

18VARIANCE1025

941 E Oak Street Addition



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

Dante St. Germain, Planner I

April 16, 2018

Requests

- **Variance:** from Land Development Code table 5.2.2 to allow a structure to encroach into the required side yard setback

Location	Requirement	Request	Variance
Side Yard Setback	3 ft.	1.25 ft.	1.75 ft.

Case Summary / Background

- The subject property is located in the Germantown neighborhood.
- The applicant proposes to enclose the rear porch to create a new master bedroom and bath.
- The proposed addition will follow the wall of the existing structure and encroach into the side yard setback to the same degree as the existing principal structure.

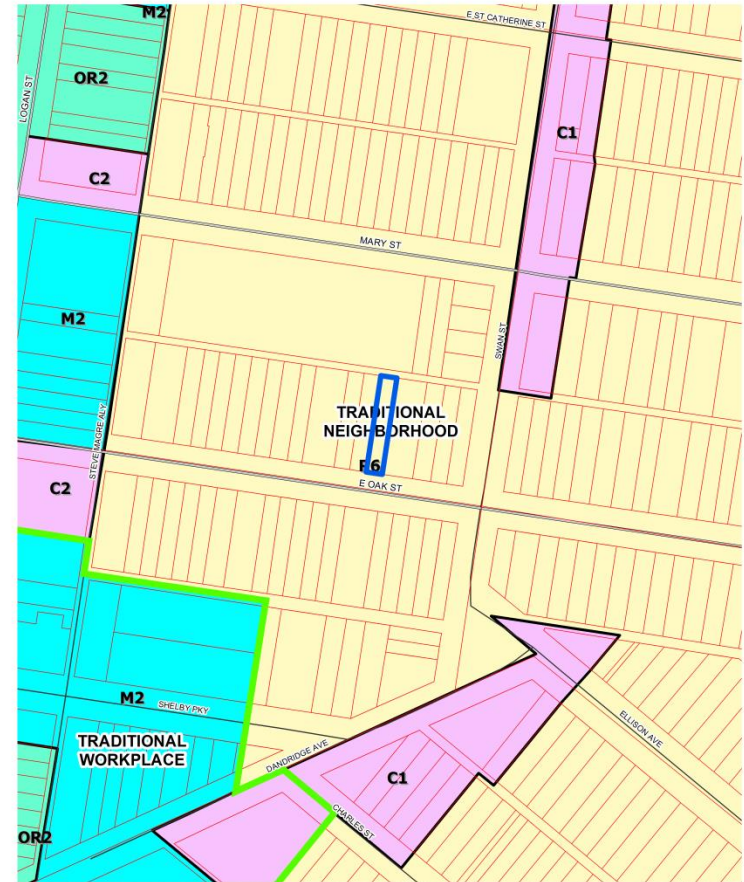
Zoning/Form Districts

Subject Property:

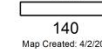
- Existing: R-6/Traditional Neighborhood

Adjacent Properties:

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



941 E Oak Street
feet



Map Created: 4/2/2018



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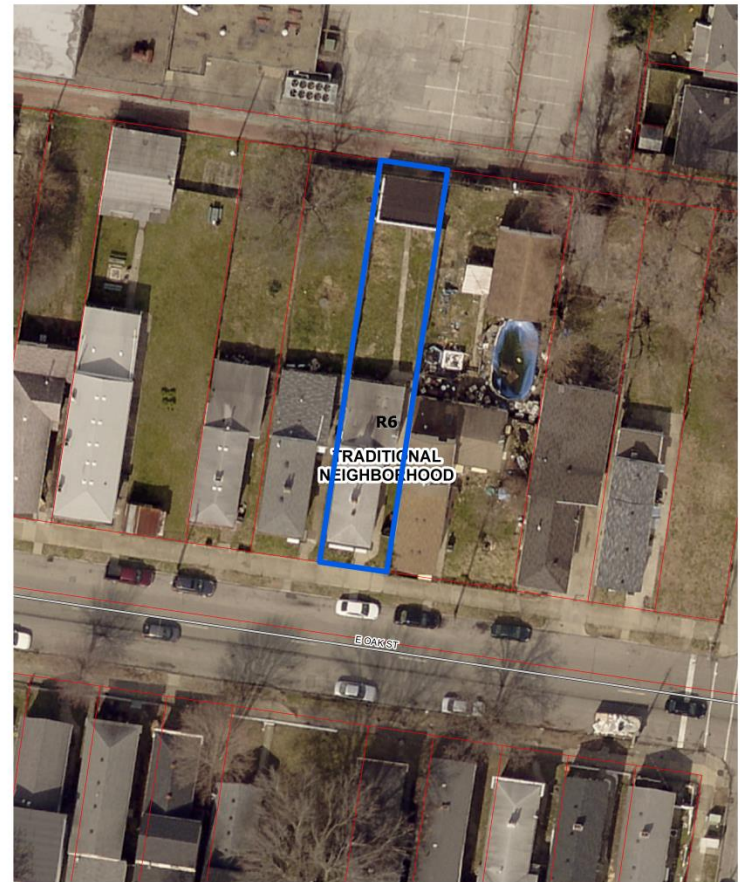
Aerial Photo/Land Use

