

19VARIANCE1015

Albany Avenue Variance



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

Zach Schwager, Planner I

April 1, 2019

Request

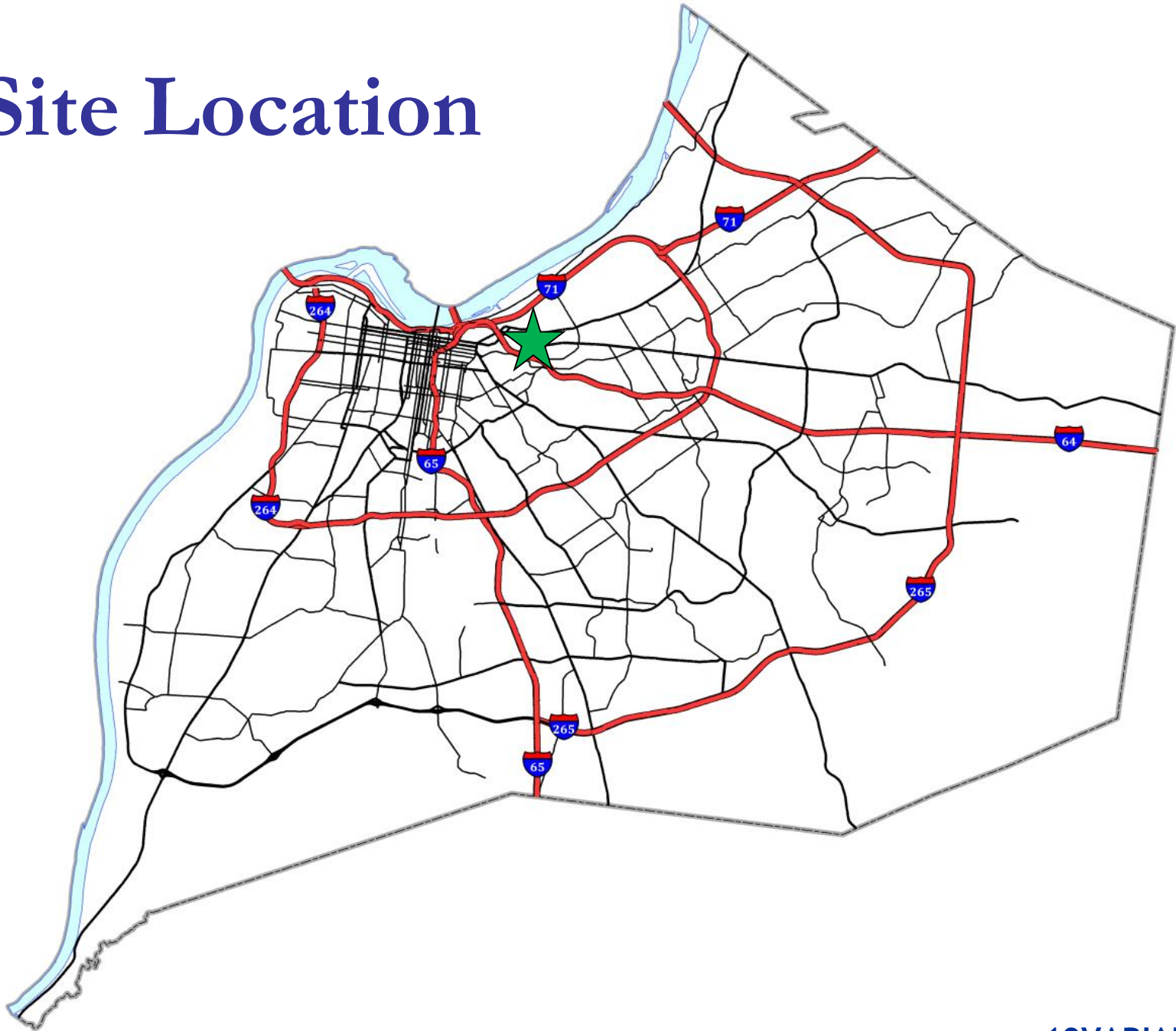
- **Variance:** from Land Development Code table 5.2.2 to allow a structure to encroach into the required side yard setback.

Location	Requirement	Request	Variance
Side yard	3 ft.	1.5 ft.	1.5 ft.

Case Summary / Background

- The subject property contains a 1 ½ story single-family residence and is located in the Clifton neighborhood and preservation district.
- The applicant is proposing to construct a single-story addition on the side of the house.

