of a lot.

Location	Requirement	Request	Variance
Side Yard	5 ft.	1 ft.	4 ft.
Private Yard Area	3,184 sq. ft.	2,157 sq. ft.	1,027 sq. ft.

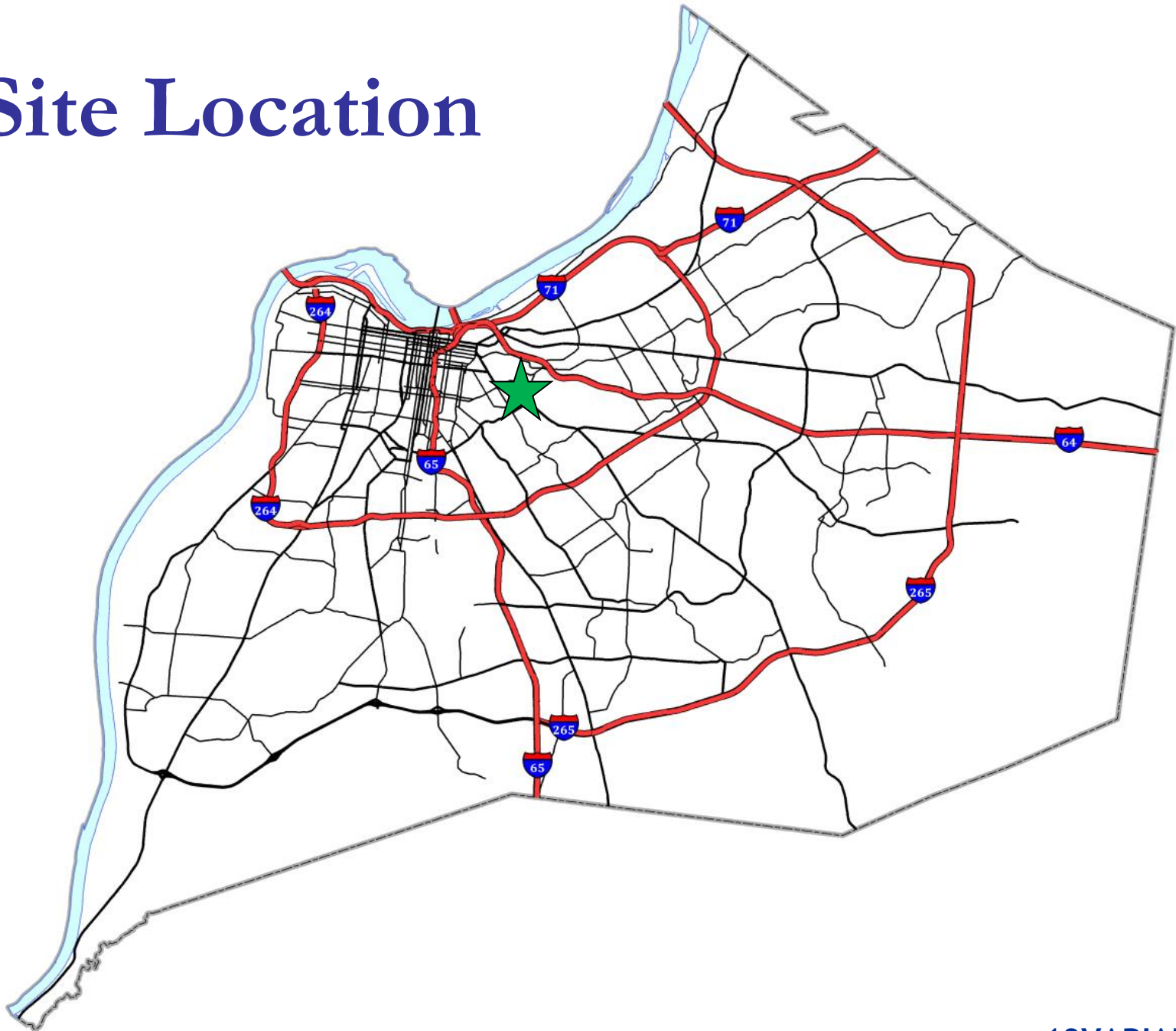
Case Summary / Background

- The subject property is located in the Cherokee Triangle neighborhood and preservation district and contains a two-story single-family residence.
- The applicant is proposing to remove an existing garage and replace it with a two-story carriage house on the rear of the lot that will encroach into the eastern side yard setback and private yard area.

Case Summary / Background

- The Cherokee Triangle Architectural Review Committee approved the structure on condition under case number 19COA1098 on April 24, 2019.

