

17VARIANCE1064

739 S 43rd Street Addition and Garage



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

**Dante St. Germain, Planner I
November 6, 2017**

Requests

- **Variance:** from Land Development Code section 5.4.1.D.2 to allow a private yard area to be less than 30% of the area of a lot.

Location	Requirement	Request	Variance
Private Yard Area	30% (1,860 sf)	16% (1,013 sf)	14% (847 sf)

Case Summary / Background

- The subject property is located in the Chickasaw neighborhood, and contains a 1 ½ story single-family residence.
- The applicant proposes to construct a new detached garage on the alley, and a new one-story addition on the rear of the existing structure.
- This will reduce the private yard area from the required 30% to 16% of the area of the lot.
- This case is continued from the October 30th, 2017 meeting to give the applicant an opportunity to appear before the Board.

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



739 S 43rd Street
feet

130
Map Created: 10/18/2017



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COUNTY METROPOLITAN SEWER DISTRICT (MSD),
LOUISVILLE WATER COMPANY (LWC),
LOUISVILLE METRO GOVERNMENT and
JEFFERSON COUNTY PROPERTY VALUATION
ADMINISTRATOR (PVA). All Rights Reserved.

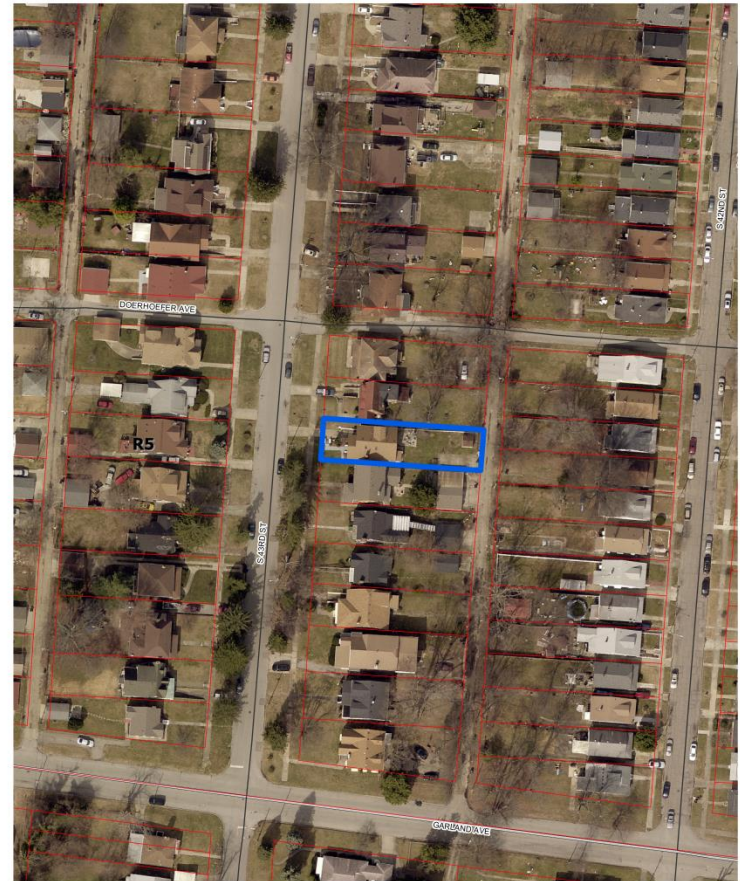
Aerial Photo/Land Use

Subject Property:

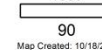
- Existing: Single Family Residential
- Proposed: Single Family Residential

Adjacent Properties:

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



739 S 43rd Street
feet



Map Created: 10/18/2017



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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 S 43rd Street.

Site Photos-Subject Property



The addition under construction at the rear of the principal structure.

