

Board of Zoning Adjustment Staff Report

July 20, 2015



Case No:	15VARIANCE1036
Project Name:	2437 Ransdell Ave
Location:	2437 Ransdell Ave
Owner(s):	Mark P. Pfeifer
Applicant(s):	Charlie Williams Design, Inc.
Representative(s):	Charlie Williams Design, Inc.
Project Area/Size:	6,400 sq. ft.
Existing Zoning District:	R-5, Single Family Residential
Existing Form District:	TN, Traditional Neighborhood
Jurisdiction:	Louisville Metro
Council District:	8 – Tom Owen
Case Manager:	Matthew Doyle, Planner II

REQUEST

- Variance from section 5.4.1.D.2 of the Land Development Code (LDC) to allow a reduction in the required private yard area.

Location	Requirement	Request	Variance
Private yard area	1,604 sq. ft.	1,291 sq. ft.	313 sq. ft.

CASE SUMMARY/BACKGROUND/SITE CONTEXT

The applicant proposes to add a porch on the rear of the principal structure. It would be screened with a roof and approximately 220 sq. ft. A deck is currently located in the proposed location of the porch and it appears from the elevations that the porch will use the footprint of the deck.

In 2009, the subject site obtained a variance from section 5.4.1.D of the LDC to allow a reduction in the required private yard area from 1,920 sq. ft. to 1,604 sq. ft. to build the garage.

The site is located in the Cherokee Triangle. It is located on the north side of Ransdell Avenue with Glenmary Avenue located ½ block to the north and Longest Avenue 1 block to the south. The lot is small and rectangular with 40' of street frontage. It has alley access in the rear that is accessible from either Ray or Bassett Avenue.

LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
Subject Property			
Existing	Single family residential	R-5	TN
Proposed	Single family residential	R-5	TN
Surrounding Properties			
North	Multi-family residential	R-6	TN
South	Single family residential	R-5	TN
East	Single family residential	R-5	TN
West	Single family residential	R-5	TN

PREVIOUS CASES ON SITE

- 15COA1104: Approval of a Certificate of Appropriateness for the proposed porch.
12410: Approval of a variance from section 5.4.1.D.2 of the LDC to allow a reduction in the required private yard area from 1,920 sq. ft. to 1,604 sq. ft.
12407: Approval of a Certificate of Appropriateness for the garage.

INTERESTED PARTY COMMENTS

Staff has not received any inquires or comments on the proposal.

APPLICABLE PLANS AND POLICIES

Land Development Code

STANDARD OF REVIEW AND STAFF ANALYSIS FOR VARIANCE

- (a) The requested variance will not adversely affect the public health, safety or welfare.

STAFF: The requested variance will not adversely affect the public health, safety or welfare since it meets or exceeds all other development standards, including the minimum side yard setback of the form district.

- (b) The requested variance will not alter the essential character of the general vicinity.

STAFF: The requested variance will not alter the essential character of the general vicinity since it maintains an appropriate private yard area of more than 20 percent of the area of the lot.

- (c) The requested variance will not cause a hazard or nuisance to the public.

STAFF: The requested variance will not cause a hazard or nuisance to the public since it meets or exceeds all other development standards, including the minimum side yard setback of the form district.

- (d) The requested variance will not allow an unreasonable circumvention of the zoning regulations.

STAFF: The requested variance will not allow an unreasonable circumvention of the zoning regulations since it maintains the traditional site design pattern that exhibits the four basic components of a residential lot: the public realm area, the principal structure area, the private yard area, and the accessory use/structure area.

ADDITIONAL CONSIDERATIONS:

1. The requested variance arises from special circumstances which do not generally apply to land in the general vicinity or the same zone.

STAFF: The variance arises from special circumstances which do not generally apply to land in the general vicinity or the same zone since the lot is smaller than the adjoining properties.

2. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or create an unnecessary hardship on the applicant.

STAFF: The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land since the proposal maintains the traditional site design pattern that exhibits the four basic components of a residential lot: the public realm area, the principal structure area, the private yard area, and the accessory use/structure area.

3. The circumstances are the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought.

STAFF: The circumstances are not the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought.

TECHNICAL REVIEW

All technical comments have been addressed.

STAFF CONCLUSIONS

The variance request appears to be adequately justified based on staff analysis in the standard of review.