Site Location



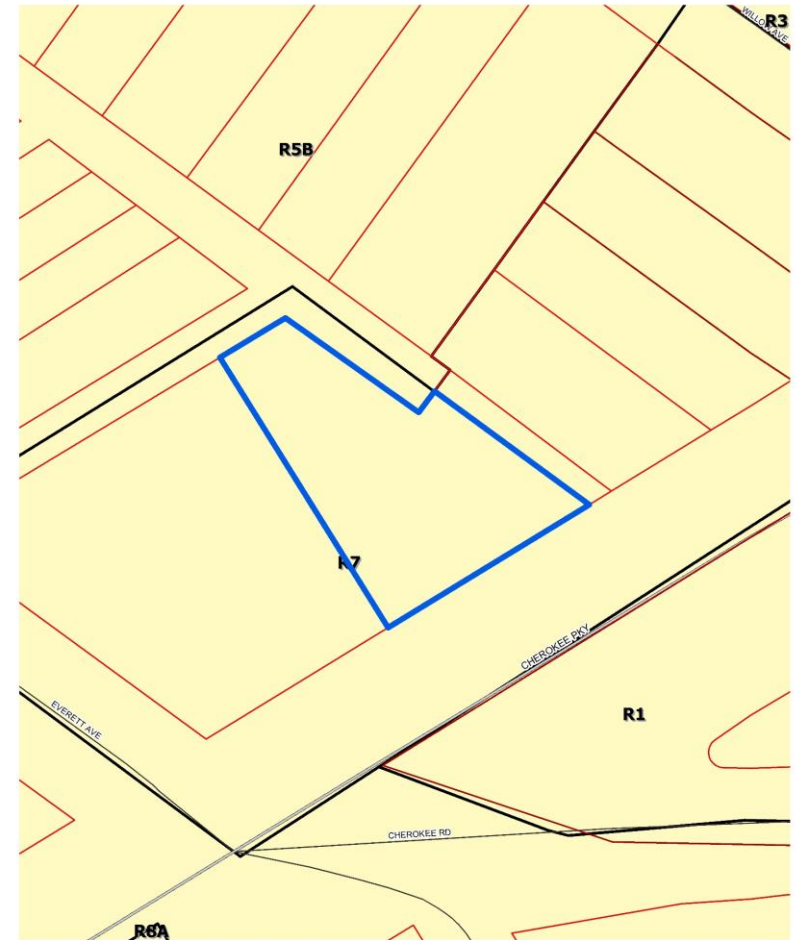
Zoning/Form Districts

Subject Property:

- Existing: R-7/Traditional Neighborhood

Adjacent Properties:

- North: R-5B/Traditional Neighborhood
- South: R-5B and R-1/Traditional Neighborhood
- East: R-7/Traditional Neighborhood
- West: R-7/Traditional Neighborhood



2211 Cherokee Parkway



Map Created: 6/11/2019



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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: Multi-Family Residential and Open Space
- East: Single-Family Residential
- West: Multi-Family Residential



