

**16VARIANCE1090**

**351 Hillcrest Ave.**



**Louisville Metro Board of Zoning Adjustment**

**Public Hearing**

**Ross Allen, Planner I**

**December 5, 2016**

# Request(s)

- **Variance:** from the Land Development Code section 5.4.1.D.3 to reduce the private yard area to less than the 20% of the total lot area.

Location	Requirement	Request	Variance
Private Yard Area (20% of total lot area)	1,008 sf.	360 sf. (36%)	648 sf. (64%)

# Case Summary / Background

- Proposing to construct a 22' by 32' (704 sf.) one story one car detached garage (accessory structure) at the rear of the property abutting an alley with a 20' right of way.
- The proposed garage has appropriate side yard setbacks of 2 ft. (south), 6 ft. (north), and rear 5 ft. (east).
- The applicant is requesting a variance from the required 20% of the total lot area, 1,008 sf., for approximately 648 sf.

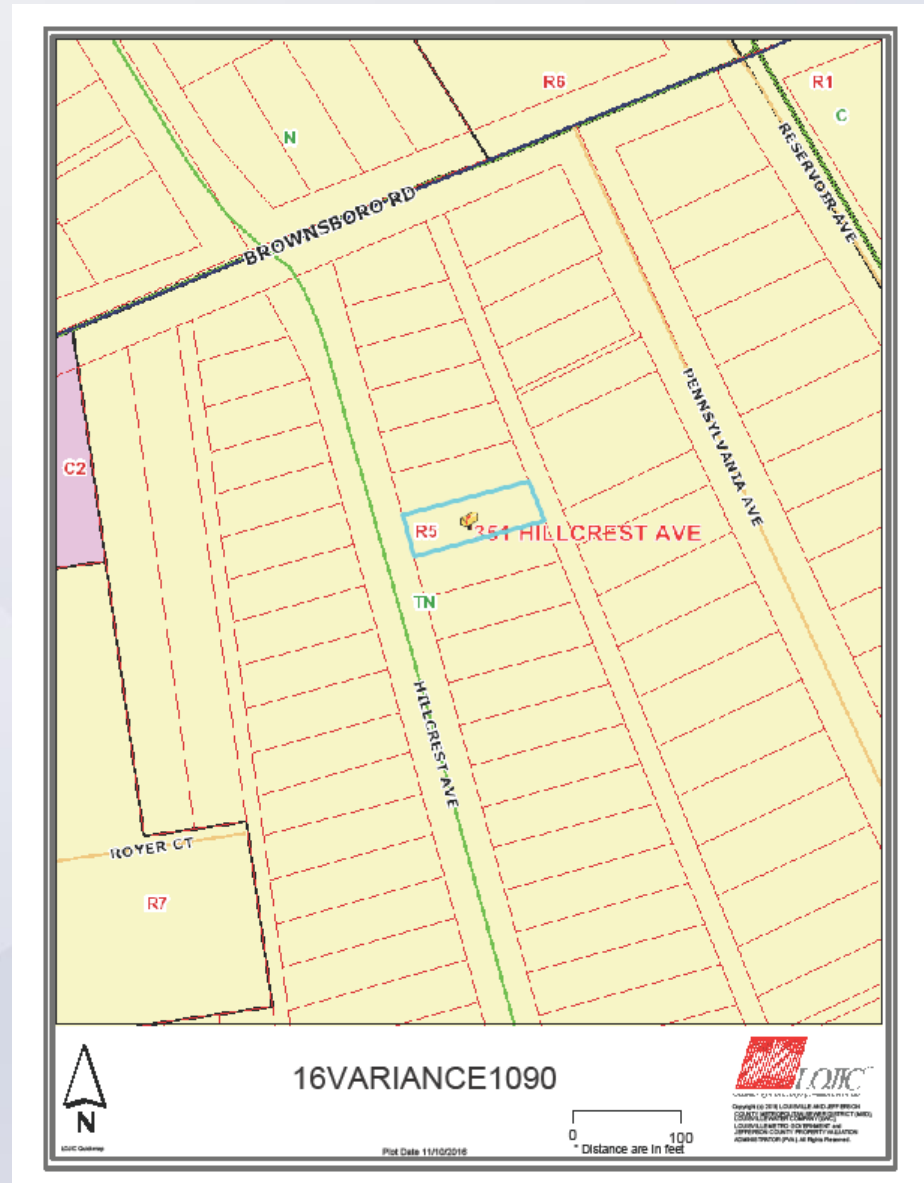
# Zoning/Form Districts

## Subject Property:

- Existing: R-5/Traditional Neighborhood
- Proposed: R-5/Traditional Neighborhood

