

17VARIANCE1050

2172 Emerson Avenue Garage



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

**Dante St. Germain, Planner I
September 11, 2017**

Requests

- **Variances:** from Land Development Code section 5.4.2.C.3.a to allow an accessory structure to encroach into the required rear and side setbacks.

Location	Requirement	Request	Variance
Rear Setback	5 ft.	4.458 ft.	0.542 ft.
Side Setback	2 ft.	1.25 ft.	0.75 ft.

Case Summary / Background

- The subject property currently contains a 1 ½ story single-family residence with a one-story, two-car detached garage.
- The garage is being remodeled into a game room with storage, with 60 square feet being added to the structure.
- The garage has small existing encroachments into the side and rear setbacks. The rear setback is proposed to increase slightly. The side setback is not proposed to change. Variances are needed due to the expansion of the structure.

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



2172 Emerson Avenue
feet

90

Map Created: 8/29/2017



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.

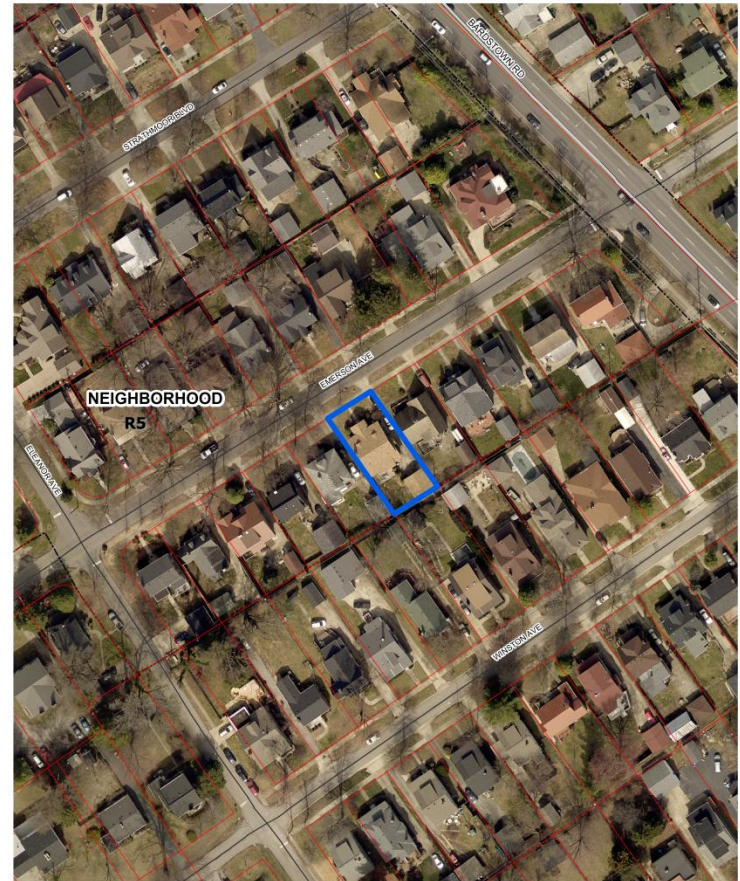
Aerial Photo/Land Use

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



2172 Emerson Avenue
feet



90

Map Created: 8/29/2017



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 residence to the right of the subject property.

Site Photos-Subject Property



The property to the left of the subject property.

Site Photos-Subject Property



The property across Emerson Avenue.

