

18VARIANCE1062

Arlington Avenue Addition



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

**Dante St. Germain, Planner I
August 6, 2018**

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.3 to allow a private yard area to be less than the required 20% of the area of a lot.

Location	Requirement	Request	Variance
Side Yard Setback	3 ft.	1.3 ft.	1.7 ft.
Private Yard Area	603.6 sf	600 sf	3.6 sf

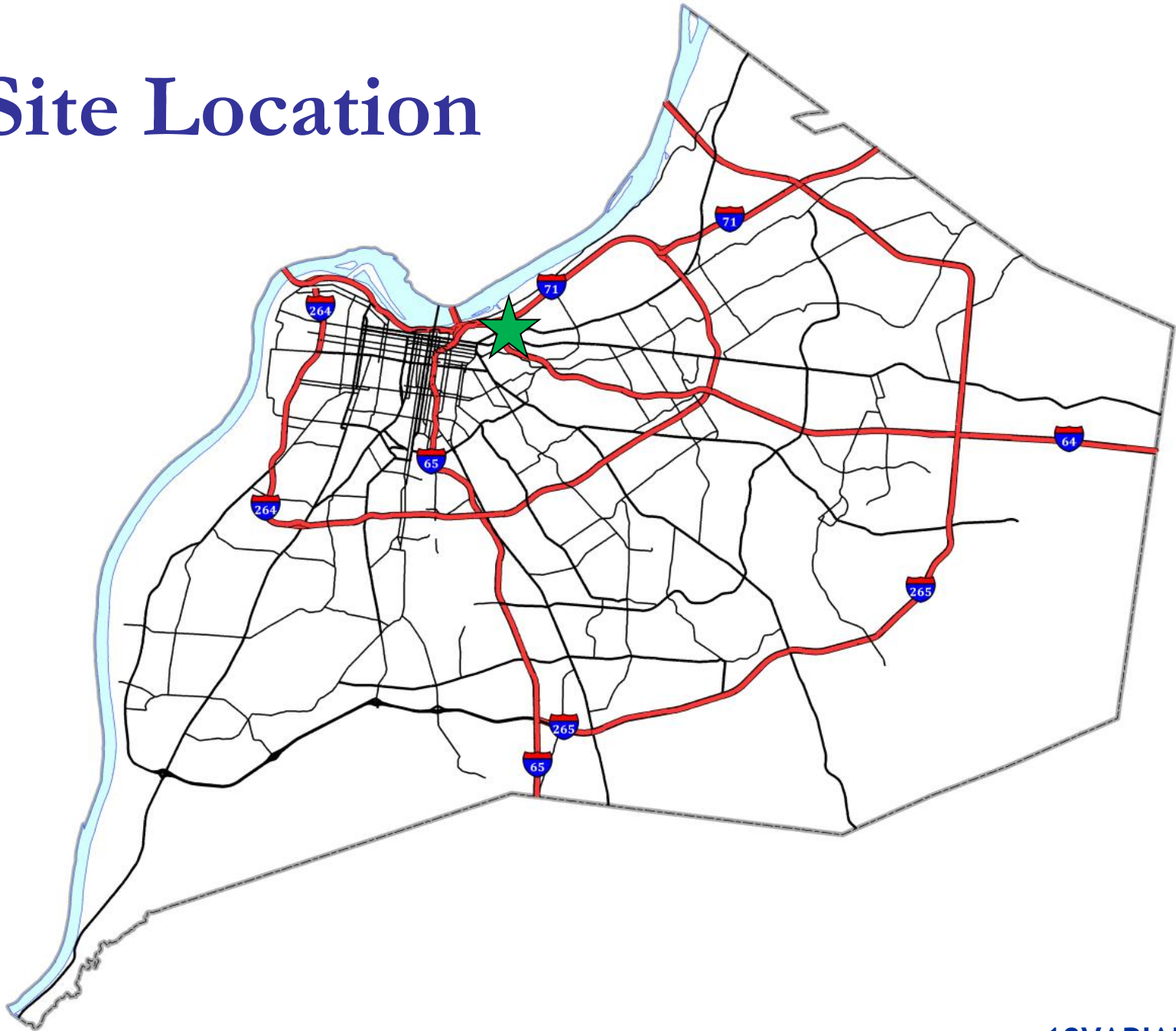
Case Summary / Background

- The subject property is located in the Clifton neighborhood.
- The applicant has demolished an addition on the rear of the principal structure, and proposes to construct a new addition on the same footprint.
- The original addition encroached into the side yard setback, and the new addition is proposed to encroach to the same degree.

