

20-VARIANCE-0072
Windsor Place Variance



Louisville Metro Board of Zoning Adjustment
Public Hearing

Zach Schwager, Planner I
August 31, 2020

Request

- **Variance:** from Land Development Code section 5.4.1.E to allow an addition to an accessory structure to encroach into the required side and rear yard setbacks.

Location	Requirement	Request	Variance
Side Yard	2 ft.	1.81 ft	0.19 ft.
Rear Yard	5 ft.	1.78 ft.	3.22 ft.

Case Summary / Background

- The subject property is zoned R-5 Residential Single-Family in the Traditional Neighborhood Form District.
- It is a single-family structure located in the Windsor Place subdivision.

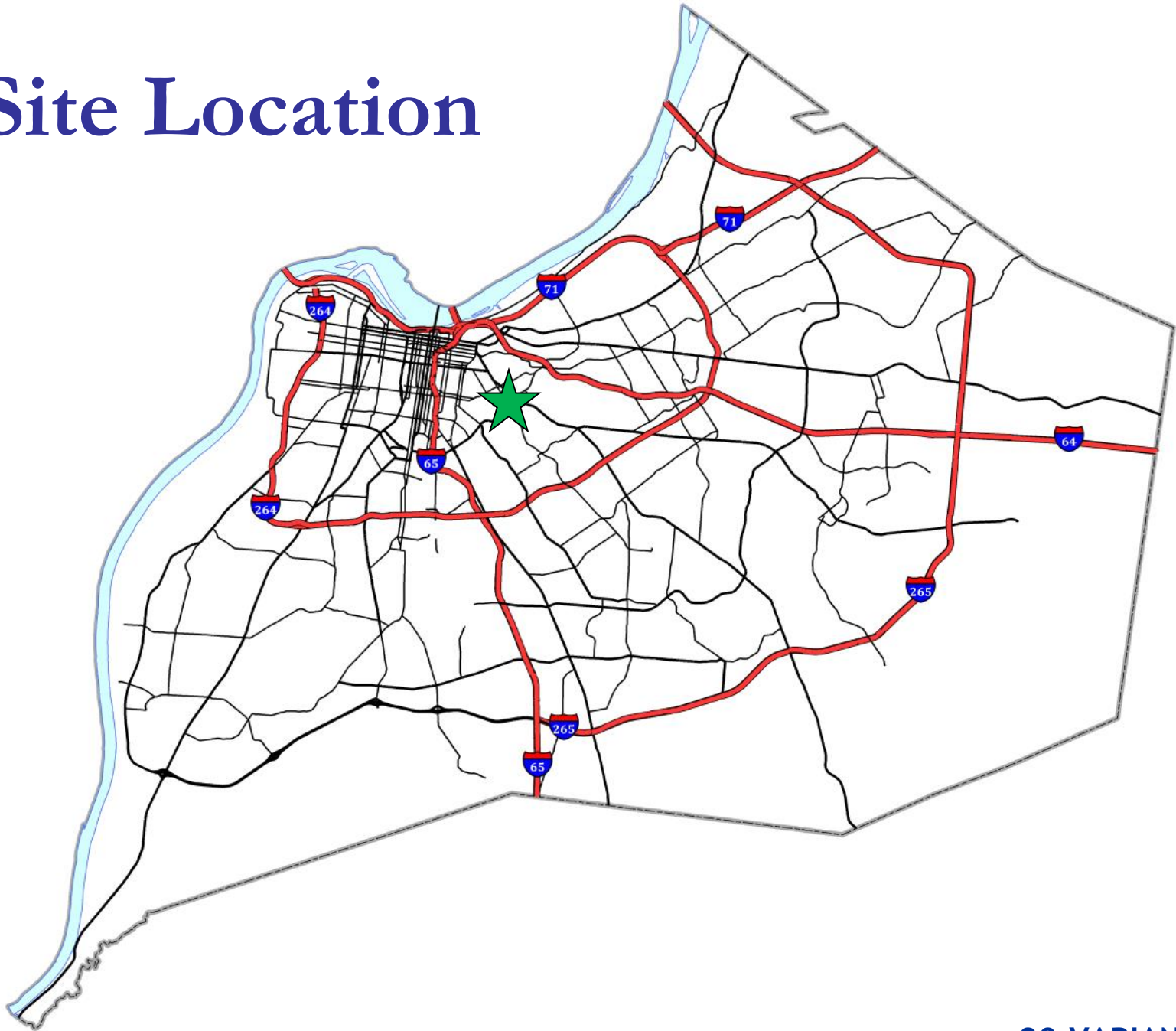
Case Summary / Background

- The proposed addition is a carport that will be attached to the existing garage, which will encroach into the required side and rear yard setbacks.
- The garage and the other garages on the alley already encroach into the rear yard setback.