Site Photos-Subject Property

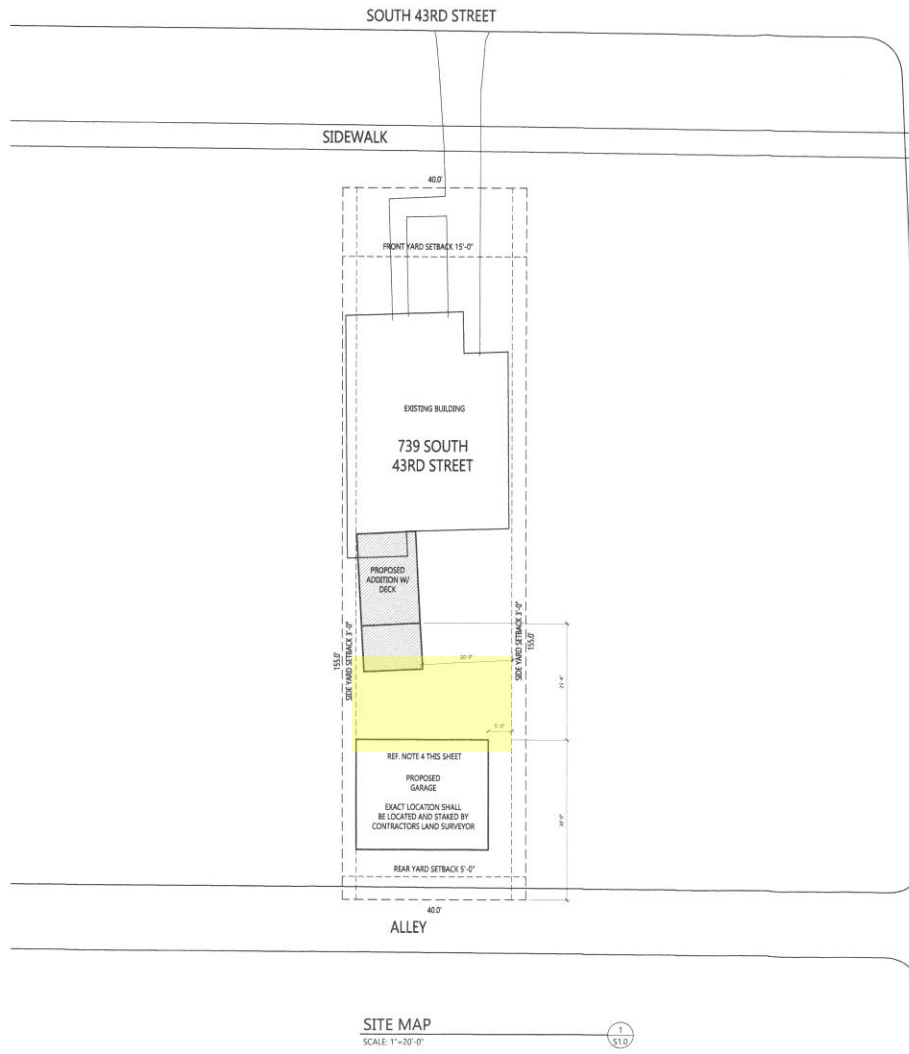


The current private yard area.

Site Photos-Subject Property



The current parking area to be converted
into a garage.



NOTE:

1. CONTRACTOR SHALL REVIEW GENERAL NOTE SHEET PRIOR TO STARTING CONSTRUCTION.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. IF THERE IS AN ERROR OR QUESTION WITH THE DIMENSIONS OR DESIGN CONCEPT, CONTRACTOR SHALL CONTACT HODS, INC. WITHOUT NOTIFICATION, THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR HIS/HERS INTERPRETATION OF THE DESIGN AND CONSTRUCTION.
3. CONTRACTOR SHALL REFERENCE STRUCTURAL NOTES PRIOR TO CONSTRUCTION ON SHEET GNI.
4. THIS SITE LAYOUT PLAN IS SOLELY A GRAPHICAL REPRESENTATION. THE ACTUAL STAKING & SITE PLAN WILL BE PROVIDED BY OTHERS.

ZONING DISTRICT: "R-5"

MIN. LOT AREA: N/A
MIN. LOT WIDTH: NONE
MIN. FRONT SETBACK: 15 FEET
MIN. SIDE YARD SETBACK: 3 FEET
MAX. FRONT SETBACK: N/A
MIN. SIDE YARDS (Each): NONE
MIN. REAR YARD SETBACK: 5 FEET
MAX BUILDING HEIGHT: 45 FEET/3 STORY

PROJECT NO. 2017-033
DRAWN BY: D. KISH
CHECKED BY: HDS, INC.
APPROVED BY:
PLOT DATE: 08 AUGUST 2017
REVISIONS:

ADDITION FOR
739 SOUTH 43RD ST.

