

21-VARIANCE-0012

Deerwood Avenue Variance



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

**Zach Schwager, Planner I
March 1, 2021**

Request

- **Variance:** from Land Development Code table 5.2.2 to allow an addition to an existing principal structure to encroach into the required side yard setback

Location	Requirement	Request	Variance
Side Yard	3 ft.	0.21 ft.	2.79 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 Deer Park neighborhood on the south side of Deerwood Avenue in between Fernwood Avenue and Bardstown Road.

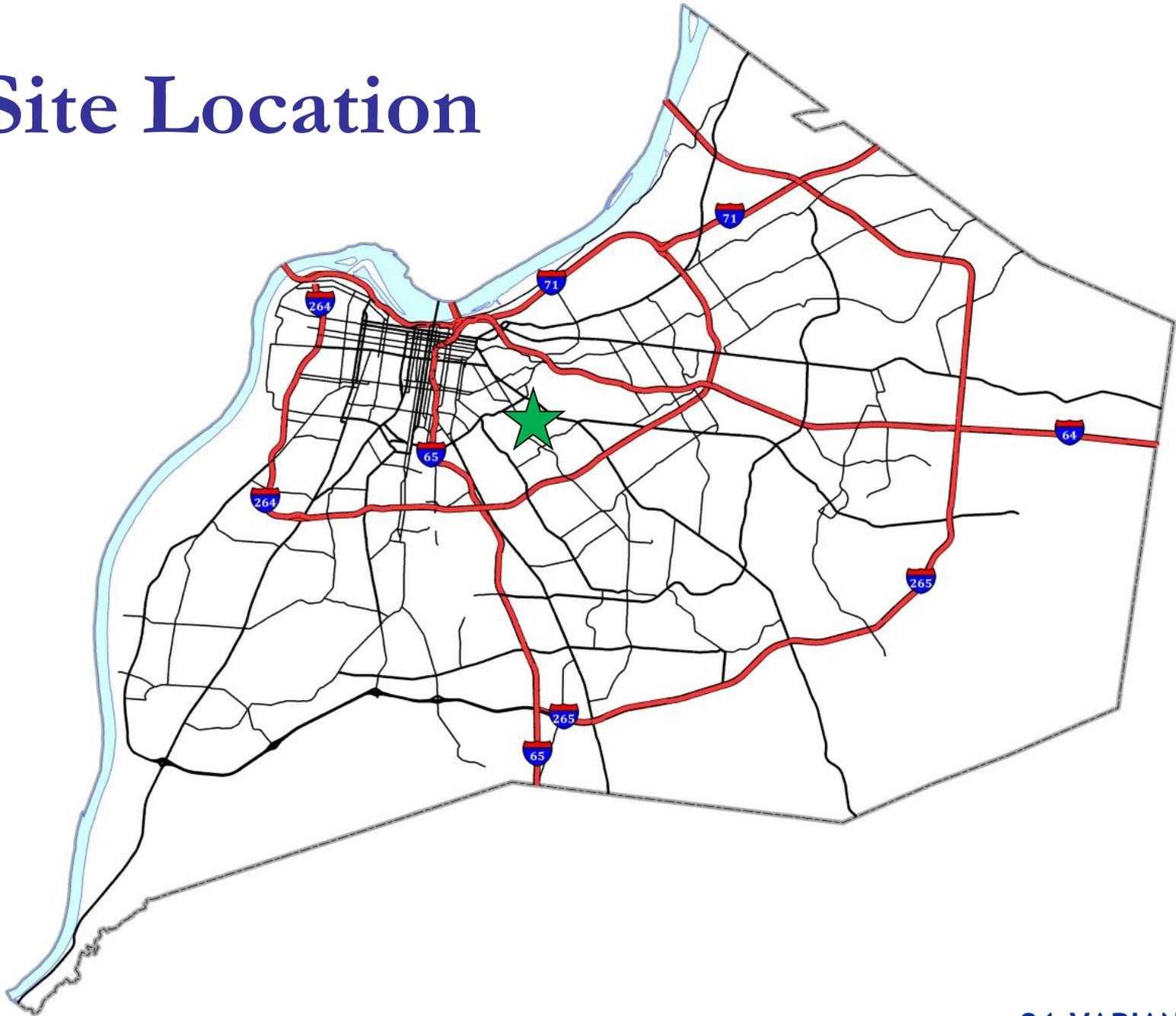
Case Summary / Background

- The applicant is proposing to construct an addition on the rear of the principal structure that will encroach the same distance into the side yard setback as the existing structure.