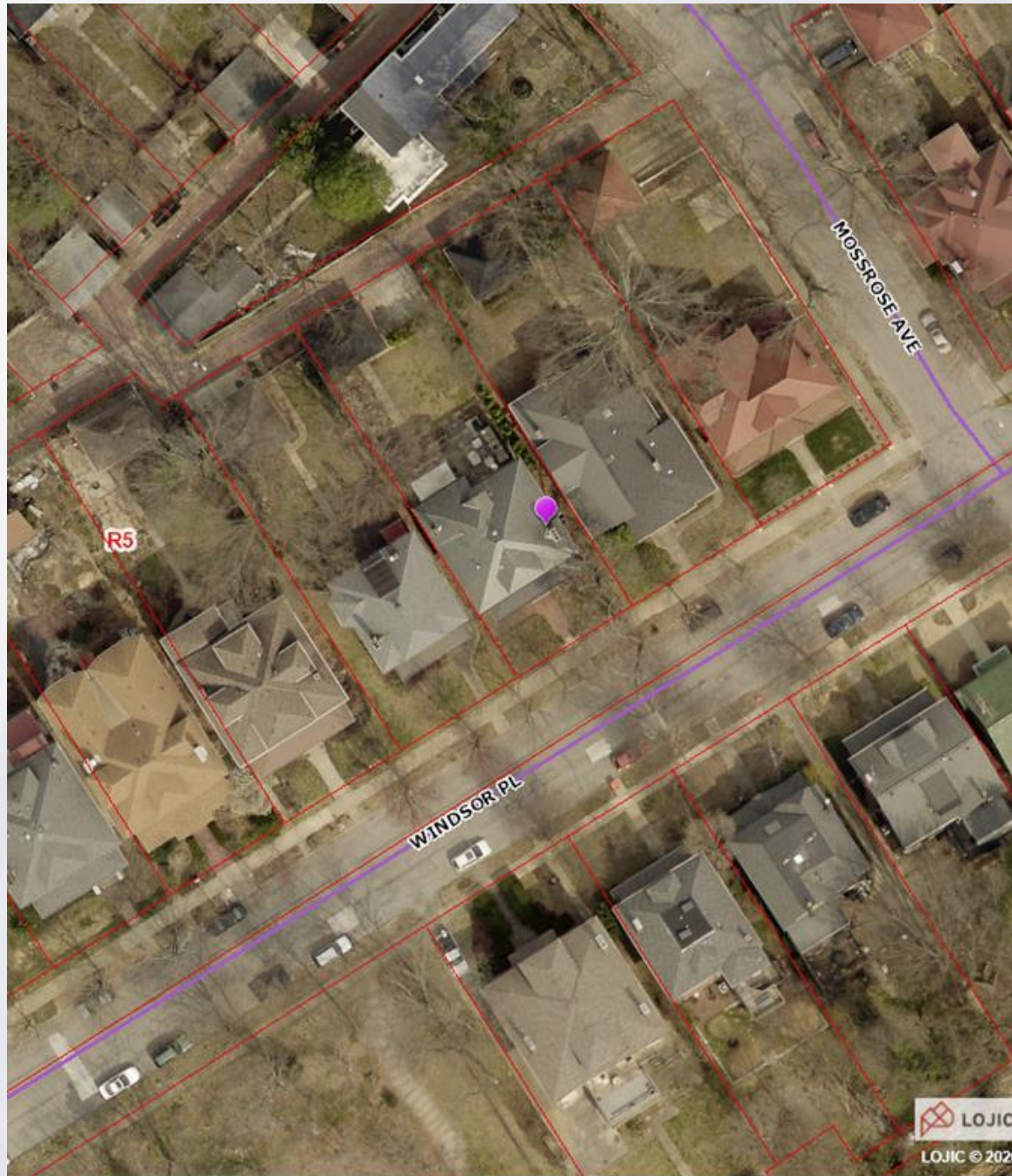
Case Summary / Background

- Staff has received signatures from all adjoining property owners approving of the proposed construction. Therefore, a public hearing is not required.

Site Location