2211 Cherokee Parkway

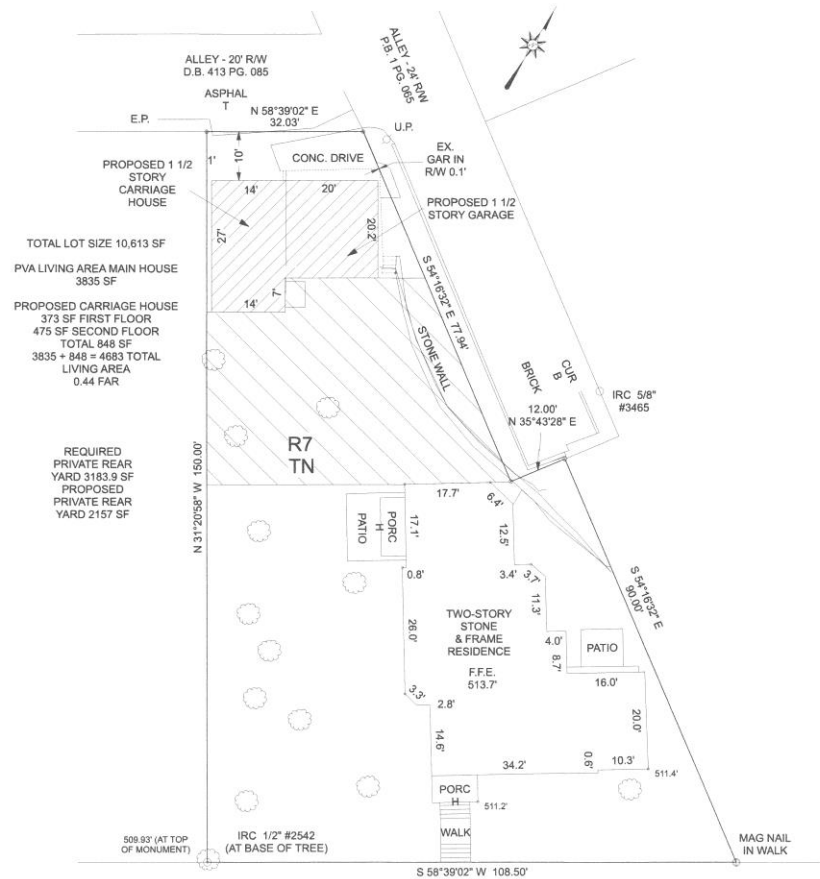
feet
40

Map Created: 6/11/2019



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3-20-19



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

Elevations

CHRISTOPHERSON CARRIAGE HOUSE
2211 CHEROKEE PARKWAY
LOUISVILLE, KY 40204



NORTH ELEVATION (ALLEY)

SCALE 1/4"=1'-0"

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DATE: 3-20-19
DRAWN BY: CWD

Elevations

CHRISTOPHERSON CARRIAGE HOUSE
2211 CHEROKEE PARKWAY
LOUISVILLE, KY 40204

3-20-19



SOUTH ELEVATION (YARD)

SCALE 1/4"=1'-0"

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Elevations

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3-20-19



EAST ELEVATION

SCALE 1/4"=1'-0"

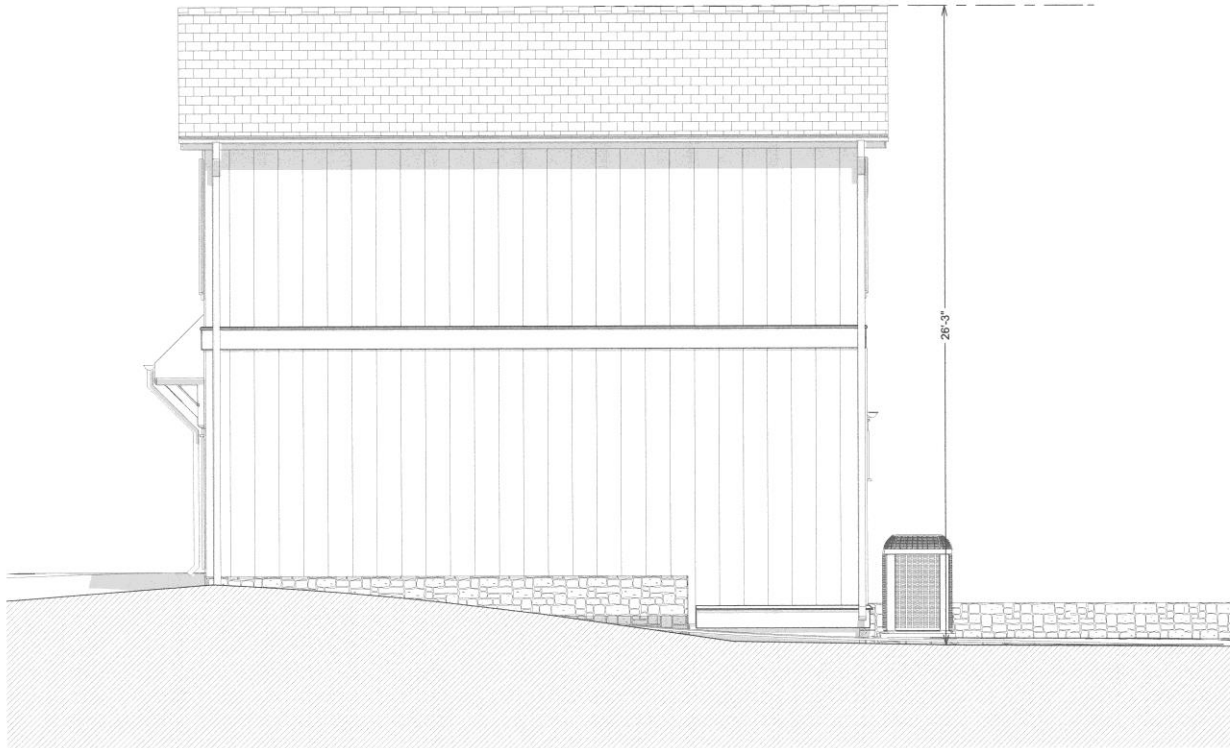
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19 VARIANCE 1042

Elevations

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WEST ELEVATION

SCALE 1/4"=1'-0"

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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



Site Photos-Subject Property



Conclusion

- The variance requests appear to be adequately justified and meet the standards of review.

Required Action

- **Variance:** from Land Development Code table 5.2.2 to allow a structure to encroach into the required side yard setback. Approve/Deny
- **Variance:** from Land Development Code section 5.4.1.D.2 to allow a private yard area to be less than the required 30% of the area of a lot. Approve/Deny

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