

19VARIANCE1032

Peterson Avenue Variance



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

Zach Schwager, Planner I

May 20, 2019

Request

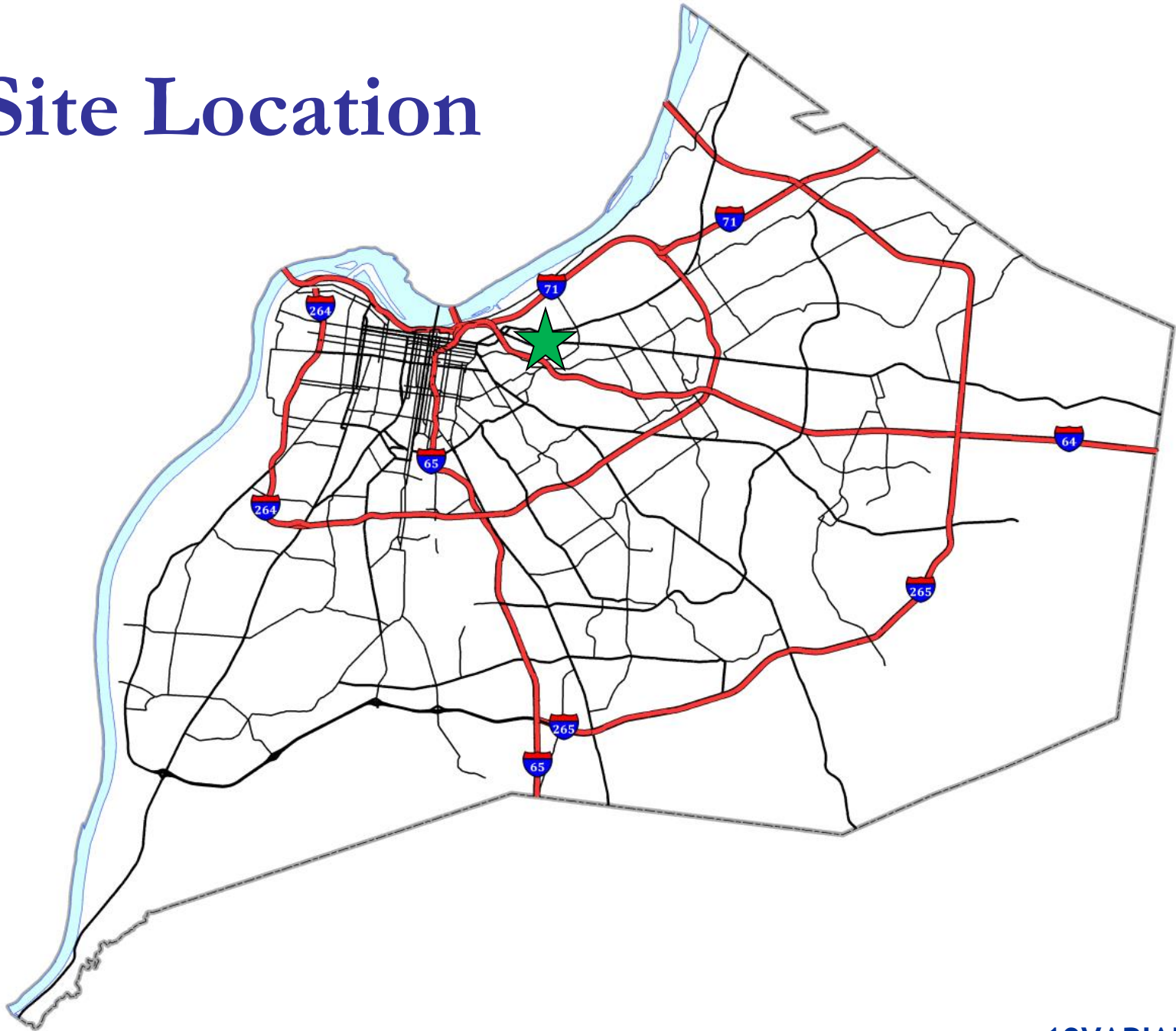
- **Variance:** from Land Development Code table 5.2.2 to allow a structure to encroach into the required side yard setback.