Site Location



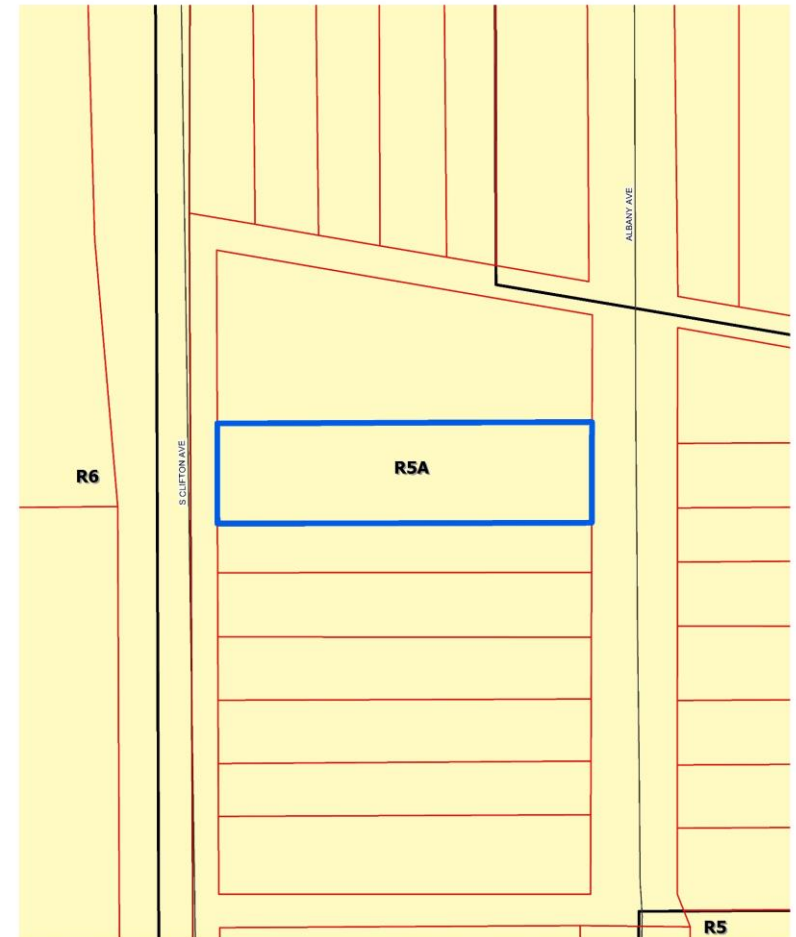
Zoning/Form Districts

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



216 Albany Avenue
feet



40
Map Created: 3/21/2019



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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: Institutional



