

17VARIANCE1109

2043 Sherwood Avenue Residence



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

**Dante St. Germain, Planner I
February 19, 2018**

Requests

- **Variance**: from Land Development Code section 5.4.1.D.2 to allow a private yard area to be less than the required 30% of the area of a lot
- **Waiver**: from Land Development Code section 5.4.1.E.3 to allow parking to be accessed from the primary street in the Traditional Neighborhood form district

Location	Requirement	Request	Variance
Private Yard Area	2,175 sf (30%)	975 sf (13.4%)	1,200 (16.6%)

Case Summary / Background

- The subject property is located in the Bonnycastle neighborhood and is currently undeveloped.
- The applicant proposes to construct a new 1 ½ story single-family residence on the property.
- The private yard area is proposed to be less than the required 30% of the area of the lot.

Case Summary / Background

- Additionally, the applicant proposes a new detached garage with access from the alley, and also front access from Sherwood Avenue via an existing curb cut.
- The applicant requests a waiver to allow access to the garage from Sherwood Avenue.
- The Bonnycastle Neighborhood Plan applies to this property.

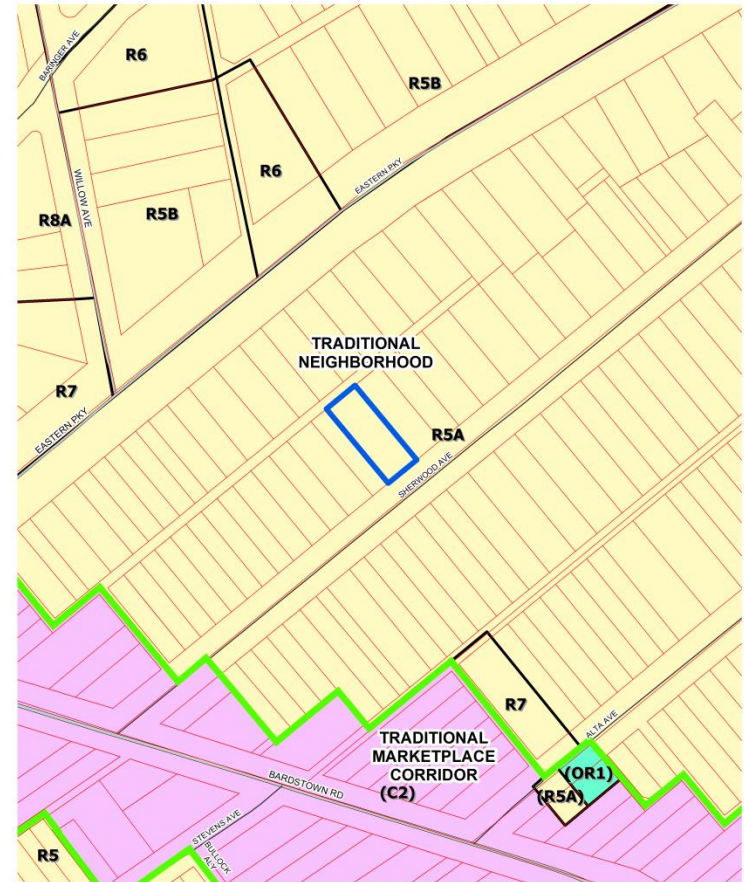
Zoning/Form Districts

Subject Property:

- Existing: R-5A/Traditional Neighborhood

Adjacent Properties:

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



2043 Sherwood Avenue
feet

140
Map Created: 2/6/2018



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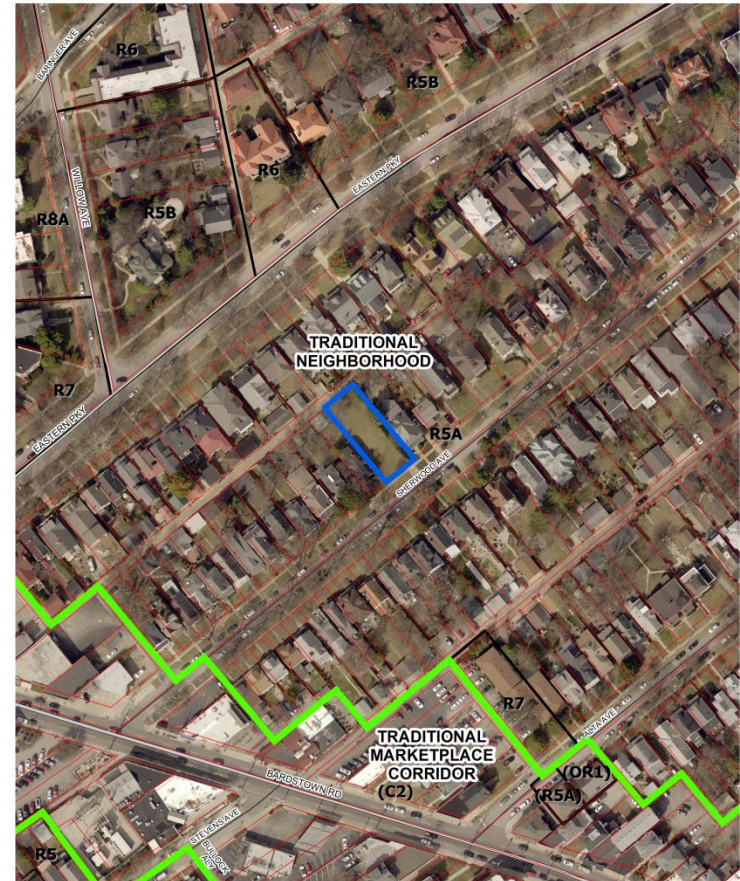
Aerial Photo/Land Use