Location	Requirement	Request	Variance
Side yard	3 ft.	6 in.	2 ft. 6 in.

Case Summary / Background

- The subject property is located in the Crescent Hill neighborhood and contains a 2 ½ story single-family residence.
- The applicant has begun construction on a carport that is attached to the principal structure and will encroach into the required side yard setback.

Site Location



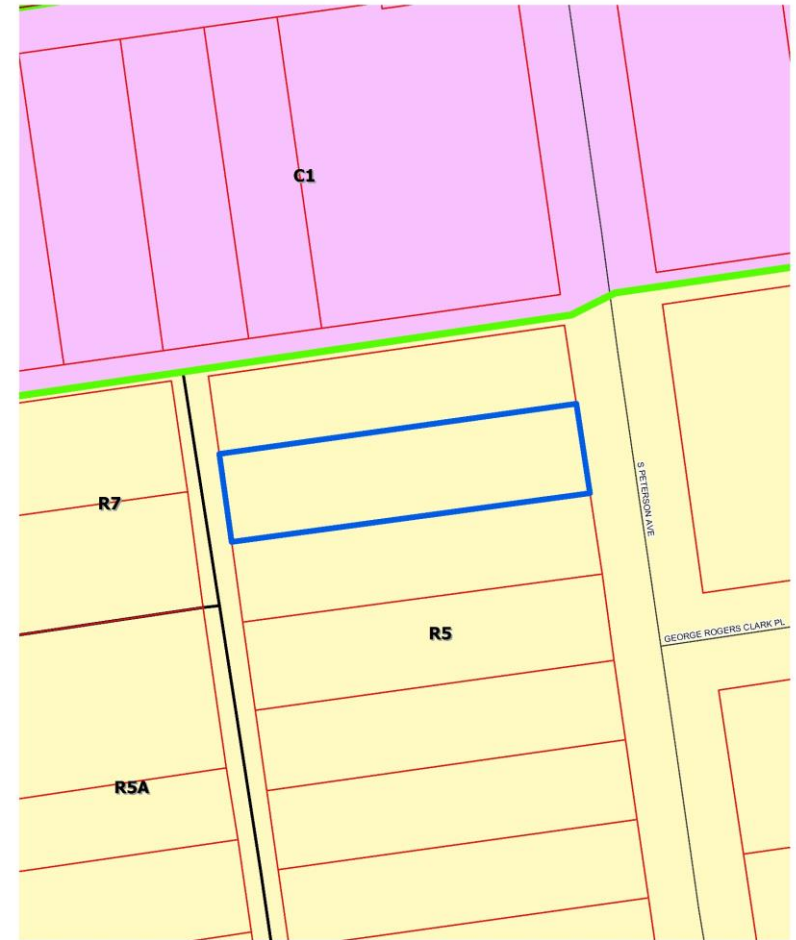
Zoning/Form Districts

Subject Property:

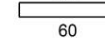
- Existing: R-5/Traditional Neighborhood

Adjacent Properties:

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



122 S. Peterson Avenue
feet



60
Map Created: 5/13/2019



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Aerial Photo/Land Use

Subject Property:

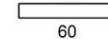
- Existing: Single-Family Residential
- Proposed: Single-Family Residential

Adjacent Properties:

- North: Single-Family Residential
- South: Single-Family Residential
- East: Institutional
- West: Commercial/Multi-Family