216 Albany Avenue
feet

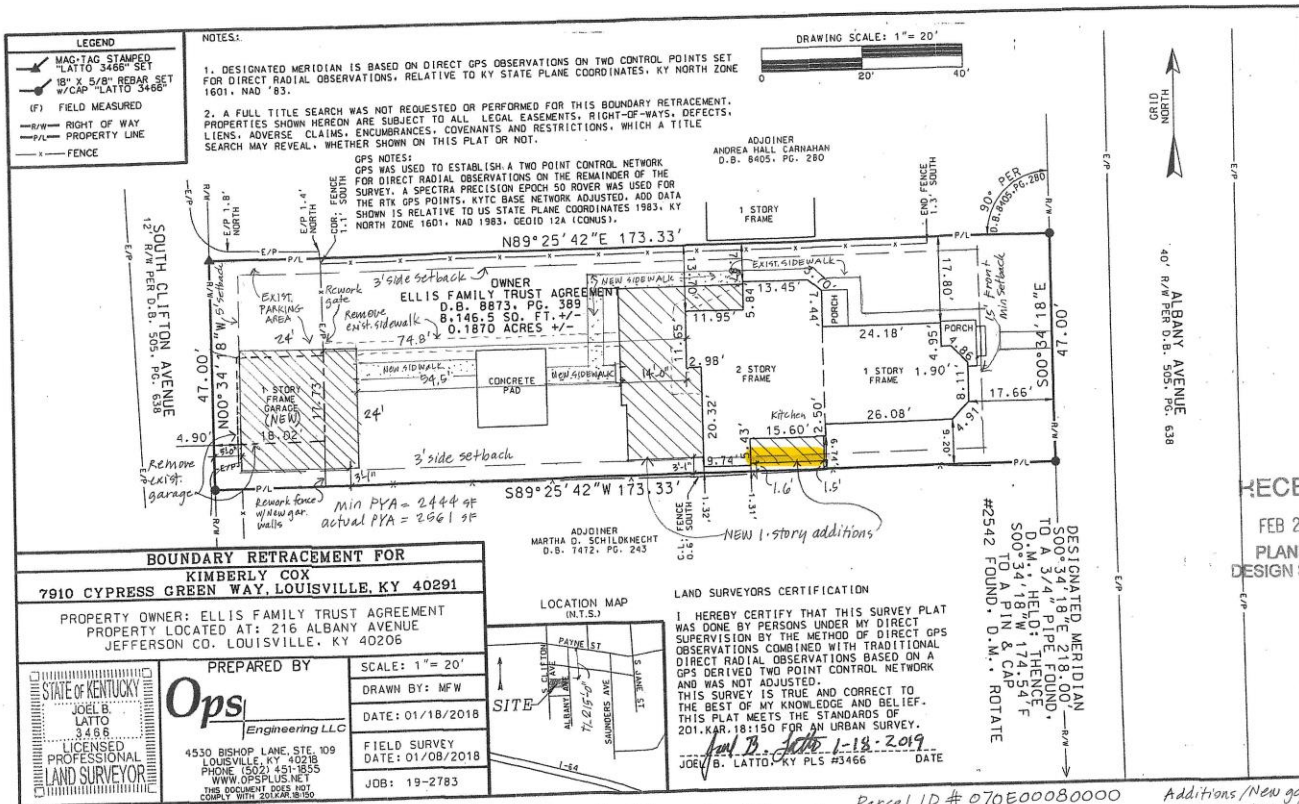


Map Created: 3/21/2019



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Site Plan



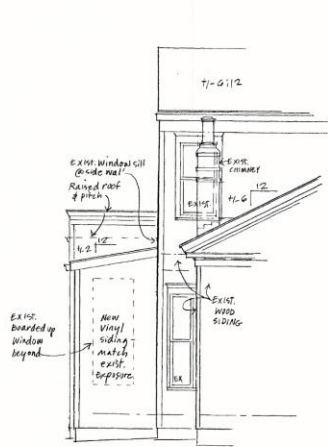
Site Plan - 216 Albany Ave, Parcel ID # 070E00080000
1" = 20' 0"

Additions / New garage added by Beverly D. Baker, A 2.20.19

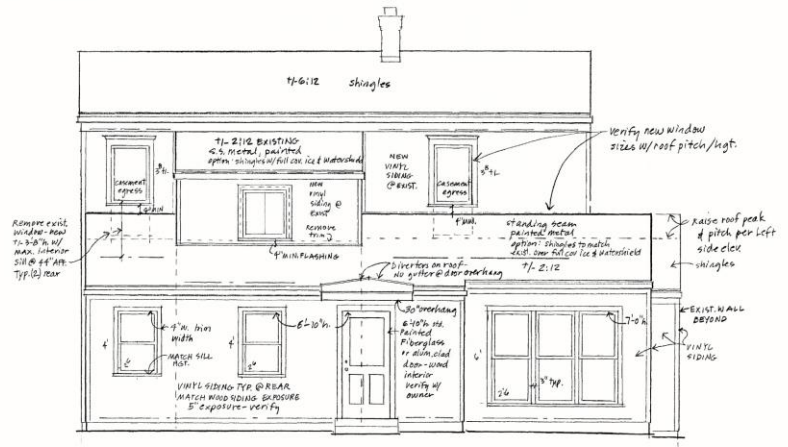
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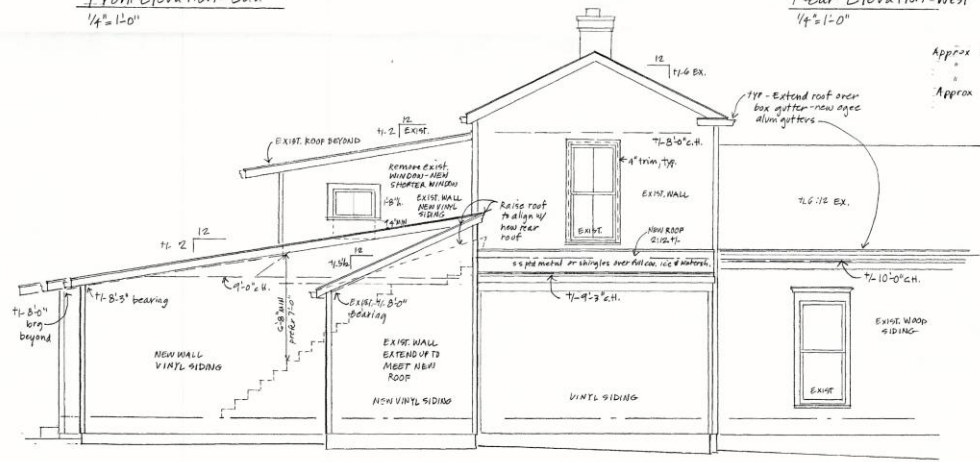
Elevations



Partial Front Elevation - East
1/4" = 1'-0"



Rear Elevation - West
1/4" = 1'-0"



Left Side Elevation - South
1/4" = 1'-0"

Approx	EXIST	1st Floor	1403 SF
	"	2nd Floor	693 SF
	"	Total	2096 SF
Approx	NEW	1st Floor	683 SF
	"	Total	2779 SF

- NEW WINDOWS ON REAR
- REAR SIDES - VINYL SIDING
- ALL VINYL SIDING/TRIM
- SMALL MATCH EXIST WOOD SIDING EXPOSURE & SMOOTH FACE
- ROTTED WOOD SIDING/TRIM ONLY REPLACED W/ SMOOTH FACE
- GANG SIDING OR COMPOSITE TRIM SEE ELEV.
- FRONT PORCH & SIDE/FRONT PORCH ROOFS - TO BE DEMO

RECEIVED
FEB 25 2019
PLANNING &
DESIGN SERVICES

BEVERLY D. BAKER
ARCHITECT
PH: 502-638-1300 bdbaker@bakerdb.com

216 Albany Avenue
3.4.16
revised 2.21.19

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1.1.4

Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Conclusion

- The variance request appears to be adequately justified and meets the standard of review.

Required Action

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

Location	Requirement	Request	Variance
Side yard	3 ft.	1.5 ft.	1.5 ft.