Subject Property:

- Existing: Undeveloped
- Proposed: Single Family Residential

Adjacent Properties:

- North: Single Family Residential & Multi Family Residential
- South: Single Family Residential
- East: Single Family Residential
- West: Single Family Residential & Multi Family Residential



2043 Sherwood Avenue
feet

140

Map Created: 2/6/2018



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Site Photos-Subject Property



The front of the subject property.

Site Photos-Subject Property



The property 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 properties across Sherwood Avenue.

Site Photos-Subject Property



The existing curb cut.

Site Photos-Subject Property



The location of the proposed private yard area.

Site Photos-Subject Property



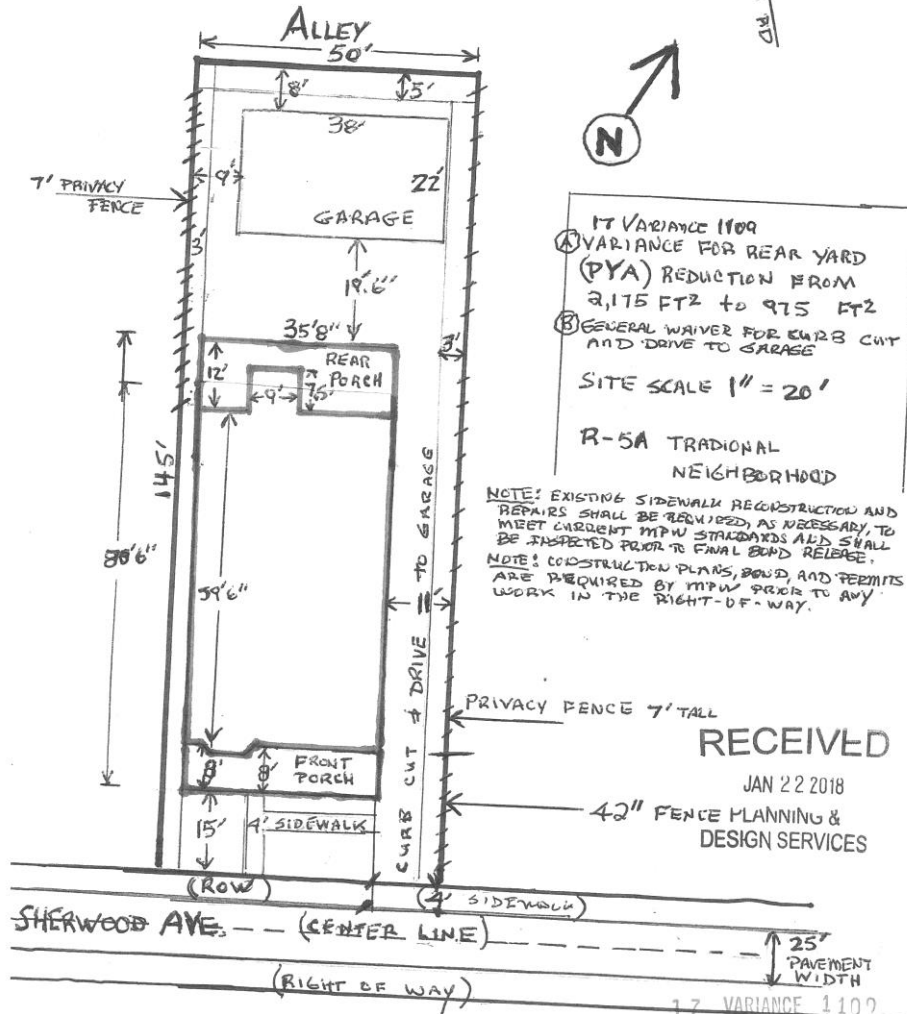
The location of the proposed garage and existing alley access.