122 S. Peterson Avenue
feet

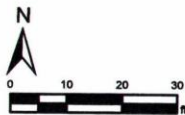
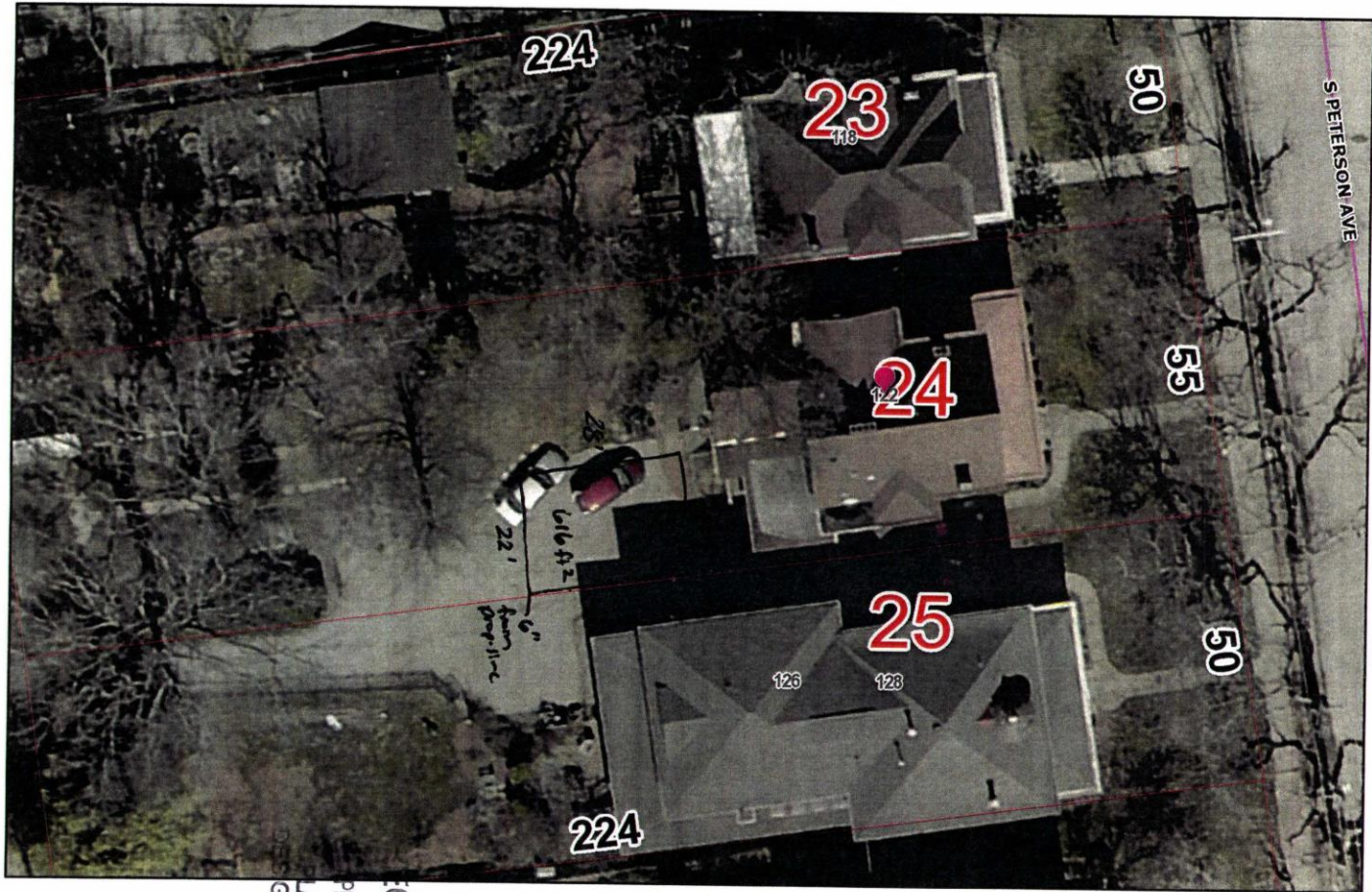