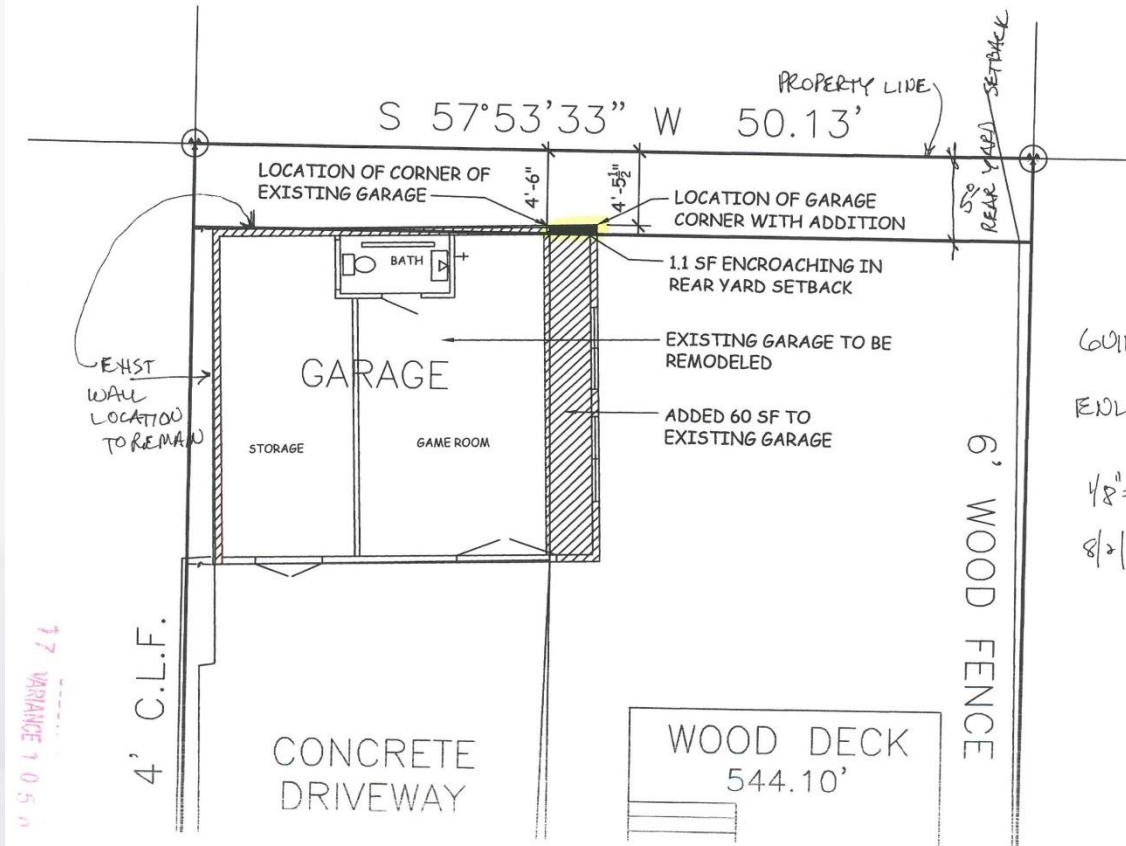
Site Photos-Subject Property



The garage which is proposed to be remodeled.

