

17VARIANCE1082

2502 Hawthorne Avenue Garage



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

**Dante St. Germain, Planner I
December 4, 2017**

Requests

- **Variance:** from Land Development Code section 5.1.12.B.2.e.i.1 to allow a structure to exceed the allowed infill street side yard setback.

Location	Requirement	Request	Variance
Street Side Yard	15 feet	23 feet	8 feet

Case Summary / Background

- The subject property is located in the Hawthorne neighborhood.
- The applicant proposes to demolish the existing garage on the property and construct a new one-story detached garage, accessed from the alley.
- Infill standards apply to the subject property. The infill standard allows a maximum setback of 15 feet in the street side yard, which the garage is proposed to exceed by 8 feet.

Zoning/Form Districts

Subject Property:

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

Adjacent Properties:

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



2502 Hawthorne Avenue

feet

140

Map Created: 11/20/2017



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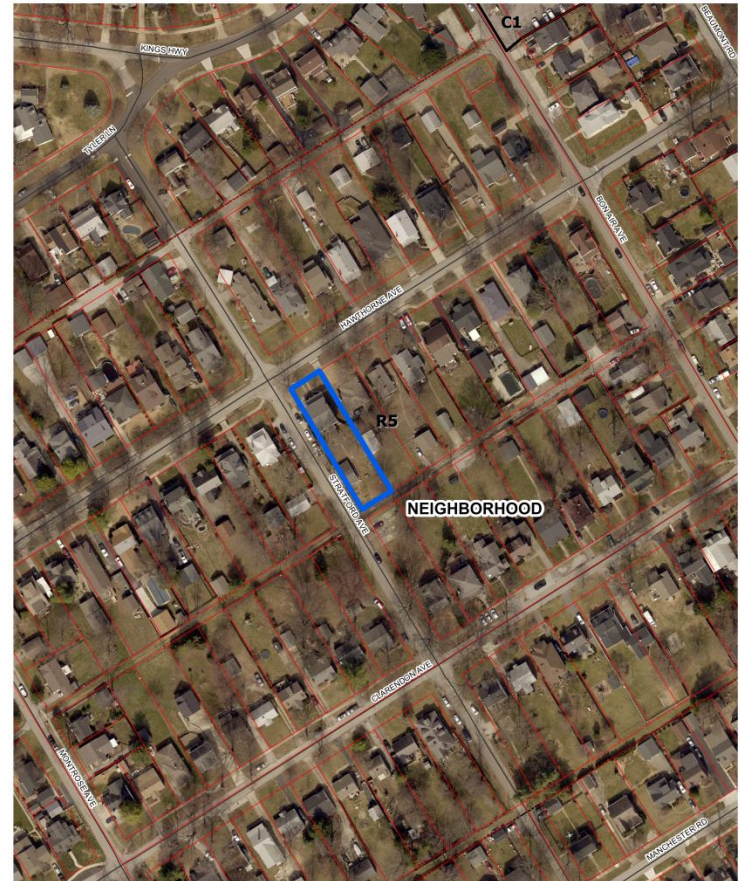
Aerial Photo/Land Use

Subject Property:

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

Adjacent Properties:

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



2502 Hawthorne Avenue
feet

140

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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 across Stratford Avenue.

Site Photos-Subject Property



The property across Hawthorne Avenue.

Site Photos-Subject Property



The existing garage which is to be removed.