60
Map Created: 5/13/2019



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Site Plan



RECEIVED
PLANNING &
DESIGN SERVICES
APR 05 2019

122 S Peterson Ave

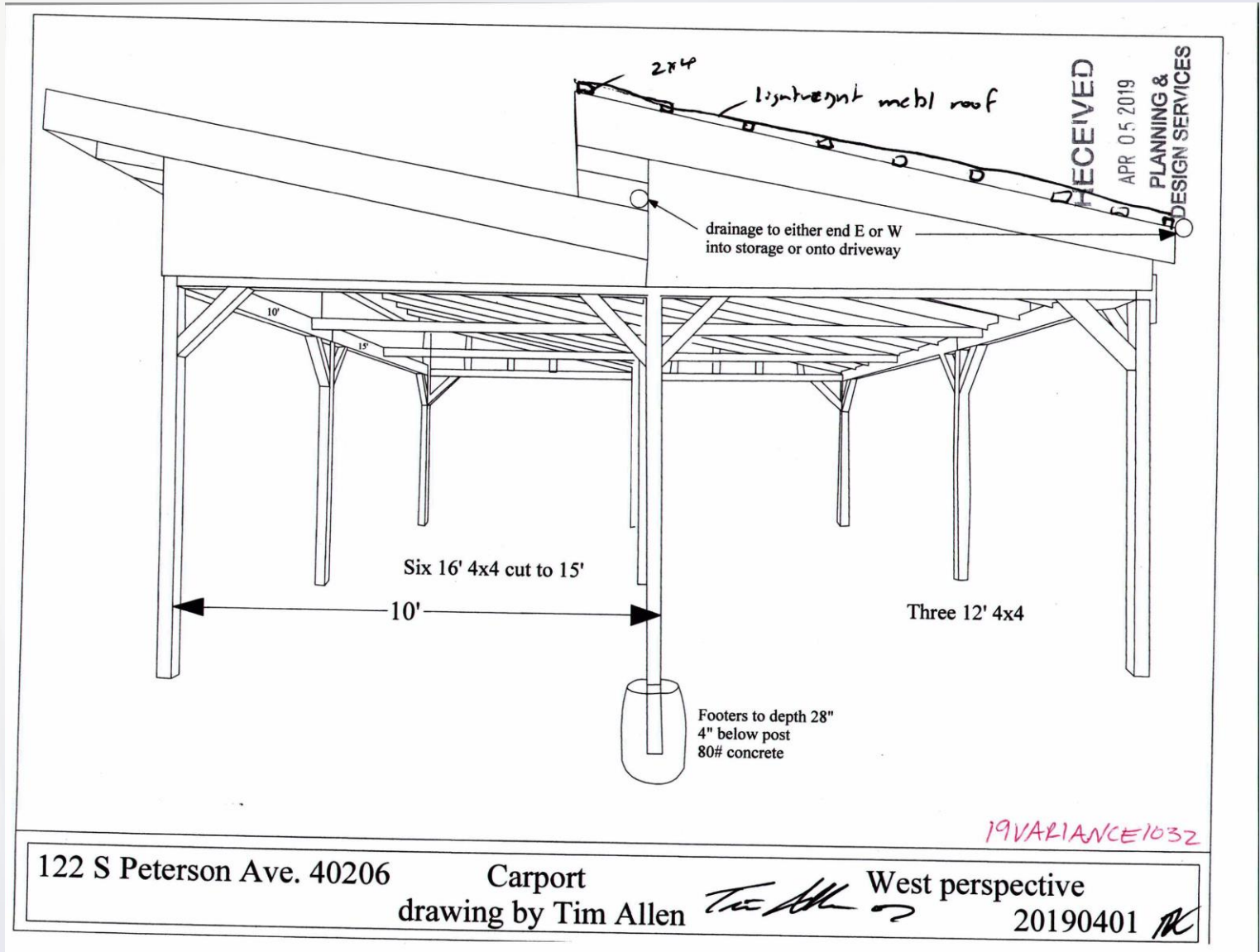