Subject Property:

- Existing: Single Family Residential

Adjacent Properties:

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



941 E Oak Street
feet



30
Map Created: 4/2/2018



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Site Photos-Subject Property



The front of the subject property.

Site Photos-Subject Property



The property 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 properties across E Oak Street.

Site Photos-Subject Property



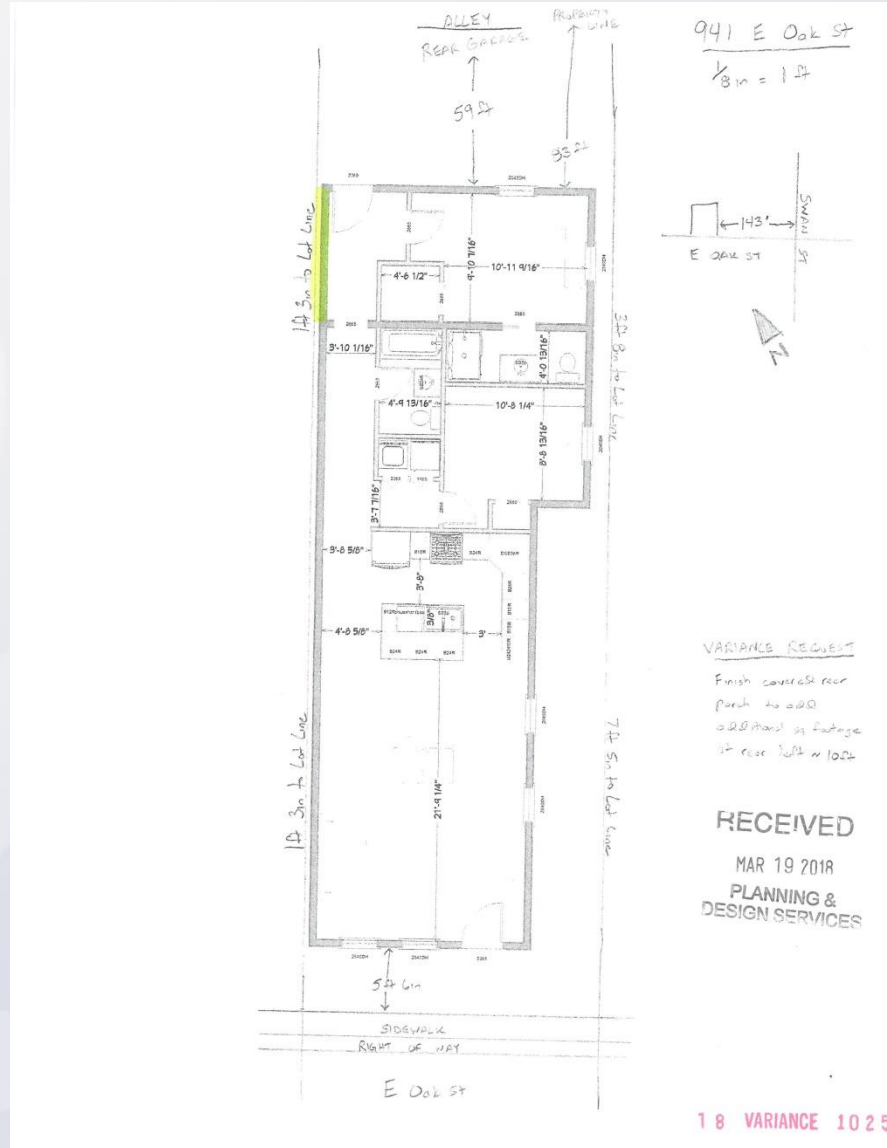
The separation between existing structures.

Site Photos-Subject Property



The porch to be enclosed.

Site Plan



Elevation



18 VARIANCE 1025

941 E Oak St
VIEW FROM EAST
proposed finished property

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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, from table 5.2.2 to allow a structure to encroach into the required side yard setback.

Required Actions

- **Variance:** from Land Development Code table 5.2.2 to allow a structure to encroach into the required side yard setback. Approve/Deny

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Side Yard Setback	3 ft.	1.25 ft.	1.75 ft.