Case Summary / Background

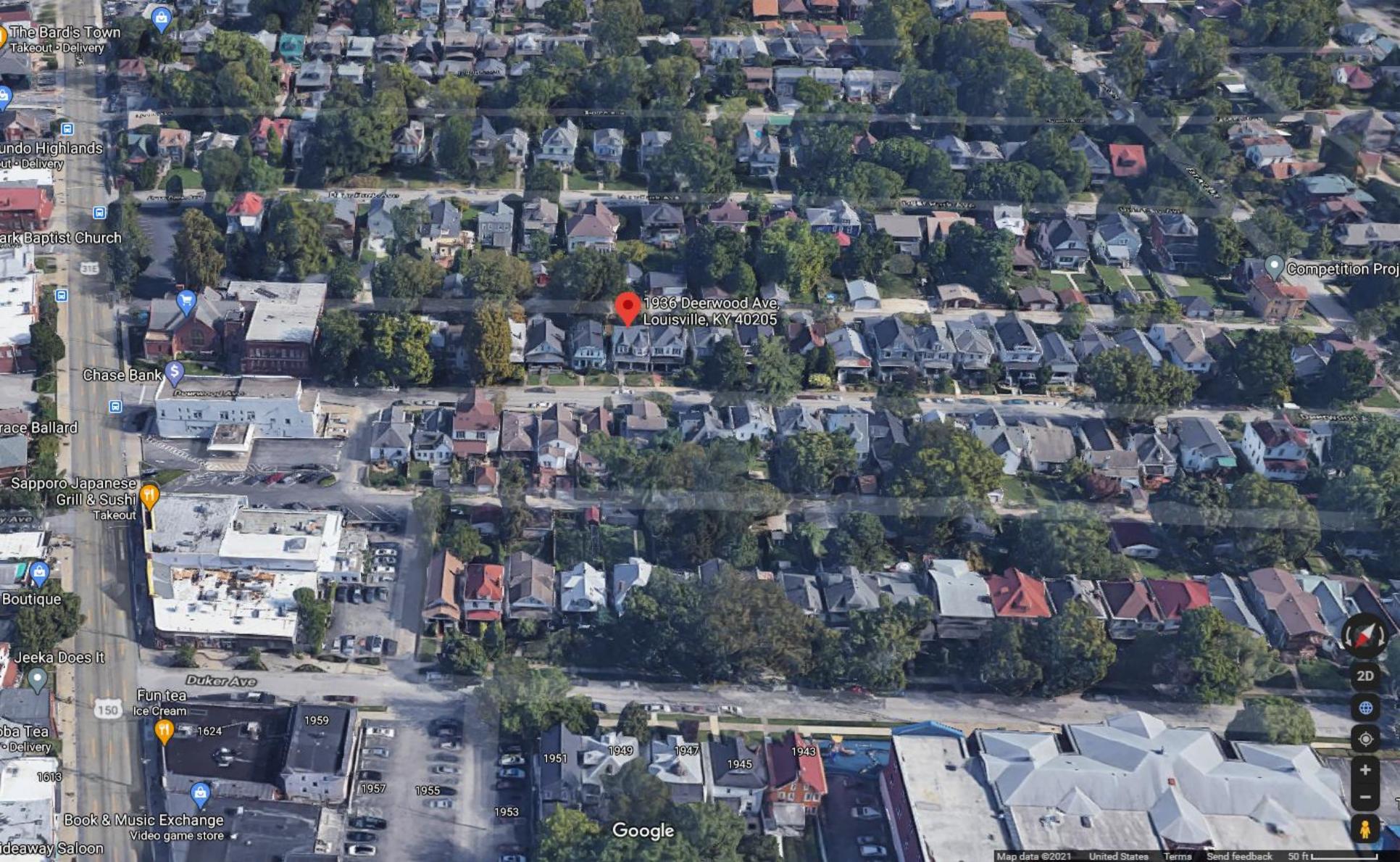
- The applicant has provided staff with the signature from the affected property owner allowing access for construction and maintenance of the proposed structure.