- The proposal meets or exceeds all other development standards, including the minimum side yard setback of the form district.
- The proposal maintains an appropriate private yard area relative to the size of the lot.
- The proposal maintains the four basic components of the traditional site design pattern for a residential lot.

Based upon the information in the staff report, the testimony and evidence provided at the public hearing, the Board of Zoning Adjustment must determine whether the proposal meets the standards for granting a variance established in the LDC.

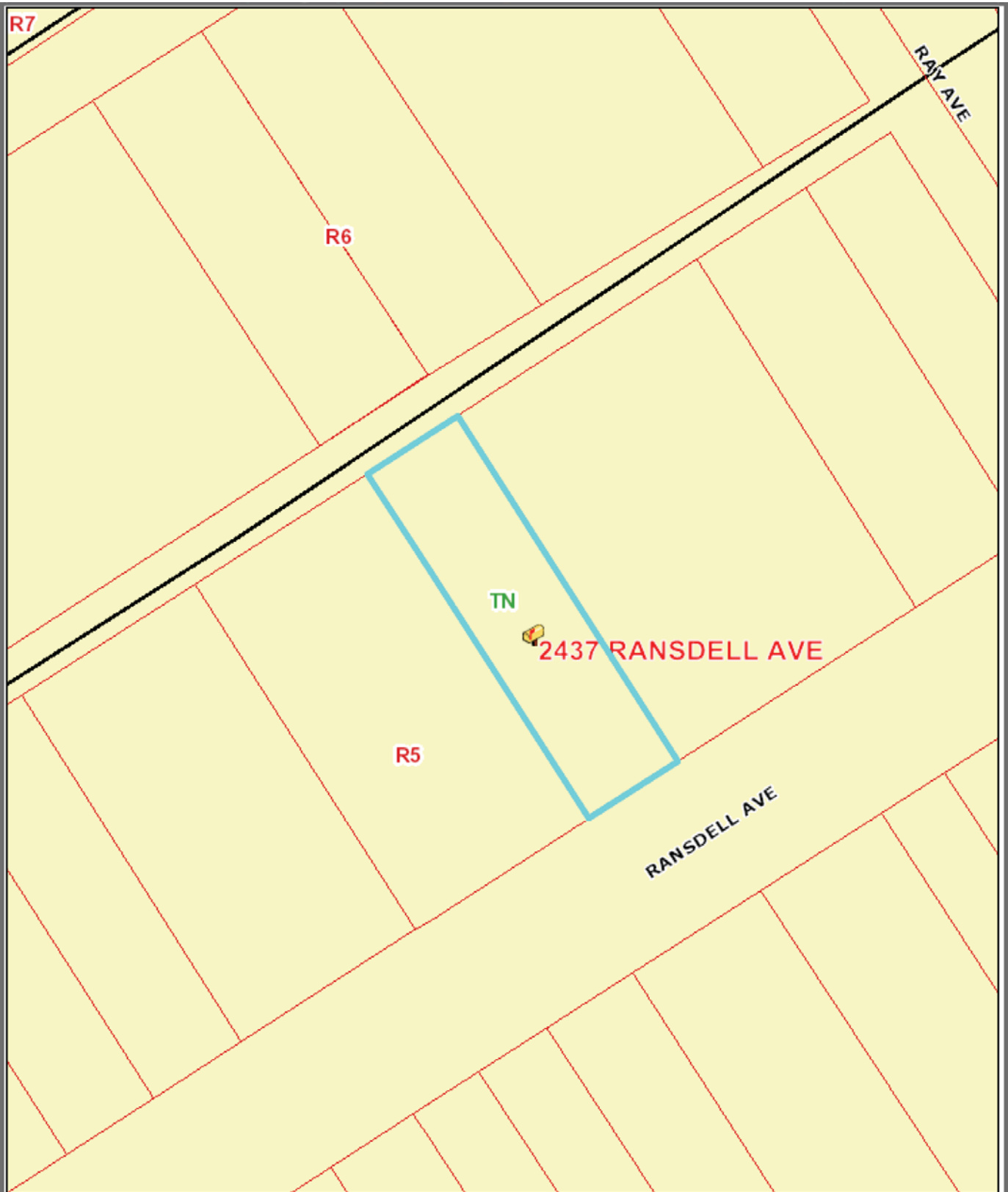
NOTIFICATION

Date	Purpose of Notice	Recipients
7/2/2015	BOZA	Adjoining property owners, applicant, representative, case manager, and neighborhood groups

