

16VARIANCE1042

4800 Lake Louisville



Louisville Metro Board of Zoning Adjustment

Public Hearing

Ross Allen, Planner I

August 1, 2016

Request(s)

- Variance from the Land Development Code Section 5.3.1, table 5.3.1 to allow a proposed home to encroach into the minimum side yard setback and to not have the required combined total side yard setback of 18' ft.

| Location | Requirement | Request (Southern) Side Yard | Request (Northern) Side Yard | Variance |
|-----------|--|------------------------------------|------------------------------------|----------|
| Side Yard | 18 ft. total for both side yards with a minimum of 6 ft. | 2 ft. | 6 ft. | 10 ft. |

Case Summary / Background

- Proposing to a home measuring 32 feet wide by 50 feet long (total area = 1,824 sf as shown on the floor plan).
- Two story Craftsman Style home with a first floor of approximately 1,283 sf and a second floor with approximately 541 sf.
- Height is approximately 20 feet, under the 35 foot required height within the form district.
- The applicant has consolidated deed of two lots into one for the purpose of allowing the development to occur.

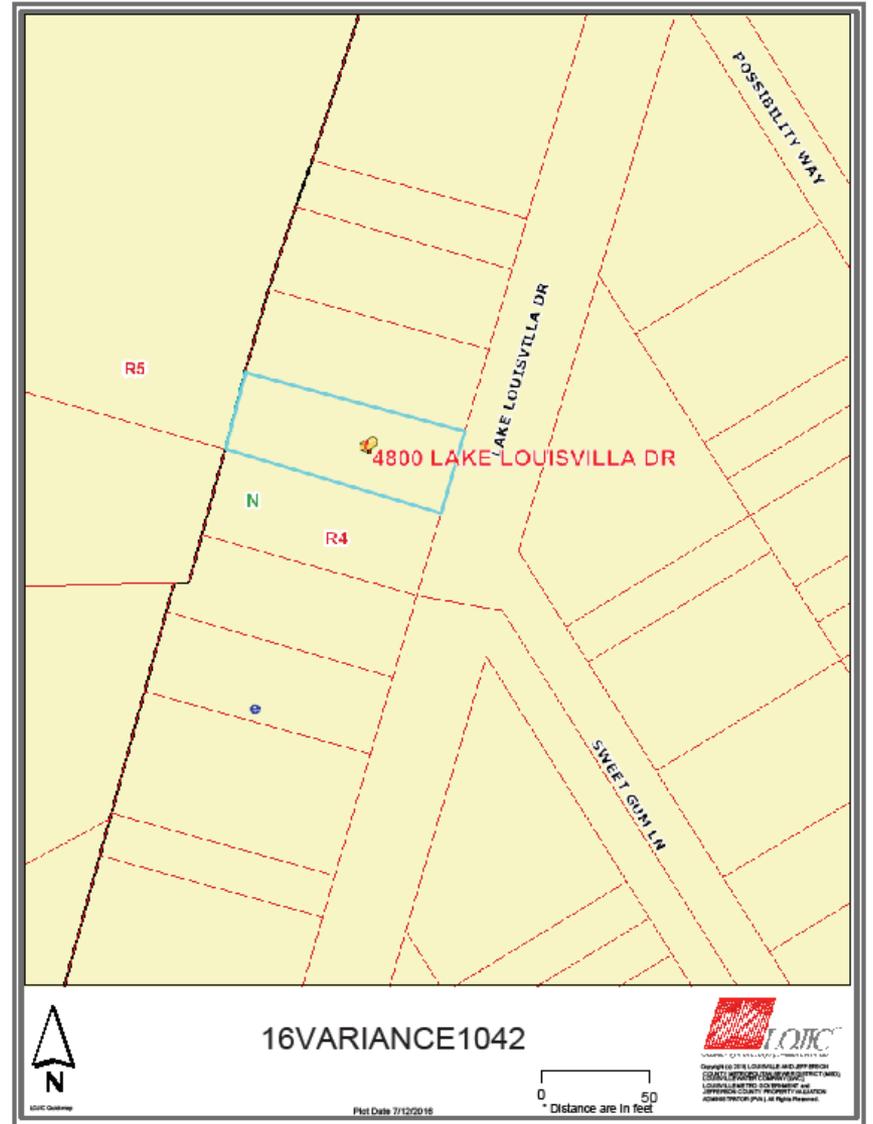
Zoning/Form Districts

Subject Property:

- Existing: R-4/Neighborhood
- Proposed: R-4/Neighborhood

Adjacent Properties:

- North: R-4/Neighborhood
- South: R-4/Neighborhood
- East: R-4/Neighborhood
- West: R-5/Neighborhood



Aerial Photo/Land Use

Subject Property:

- Existing: Single Family
- Proposed: Single Family

Adjacent Properties:

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



Site Photos-Subject Property



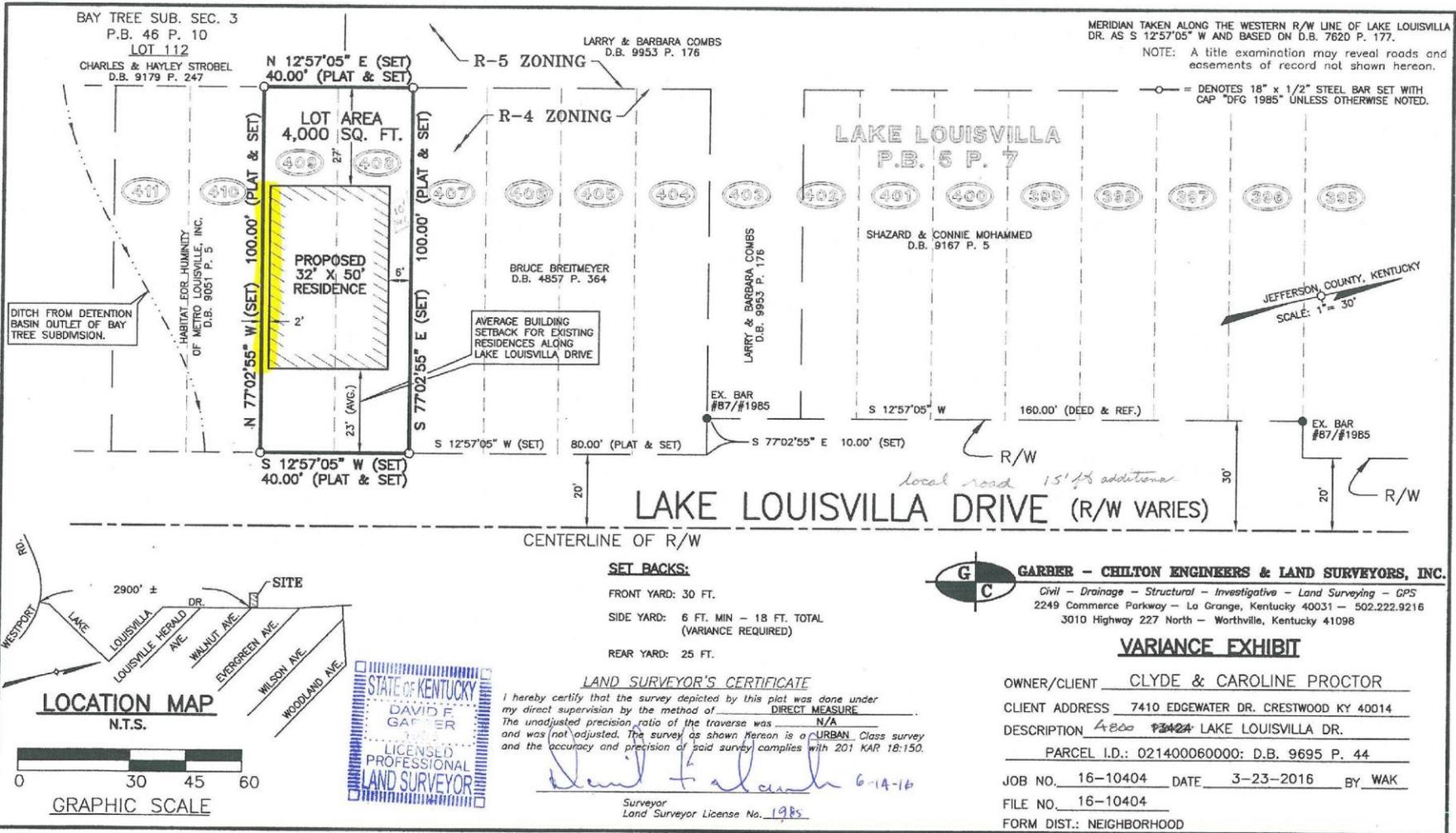
Site Photos-Subject Property



The property line (N 77°02'55" W) on the southern side of the parcel where the side yard variance is being requested.

Applicant's Site Plan

16 VARIANCE 1042



Applicant's Floor Plan

plan #

HEH150092

STYLE: CRAFTSMAN

FIRST FLOOR: 1,283 SQ. FT.

SECOND FLOOR: 541 SQ. FT.

TOTAL: 1,824 SQ. FT.

BEDROOMS: 3

BATHROOMS: 2 1/2

WIDTH: 32'-0"

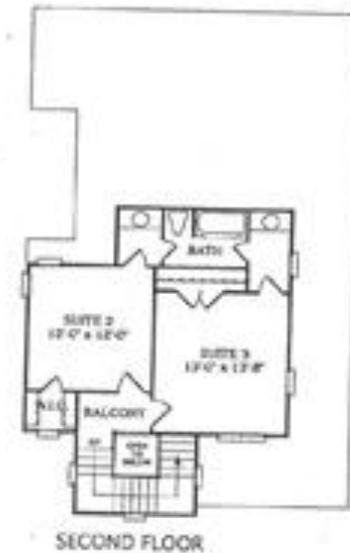
DEPTH: 49'-8"

FOUNDATION: CRAWLSPACE

SEARCH ONLINE @ EPLANS.COM



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Applicable Plans & Policies

- Land Development Code section 5.3.1, table 5.3.1 states “For lots created prior to August 22, 2000, and lots shown on preliminary plans approved prior to that date, the side yards shall be minimum of 6 feet, total of 18 feet.”

Staff Analysis and Conclusions

- Based upon the information in the staff report, the testimony and evidence provided at the public hearing, the Board of Zoning Adjustment must determine if the proposal meets the standards for granting a variance established in the Land Development Code from section 5.3.1, table 5.3.1 to allow the proposed home to have a side yard setback of two feet along the southern property line with bearing N 77° 02'55" W.

Required Actions

- Variance from the Land Development Code Section 5.3.1, Table 5.3.1 to allow a proposed home to encroach into the minimum side yard setback by 10 feet: Approve/Deny

| Location | Requirement | Request (Southern) Side Yard | Request (Northern) Side Yard | Variance |
|-----------|--|------------------------------|------------------------------|----------|
| Side Yard | 18 ft. total for both side yards with a minimum of 6 ft. | 2 ft. | 6 ft. | 10 ft. |