Site Location









Site Plan

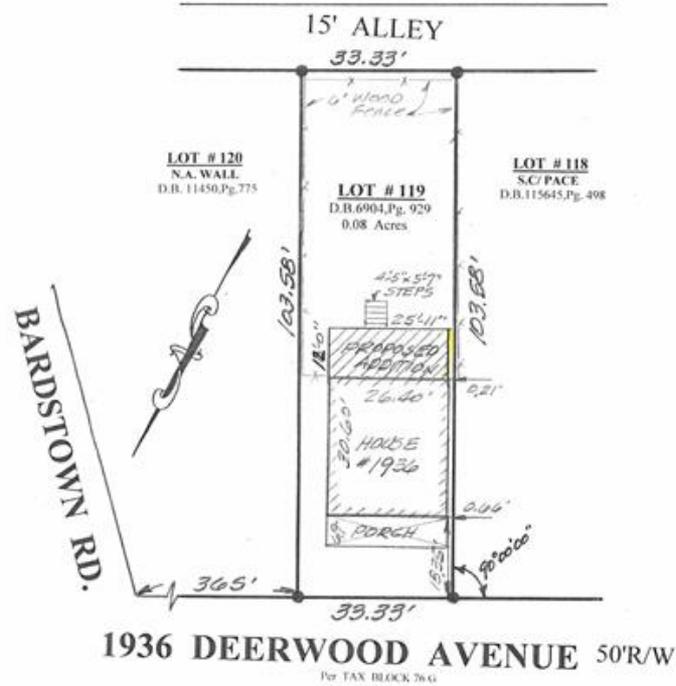
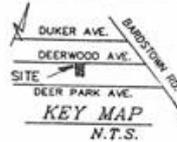
NOTES:

The basis of bearing for this survey is N.85° 57' 57" W per Record Plat recorded in Pl. Cab. 7, Slide 354 in the Office of Clerk Shelby Co., Kentucky.

The tract shown on this plat is subject to all easements and right-of-ways and restrictions, visually apparent and of record.

MONUMENT LEGEND

- Set 1/2" Rebar, 18" long W/Cap Stamped "C.R.P. #2600"(Unless otherwise noted)
- Found Iron Pin (no cap)



LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat and survey were made under my supervision and that the angular and linear measurements as witnessed by monuments shown hereon are true and correct to the best of my knowledge and belief. This survey was made by method of random traverse with side shots. The unadjusted closure ratio of the traverse was 1: 15,200 and was adjusted. This survey and plat meets or exceeds the minimum standards of governing authorities for a Class "A" Survey.

R.L. Rosenthal
 Registered Land Surveyor, KY



BOUNDARY SURVEY

For: **MONICA L. SCHROEDER**
 1936 DEERWOOD AVENUE
 D.B. 6904 Pg. 929
 TAX BLOCK 76 G, LOT # 157
 JEFFERSON COUNTY, KY

Scale: 1" = 20' Date: Oct. 26th, 2020

C. R. P. & ASSOCIATES, INC.
 7321 New La Grange Road, Suite 111
 Louisville, KY 40222
 (502) 423-8747



Site Photos-Subject Property

February 17, 2021 at 1:28:17 PM



Front of subject property.

Site Photos-Subject Property

February 17, 2021 at 1:28:19 PM



Property to the left.

Site Photos-Subject Property

February 17, 2021 at 1:28:22 PM



Property to the right.

Site Photos-Subject Property



Site Photos-Subject Property



Existing side yard setback.

Site Photos-Subject Property



Conclusion

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

Required Action

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

Approve/Deny

Location	Requirement	Request	Variance
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