## Adjacent Properties:

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





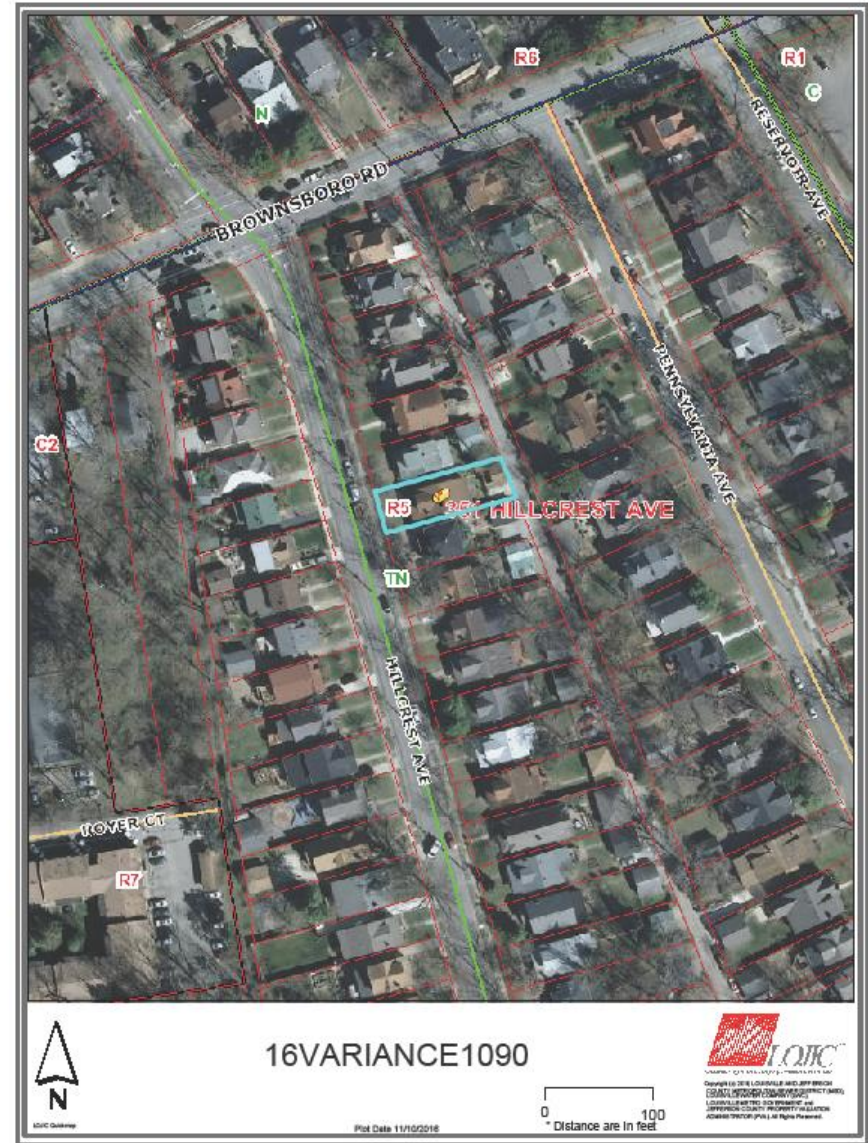
# Aerial Photo/Land Use

## Subject Property:

- Existing: Residential Single family
- Proposed: Residential Single family

## Adjacent Properties:

- North: Residential Single family
- South: Residential Single family
- East: Residential Single family
- West: Residential Single family



# Site Photos-Subject Property



Location of the proposed two car garage.



# Site Photos-Subject Property



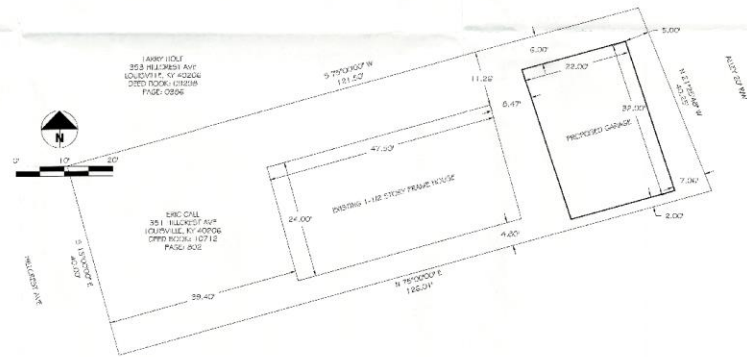
The alley to the rear of the subject site, notice the garages.

# Applicant's Site Plan

NOTES:  
 1. THE PARCEL WAS NOT PROVIDED AND THE PROPERTY IS SUBJECT TO ALL EXISTING  
 SETBACKS, EASEMENTS, DEEDS, AND ENCUMBRANCES, WHETHER THE SAME ARE RECORDED.  
 2. THE SURVEY WAS CONDUCTED BY METHOD OF MANUAL REVISION AND WAS NOT ADJUSTED. THE  
 ERROR OF CLOSURE WAS LESS THAN 0.05' TO 0.07'.  
 3. ADJACENT PROPERTY IS LOCATED IN BLOCK 1000' BY A ROAD OF 100' WIDE. THE  
 PROPERTY IS LOCATED IN BLOCK 1000' BY A ROAD OF 100' WIDE.  
 4. THE PROPERTY IS LOCATED IN BLOCK 1000' BY A ROAD OF 100' WIDE.  
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 8. THE PROPERTY IS LOCATED IN BLOCK 1000' BY A ROAD OF 100' WIDE.  
 9. THE PROPERTY IS LOCATED IN BLOCK 1000' BY A ROAD OF 100' WIDE.  
 10. THE PROPERTY IS LOCATED IN BLOCK 1000' BY A ROAD OF 100' WIDE.