Case Summary / Background

- 18COA1152 - The demolition was approved after-the-fact, and the construction of the new addition was approved by staff on July 17, 2018.

Site Location



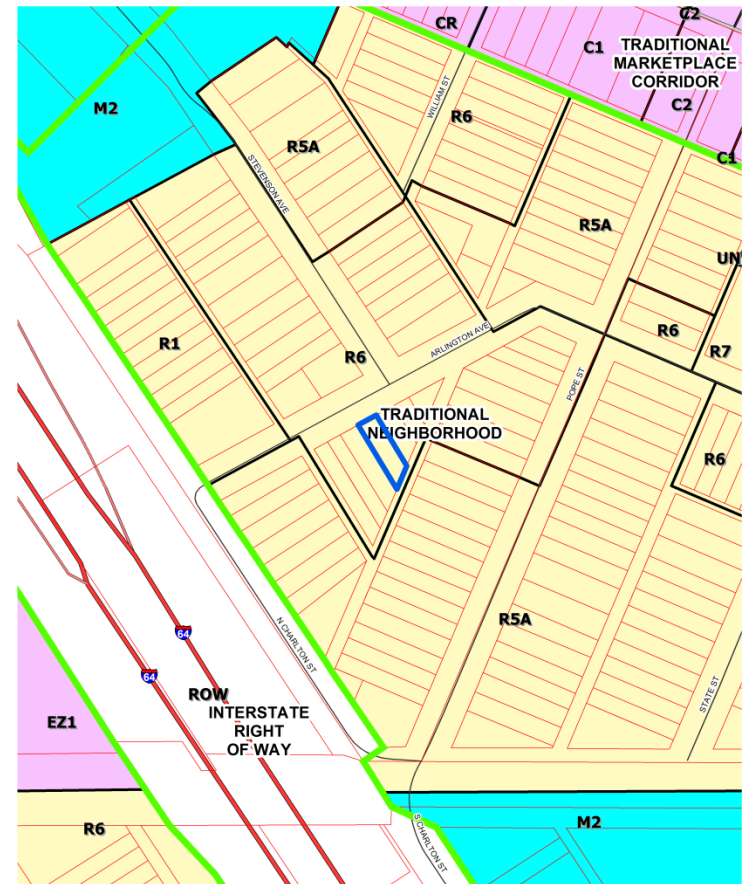
Zoning/Form Districts

Subject Property:

- Existing: R-6/Traditional Neighborhood

Adjacent Properties:

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



1616 Arlington Avenue
feet



140
Map Created: 7/30/2018



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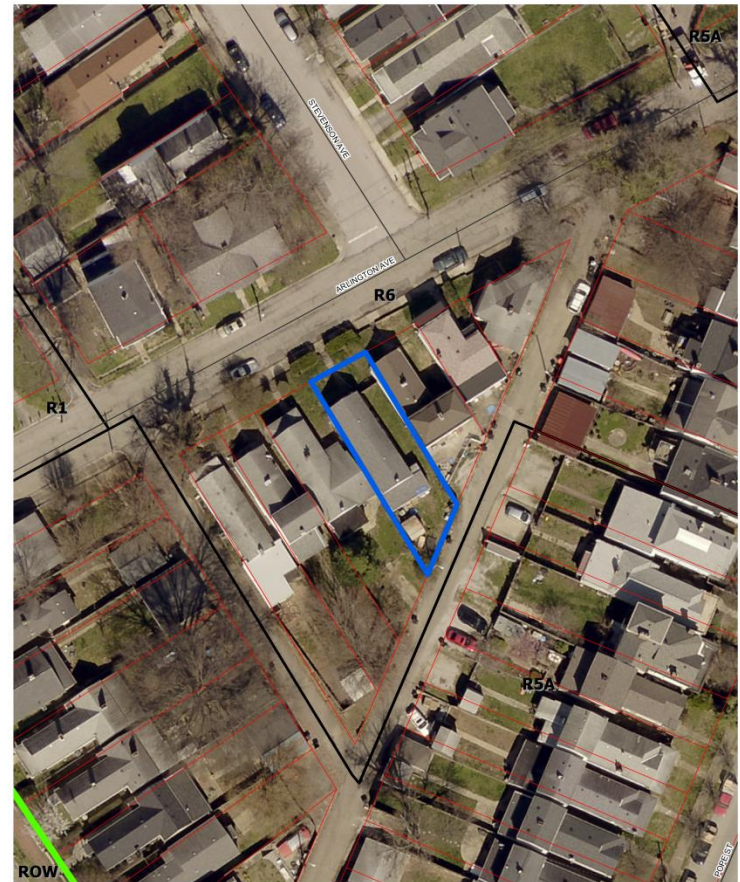
Aerial Photo/Land Use