Site Plan

RECEIVED
 AUG 04 2011
 PLANNING
 DESIGN SERVICES

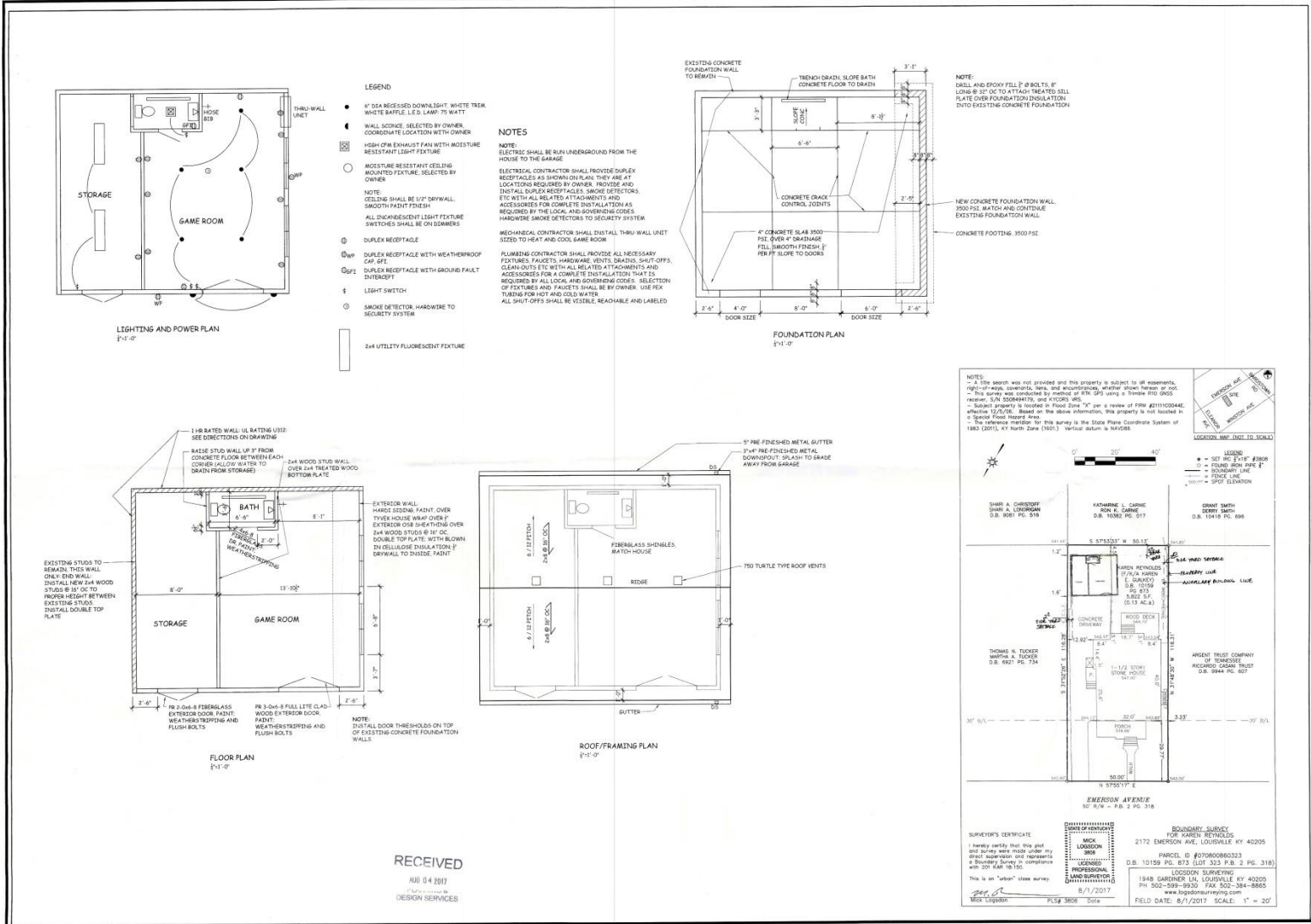


GUILKEY REMODEL
 ENLARGED SITE PLAN -
 (PARTIAL)

1/8" = 1'-0"

8/2/17

Site Plan



Anne Del Prince, Architect
640 Country Club Road
(502) 893-6026

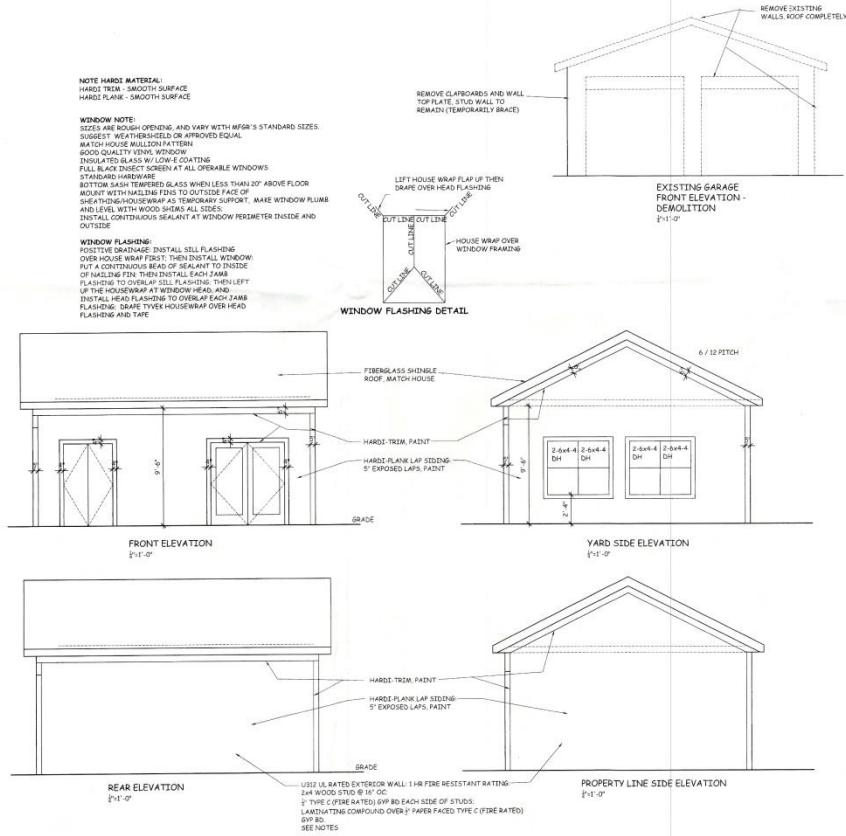
Guilkey Garage
2172 Emerson Ave
Louisville, KY 40205