Friday, April 5, 2019 | 12:54:09 PM

 **LOJIC**
LOJIC © 2019

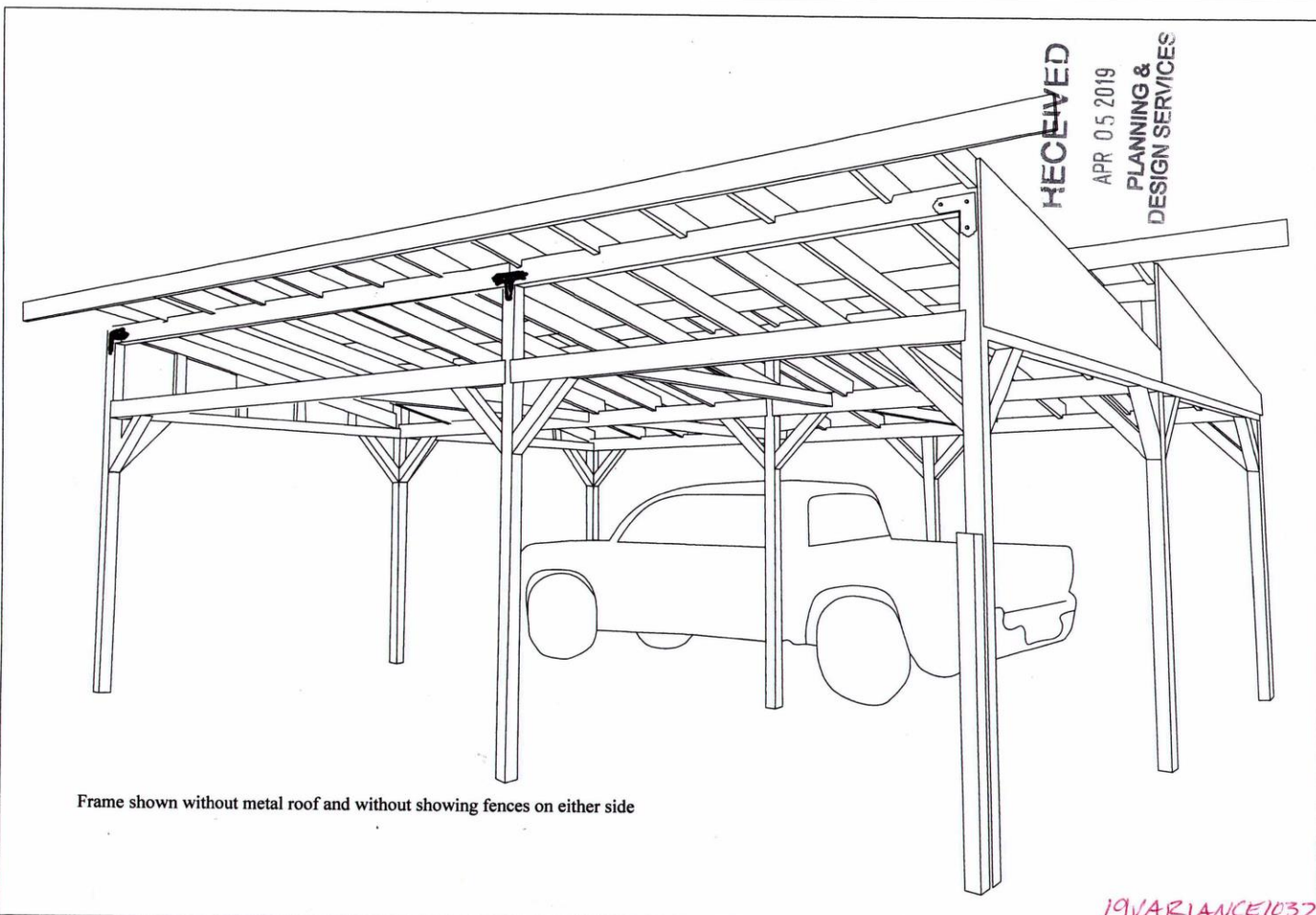
This map is not a legal document and should only be used for general reference and identification.