Site Photos-Subject Property



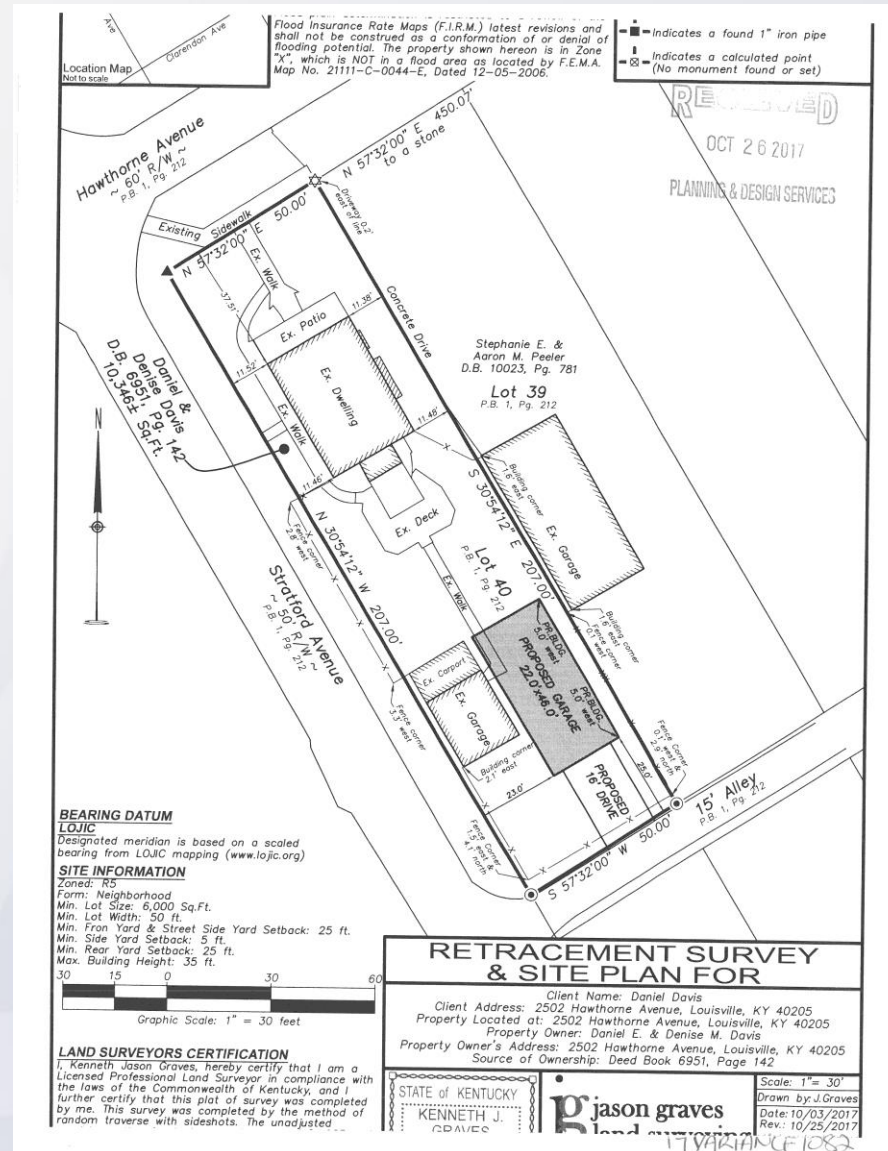
The location of the proposed garage.

Site Photos-Subject Property

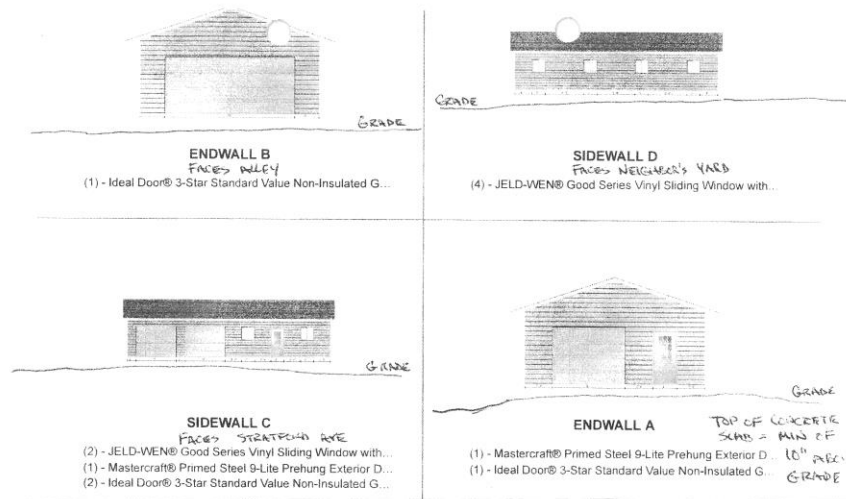


The south-west corner of the proposed garage.

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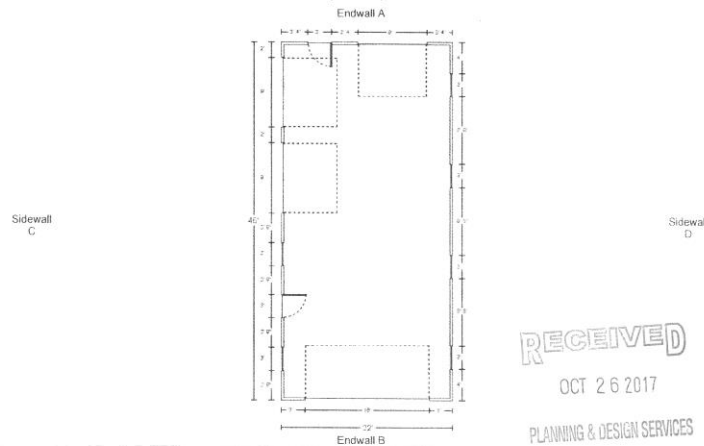


Elevation



Garage Floor Plan

**Illustration may not depict all selections.



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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 (August 2017) from section 5.1.12.B.2.e.i.1 to allow a structure to exceed the allowed infill street side yard setback.

Required Actions

- **Variance:** from Land Development Code section 5.1.12.B.2.e.i.1 to allow a structure to exceed the allowed infill street side yard setback. Approve/Deny

Location	Requirement	Request	Variance
Street Side Yard	15 feet	23 feet	8 feet