LOCATION MAP  
NO SCALE



SITE PLAN  
T=10'

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RENAISSANCE DESIGN SERVICES

Zone: R-5  
For District: TN



RENAISSANCE DESIGN BUILD, INC.  
 1012 S. Fourth Street  
 Louisville, KY 40203  
 Tel: 502-424-8373 Fax: 502-587-0931  
 www.renaissance-design-build.com



SITE PLAN  
DETACHED GARAGE  
351 HILLCREST AVE  
LOUISVILLE, KY 40206

DATE: 10-30-2016  
 DRAWN BY: ASB  
 CHECKED BY: SRS  
 APPROVED BY: SRS  
 APPROVAL: 11/1/2016

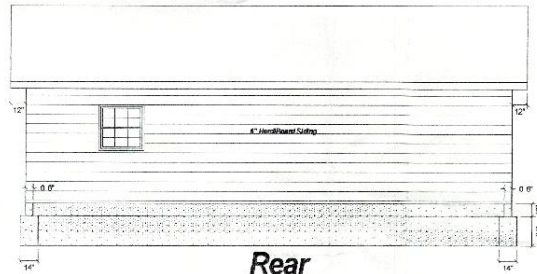
SCALE: AS SHOWN  
 SHEET NO.: 2016-018

SHEET NUMBER  
SI

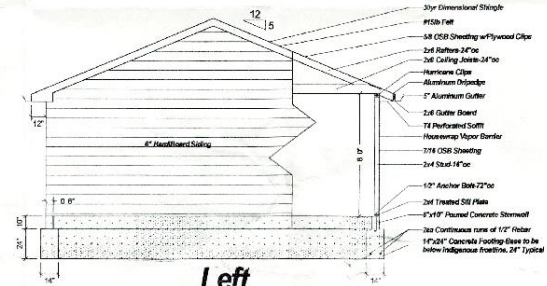


# Elevations

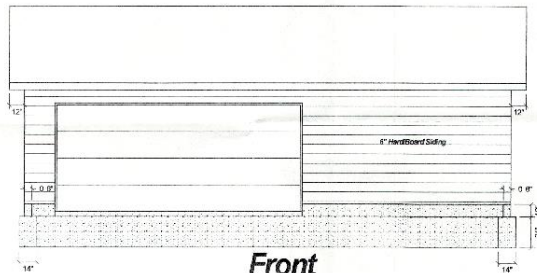
*Disclaimer: This building plan is a conceptual representation based upon information supplied. Builders/contractors are to verify all dimensions, architectural features, materials, and conditions. While general building codes are observed, it is the ultimate responsibility of the builder to ensure compliance with all local, state & federal building codes. Structural integrity is also the responsibility of the builder using accepted methods of construction and acceptance of materials.*



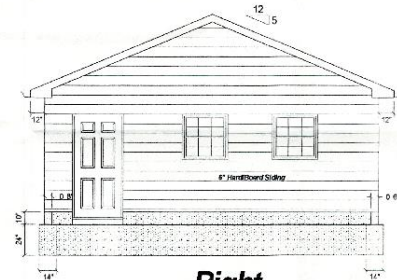
Rear



Left



Front



Right

General Notes		
No.	Description/Issue	Date

Prepared by: G.F.  
**CAD & More...**  
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 Fax: 502-538-8817  
 gwfoster@windstream.net

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 PLANNING &  
 DESIGN SERVICES

Project Name: 2016-001  
**Eric Call**  
 351 Hillcrest  
 Louisville, KY 40206

Detached Garage  
 Date: **9-22-2016**  
 Scale: **1/4"=1'**

**1**



# Conclusions

- The variance request appears to be adequately justified and meet the standard of review.
- Must determine if the proposal meets the standard of review for granting a variance and waiver as established in the Land Development Code (Oct. 2016) from section 5.4.1.D.3 to allow a an 22' x 32' one story one car detached garage to reduce the private yard area by approximately 648 square feet from the required 1,008 sf.

# Required Actions

- **Variance:** from the Land Development Code section 5.4.1.D.3 to reduce the private yard area to less than the 20% of the total lot area. Approve/Deny

Location	Requirement	Request	Variance
Private Yard Area (20% of total lot area)	1,008 sf.	360 sf. (36%)	648 sf. (64%)