Site Photos-Subject Property



The location of the proposed garage and existing alley access.

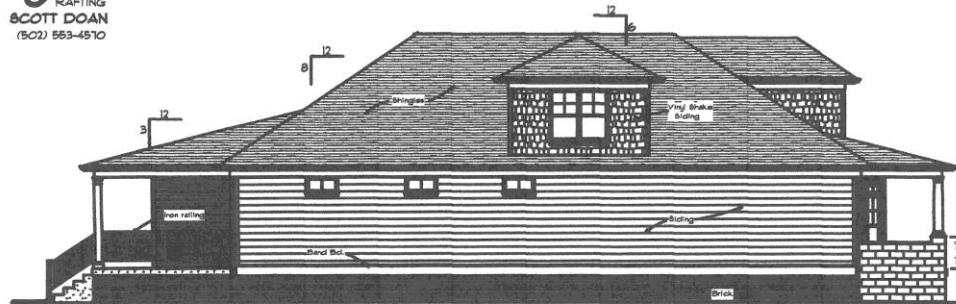
Diagram illustrating the location of the subject property on a map. The property is situated on the east side of Sherwood Avenue, between Baldstein Road and the intersection with Sherwood Avenue. The distance from Baldstein Road to the property is marked as 523 feet.



Elevation

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ORIGIN
RAFTING
SCOTT DOAN
(502) 553-4570

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LEFT ELEVATION
1/4"=1'-0"



FRONT ELEVATION
1/4"=1'-0" 2840 Sq Ft +/-



REAR ELEVATION
1/4"=1'-0"



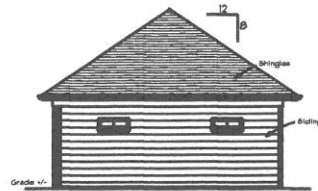
RIGHT ELEVATION
1/4"=1'-0"

Kim & Steve Rogers Residence
2043 Sherwood Drive
Louisville, KY
Derby City Builders

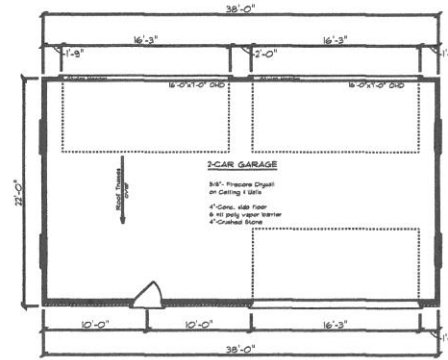
17 Variance 1109

Elevation

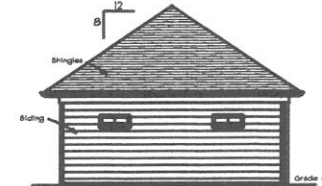
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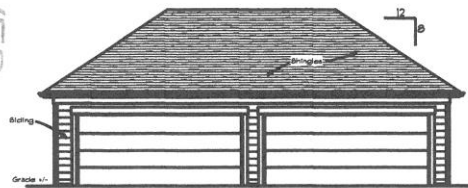
RIGHT ELEVATION
1/4"=1'-0"



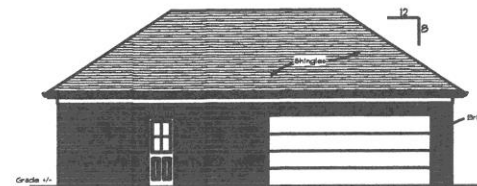
FLOOR PLAN
1/4"=1'-0" T10 Sq Ft +/-
9'-0" Clg Hgt



LEFT ELEVATION
1/4"=1'-0"



REAR ELEVATION
1/4"=1'-0"



FRONT ELEVATION
1/4"=1'-0"

Kim & Steve Rogers
Derby City Builders

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17 Variance 1109

Conclusions

- The variance request appears to be adequately justified and meets the standard of review.
- The waiver request does not appear to be adequately justified and does not meet 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, and for granting a waiver established in the Land Development Code.

Required Actions

- **Variance:** from Land Development Code section 5.4.1.D.2 to allow a private yard area to be less than the required 30% of the area of a lot. Approve/Deny
- **Waiver:** from Land Development Code section 5.4.1.E.3 to allow parking access to be achieved from the primary street where alley access is available in the Traditional Neighborhood form district.
Approve/Deny

Location	Requirement	Request	Variance
Private Yard Area	2,175 sf (30%)	975 sf (13.4%)	1,200 (16.6%)