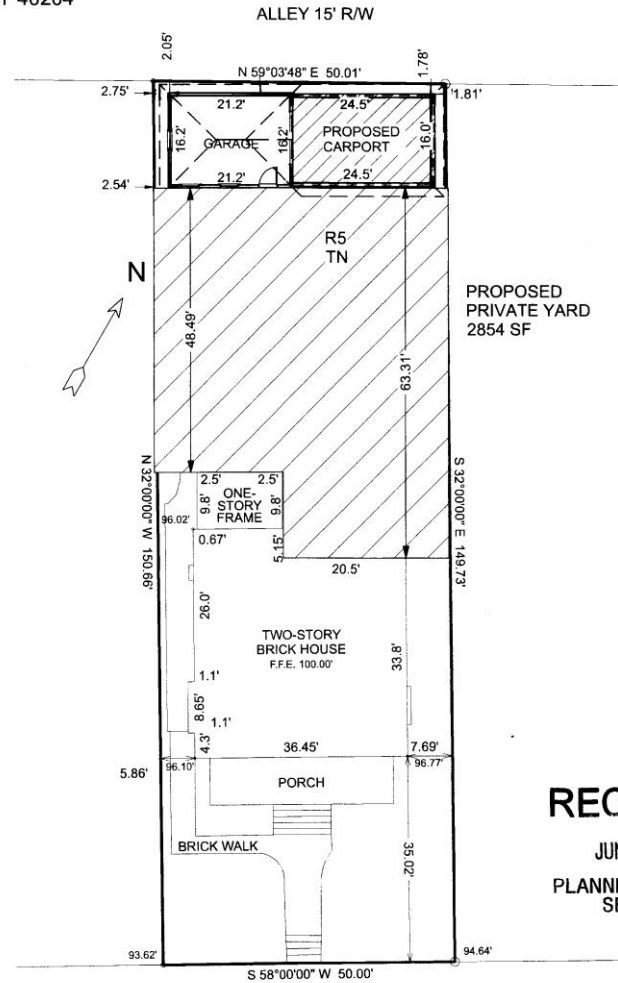




Site Plan

1629 WINDSOR PLACE
LOUISVILLE, KY 40204

6-14-20



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JUN 29 2020

PLANNING & DESIGN
SERVICES



PROPOSED SITE PLAN

WINDSOR PLACE 60' R/W

SCALE 1"=20'