Subject Property:

- Existing: Single Family Residential

Adjacent Properties:

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



1616 Arlington Avenue
feet



Map Created: 7/30/2018



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Site Photos-Subject Property



The front of the subject property.

Site Photos-Subject Property



The property to the left of the subject property.

Site Photos-Subject Property



The property to the right of the subject property.

Site Photos-Subject Property



The property across Arlington Avenue.


Site Photos-Subject Property



The location of the requested side yard variance.

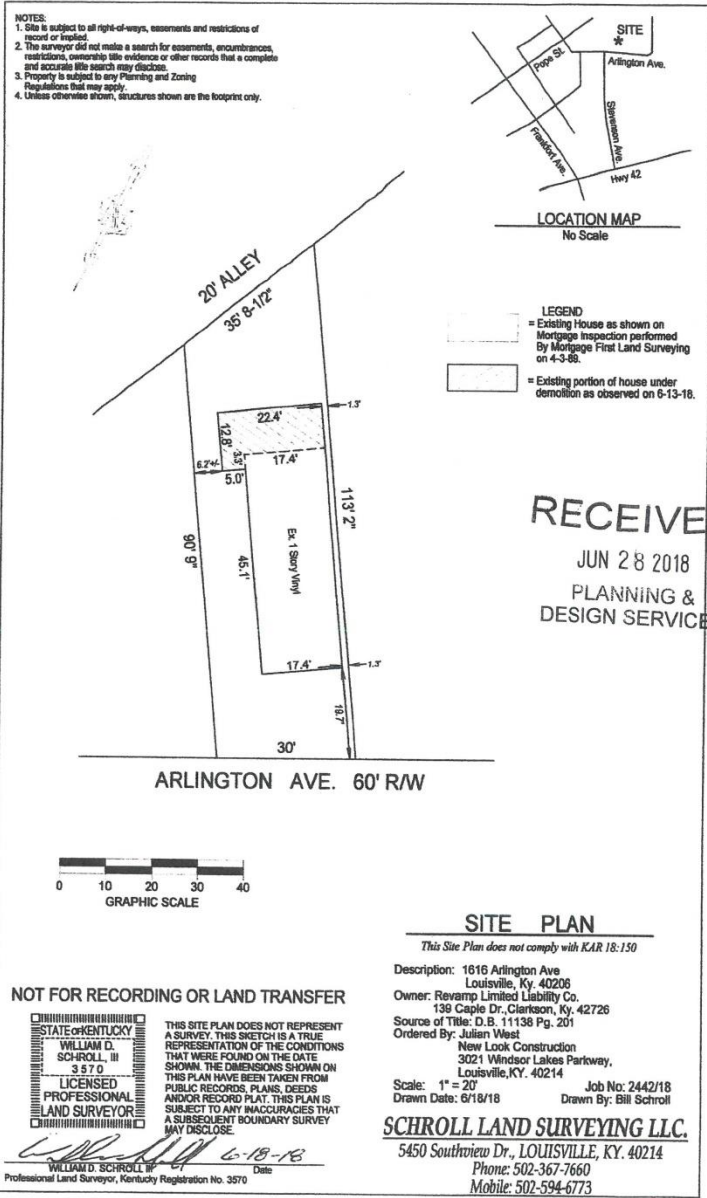
Site Photos-Subject Property



 The rear of the subject property and location of the private yard area variance.