Plans
Scale: 1/4"=1'-0"
Date: 7/31/17

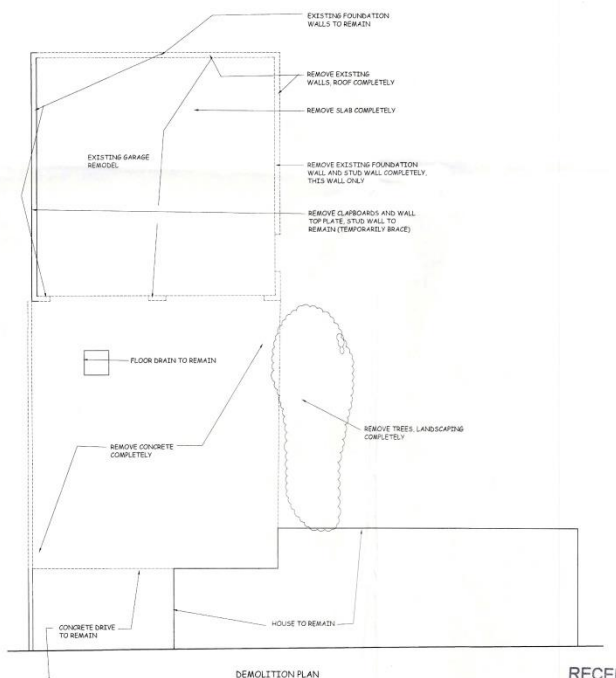
Sheet No:
A-1



Elevations



Environmental Constraints		Location	
Flood Zone Area	NO	Parcel ID	0700080323
FEMA Floodplain Review Zone	NO	Parcel L&DH	117211
FEMA Floodway Review Zone	NO	Address	2172 EMERSON AVE
Local Regulatory Floodplain Zone	NO	Zoning	
Local Regulatory Conveyance Zone	NO	Form District	RS
FEMA Flood Panel	2111C004E	Plan Center #	NONE
Prohibited Materials		Proposed Subdivision Name	NONE
Permitted Material (Hydro Soil)	NO	Proposed Subdivision Order #	NONE
Streams (Aggravated)	NO	Current Subdivision Name	STRATHMOOR
Surface Water (Aggravated)	NO	Plot Book - Page	02-10
Drives & Sails	NO	Related Cases	NONE
Permitted Stone Slope	NO	Special Review Districts	
Unstable Soil	NO	Dewey District	NO
Geology	NO	Historic Preservation District	NONE
Kent Terrain	YES	National Register District	NONE
		Urban Renewal	NO
		Enterprise Zone	NO
		Special Development District	NO
		Historic Site	NO
Sewer & Drainage			
MSD Property Service Connection	YES		
Sewer Regulate Fee Area	NO		
Drainage Credit Program	CSO108 - Project(s) Value between \$:04 - \$:15		
Services			
Municipality	STRATHMOOR MANOR		
Council District	#		
Fire Protection District	LOUISVILLE #4		
Urban Service District	NO		



Revision	
1	
2	
3	
4	
5	
6	
7	
8	
9	

Anne Del Prince, Architect
640 Country Club Road
(502) 893-6026

Guilkey Garage
2172 Emerson Ave
Louisville, KY 40205

Demolition Plans
Elevations
Scale: 1/4"=1'-0"
Date: 7/31/17

Sheet No.:
A-2

RECEIVED
AUG 04 2017
DESIGN SERVICES

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 (May 2017) from section 5.4.2.C.3.a to allow an accessory structure to encroach into the required rear and side setbacks.

Required Actions

- **Variances:** from Land Development Code section 5.4.2.C.3.a to allow an accessory structure to encroach into the required rear and side setbacks.
Approve/Deny

Location	Requirement	Request	Variance
Rear Setback	5 ft.	4.458 ft.	0.542 ft.
Side Setback	2 ft.	1.25 ft.	0.75 ft.