

17VARIANCE1018

2001 Winston Avenue



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

Dante St. Germain, Planner I

May 1, 2017

Requests

- **Variance:** from Land Development Code table 5.3.1 to allow a structure to encroach into the required street side yard setback.

Location	Requirement	Request	Variance
Street Side Yard Setback	25 ft.	11 ft.	14 ft.

Case Summary / Background

- The applicant proposes to replace an existing sun porch on the side of the existing 1 ½ story residential home with a new sun porch.
- The existing sun porch, which has been in place since at least 2000, encroaches into the street side yard setback by 12 feet. The new sun porch is proposed to encroach by 14 feet.
- The existing sun porch is 23.5 feet long. The new sun porch is proposed to be 16 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



2001 Winston Ave
feet



190
Map Created: 4/17/2017



Copyright (c) 2017, LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT (MSD), LOUISVILLE WATER COMPANY (LWC), LOUISVILLE METRO GOVERNMENT and JEFFERSON COUNTY PROPERTY VALUATION ADMINISTRATOR (PVA). All Rights Reserved.

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



2001 Winston Ave
feet

80

Map Created: 4/17/2017



Copyright (c) 2017, LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT (MSD), LOUISVILLE WATER COMPANY (LWC), LOUISVILLE METRO GOVERNMENT and JEFFERSON COUNTY PROPERTY VALUATION ADMINISTRATOR (PVA). All Rights Reserved.

Site Photos-Subject Property



The front of the subject property

Site Photos-Subject Property



The existing sun porch.

Site Photos-Subject Property



The existing sun porch.

Site Photos-Subject Property



The property across Winston Avenue.

Site Photos-Subject Property



The property across Lakeside Drive.

Site Photos-Subject Property



The side of the subject property. The sun porch is screened by the large tree.

Elevations



REAR ELEVATION
1/8"=1'-0"



STREET SIDE ELEVATION
1/8"=1'-0"

RECEIVED

MAR 28 2017

PLANNING & DESIGN SERVICES

Anne Del Prince, Architect
640 Country Club Road
Louisville, KY 40206

Gregory Remodel
2001 Winston Ave
Louisville, KY 40205

Elevations
1/8"=1'-0"
3/27/17

A-2

17 VARIANCE 1018

Conclusions

- Must determine if the proposal meets the standard of review for granting a variance as established in the Land Development Code (Jan. 2017) from table 5.3.1 to allow a structure to encroach into the required street side yard.

Required Actions

- **Variance:** from Land Development Code table 5.3.1 to allow a structure to encroach into the required street side yard. Approve/Deny

Location	Requirement	Request	Variance
Street Side Yard Setback	25 ft.	11 ft.	14 ft.