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Elevations



Elevations



Frame shown without metal roof and without showing fences on either side

122 S Peterson Ave. 40206

Carport

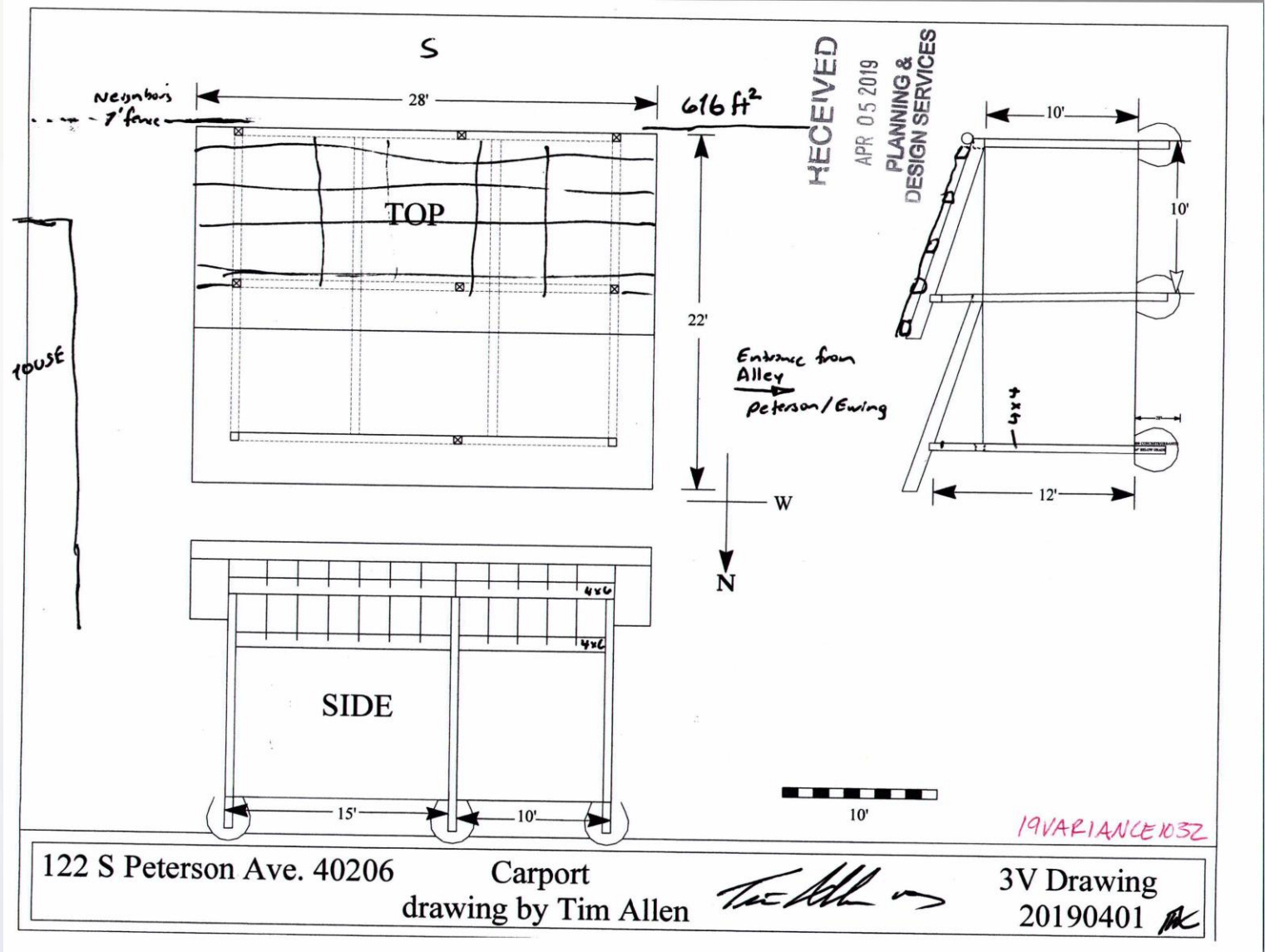
drawing by Tim Allen

Northwest perspective

20190319

19VARIANCE1032

Elevations



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



Site Photos-Subject Property



Conclusion

- The variance 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 structure to encroach into the required side yard setback. Approve/Deny

Location	Requirement	Request	Variance
Side yard	3 ft.	6 in.	2 ft. 6 in.