CHARLIE WILLIAMS DESIGN
1626 WINDSOR PLACE
LOUISVILLE, KY 40204

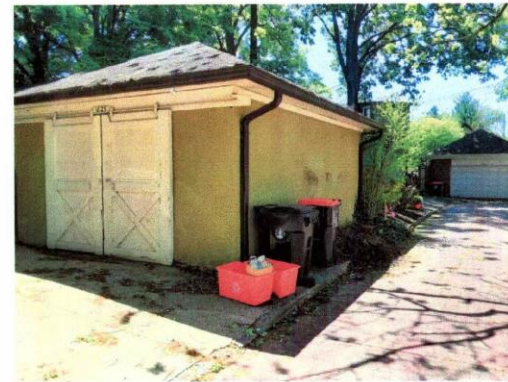
20 - F. VARIANCE - 0072

20-VARIANCE-0072

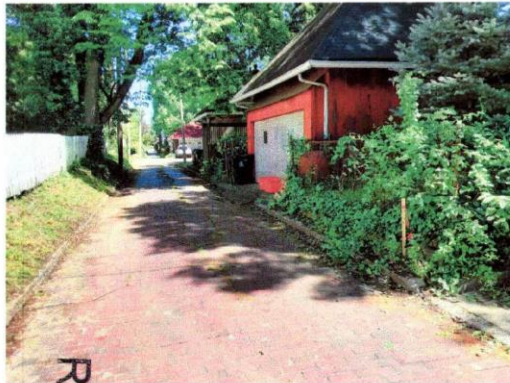
Site Photos-Subject Property



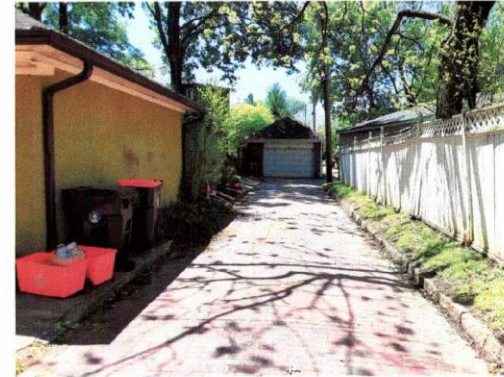
EXISTING GARAGE



EXISTING GARAGE



ALLEY LOOKING EAST



ALLEY LOOKING WEST

20 - F VARIANCE - 0072

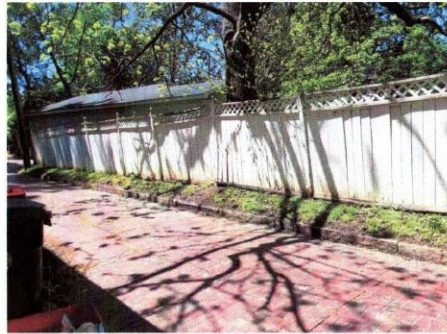
PLANNING & DESIGN
SERVICES

JUN 29 2020

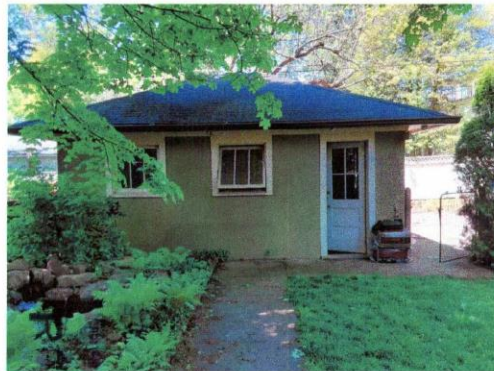
RECEIVED



Site Photos-Subject Property



ALLEY ACROSS FROM PROPOSED CARPORT



EXISTING GARAGE FROM YARD



LOCATION OF NEW CARPORT FROM YARD

PLANNING & DESIGN
SERVICES
20'-0" VARIANCE - 0-0

JUN 29 2020

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CHARLIE WILLIAMS DESIGN, INC.
1626 WINDSOR PLACE
LOUISVILLE, KY 40204
502-459-1810

Conclusion

- Staff finds that the requested variance is adequately justified and meets the standard of review.

Required Action

- **Variance:** from Land Development Code section 5.4.1.E to allow an addition to an accessory structure to encroach into the required side and rear yard setbacks. Approve/Deny

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