

19VARIANCE1021

Longest Avenue Variance



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

Zach Schwager, Planner I

May 6, 2019

Request

- **Variance**: from Land Development Code section 5.1.10.F to allow a structure to encroach into the required side yard setback.
- **Variance**: from Land Development Code table 5.2.2 to allow a structure to encroach into the required rear yard setback.

Location	Requirement	Request	Variance
Side yard	2.25 ft.	0 ft.	2.25 ft.
Rear yard	5 ft.	1.5 ft.	3.5 ft.

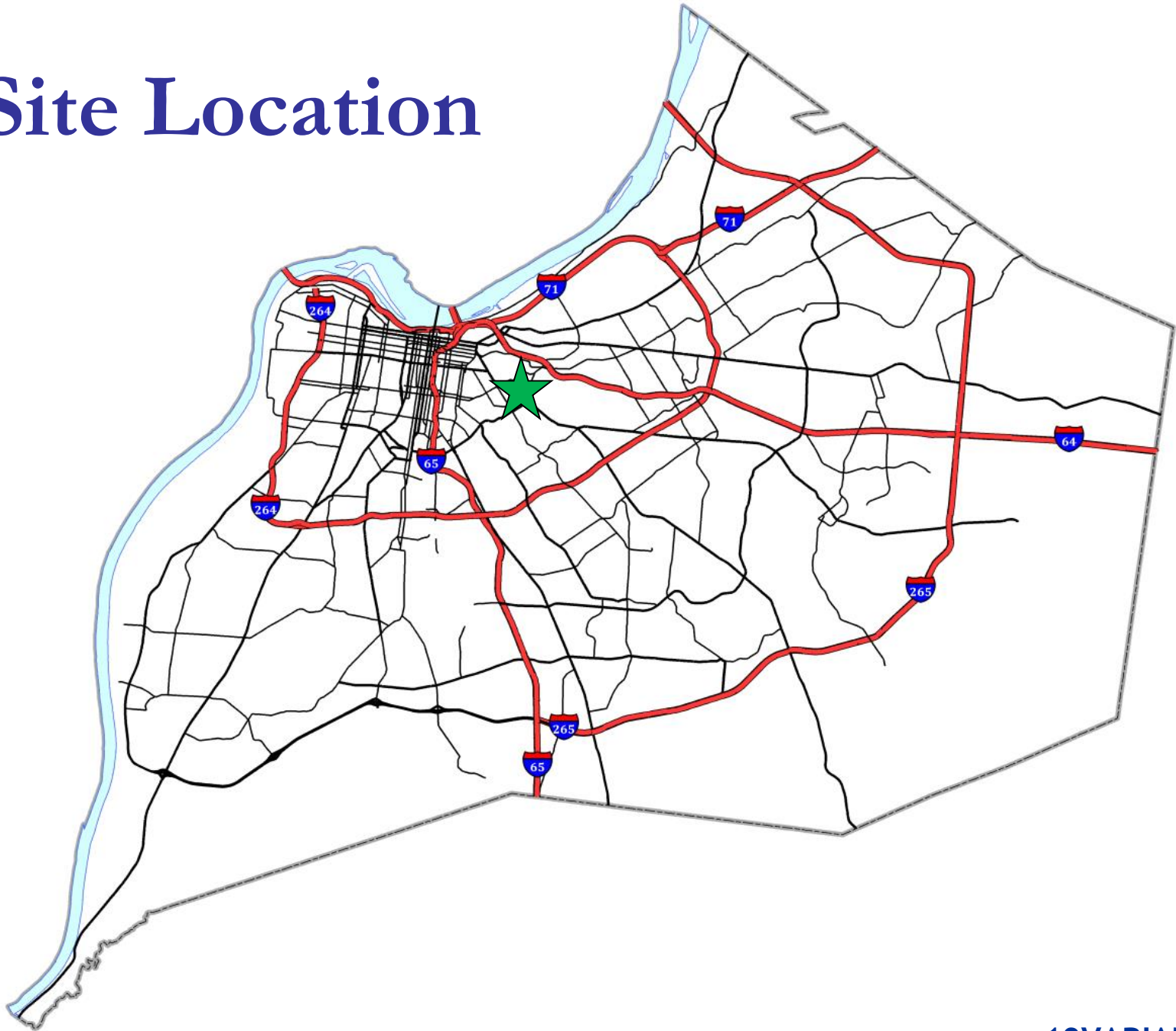
Case Summary / Background

- The subject property is located in the Cherokee Triangle neighborhood and preservation district and contains a 2 ½ story single-family residence.
- The applicant has constructed a new attached deck on the rear of the house. This deck encroaches into the required side and rear yard setbacks.