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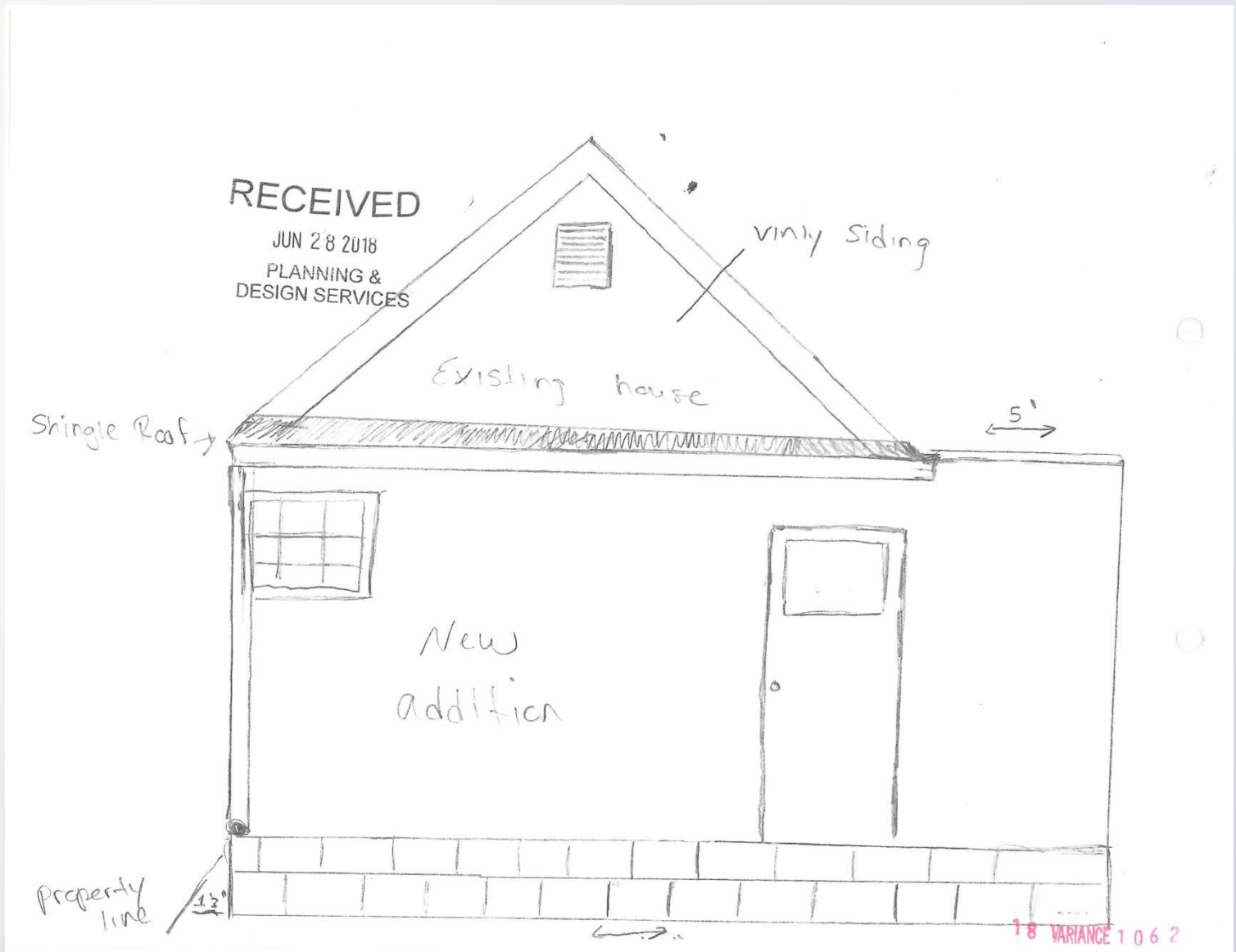
Site Plan



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Elevations



Conclusions

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

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
- **Variance:** from Land Development Code section 5.4.1.D.3 to allow a private yard area to be less than the required 20% of the area of a lot. Approve/Deny

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