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

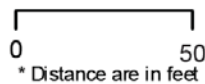
1. **Zoning Map**



2437 Ransdell Ave

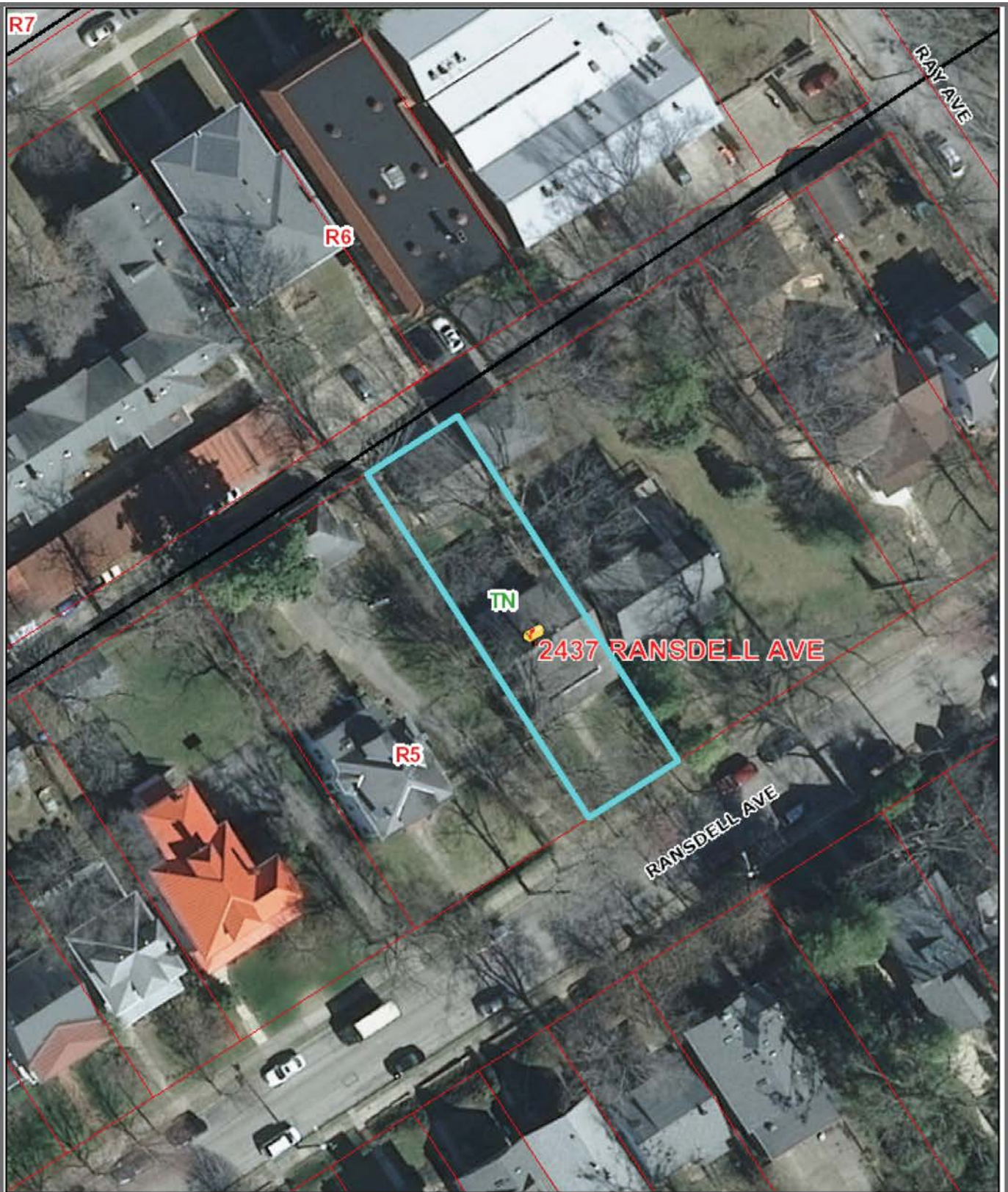


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Plot Date 7/14/2015

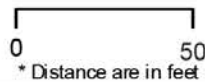
2. Aerial Photograph



LOJIC Quickmap

2437 Ransdell Ave

Plot Date 7/14/2015



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