Case Summary / Background

- The subject property is 21.75 feet in width. Land Development Code section 5.1.10.F allows for a lot less than 50 feet in width to have a side yard setback requirement of 10% of the width of the lot. The required side yard setback is therefore 2.175 feet.
- The Cherokee Triangle Architectural Review Committee approved the addition on condition under case number 18COA1181 on September 12, 2018.

Site Location



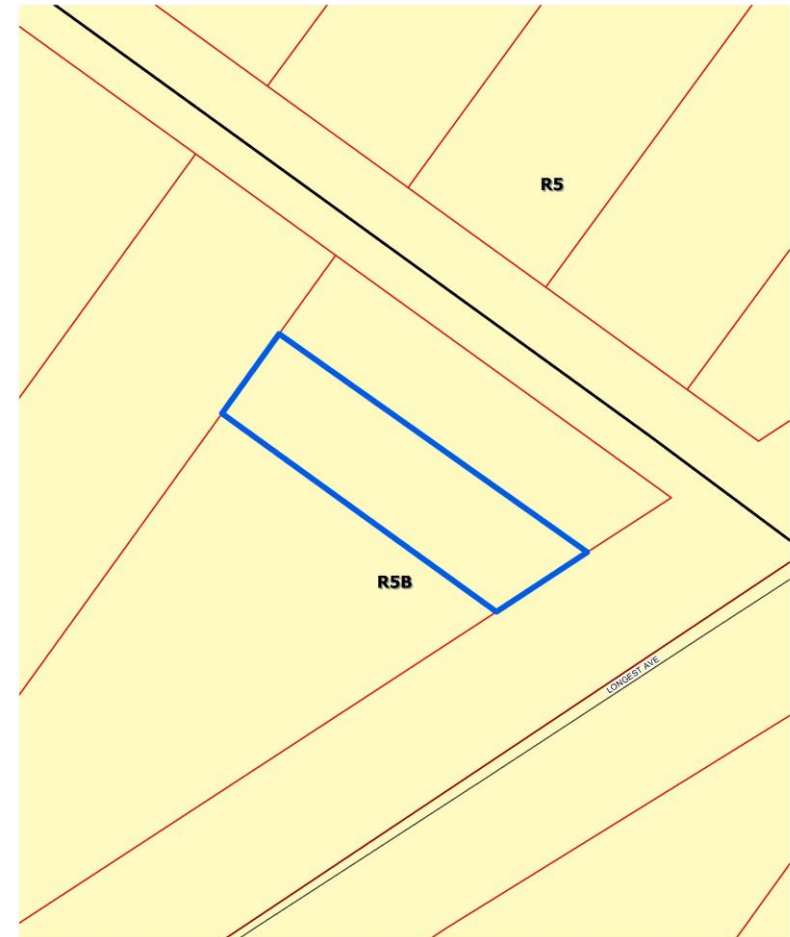
Zoning/Form Districts

Subject Property:

- Existing: R-5B/Traditional Neighborhood

Adjacent Properties:

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



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



2311 Longest Avenue
feet

20
Map Created: 4/24/2019

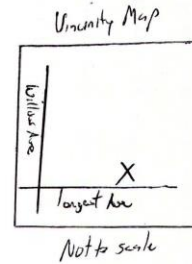
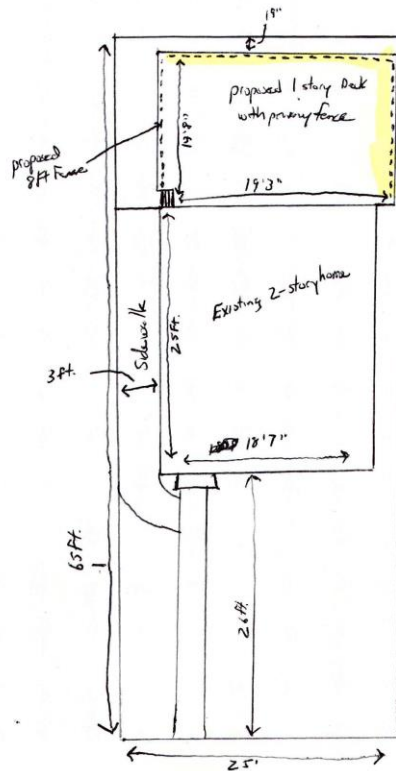


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Site Plan

2311 Longest Ave Louisville, KY 40204

Scale 1" = 10 FT



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DESIGN SERVICES

19 Variance 1021

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 requests appear to be adequately justified and meet the standards of review.

Required Action

- **Variance:** from Land Development Code section 5.1.10.F to allow a structure to encroach into the required side yard setback. Approve/Deny
- **Variance:** from Land Development Code table 5.2.2 to allow a structure to encroach into the required rear yard setback. Approve/Deny

Location	Requirement	Request	Variance
Side yard	3 ft.	0 ft.	3 ft.
Rear yard	5 ft.	1.5 ft.	3.5 ft.