STAMP: _____

SITE MAP

WEST MARKET STREET
SUITE 100
LOUISVILLE, KENTUCKY
40202-2600

502.589.2903 VOICE
502.587.6416 FAX
1.800.497.1655
WWW.HCCINC.COM

HDDS
inc.
DESIGN • BUILD • INNOVATE

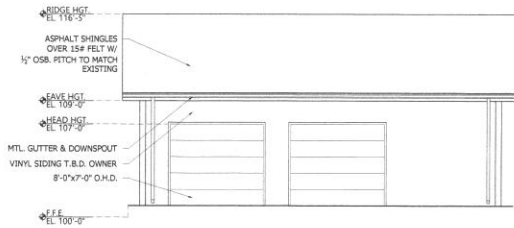
SHEET TITLE
 SITE MAP
 SHEET NUMBER
S1.0

RECEIVED

SEP 18 2017

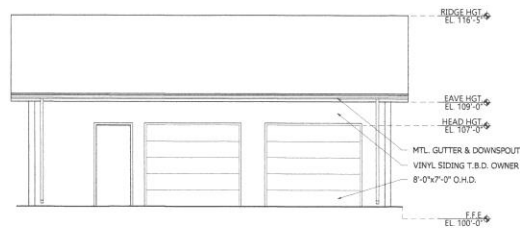
PLANNING &
DESIGN SERVICES

Elevations



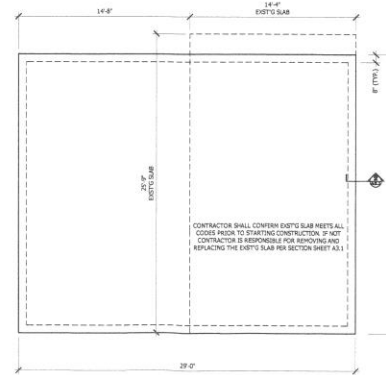
REAR ELEVATION
SCALE: 1/4"=1'-0"

5
A1.1



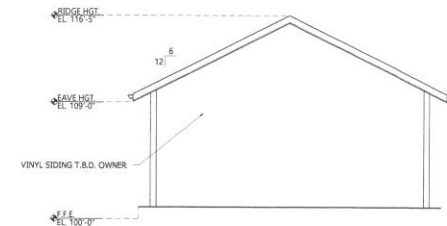
FRONT ELEVATION
SCALE: 1/4"=1'-0"

3
A1.1



GARAGE SLAB PLAN
SCALE: 1/4"=1'-0"

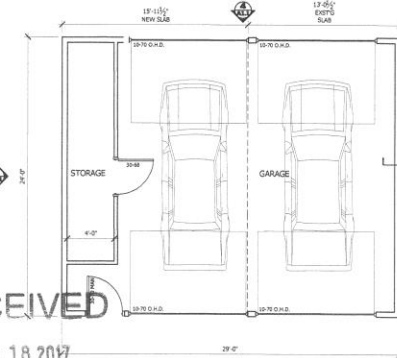
2
A1.1



LEFT & RIGHT ELEVATION
SCALE: 1/4"=1'-0"

4
A1.1

NOTE:
TABLE 602.4 CONTINUOUS FRAMING
PORTAL FRAME



GARAGE PLAN
SCALE: 1/4"=1'-0"

1
A1.1

PROJECT NO.	2017011
DRAWN BY	D. KIPKE
CHECKED BY	H. HODS, INC.
APPROVED BY	
PLAT DATE	08 AUGUST 2017
REVISIONS	

ADDITION FOR
739 SOUTH 43RD ST.

739 SOUTH 43RD STREET, LOUISVILLE, KENTUCKY

STAMP

GARAGE PLANS AND
ELEVATIONS

WEST MARKET STREET
SUITE 100
LOUISVILLE, KENTUCKY
40202-2800

800.886.2903 VOICE
800.887.4414 FAX
1.800.487.1855
WWW.HODSINC.COM

HDDS
DESIGN • BUILD • INNOVATE

PROJECT TITLE
PLANS
REVISIONS
A1.1

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Conclusions

- The variance request appears to be adequately justified and meets 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 (August 2017) from section 5.4.1.D.2 to allow a private yard area to be less than 30% of the area of a lot.

Required Actions

- **Variance:** from Land Development Code section 5.4.1.D.2 to allow a private yard area to be less than 30% of the area of a lot. Approve/Deny

Location	Requirement	Request	Variance
Private Yard Area	30% (1,860 sf)	16% (1,013 sf)	14% (847 sf)