

**17VARIANCE1027**

**1306 Willow Ave**



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

**Dante St. Germain, Planner I**

**June 5, 2017**

# Request

- **Variance:** from Land Development Code section 5.4.1.D.2 to allow a private yard area to be less than 30% of the lot area for a lot 6,000 square feet or greater in area.

Location	Requirement	Request	Variance
Private Yard Area	2,160 sq. ft.	1,692 sq. ft.	468 sq. ft.

# Case Summary / Background

- The applicant proposes a screened porch at the rear of the existing 2 ½ story residence on the property.
- The porch will replace an existing deck in the same location.
- The subject lot is 40' x 180', an area of 7,200 square feet.
- The required private yard area is 30% of the lot (2,160 sq. ft.) and the applicant proposes a private yard area 23.5% of the lot (1,692 sq. ft.).

# Case Summary / Background

## Previous cases on site:

- B-216-06 - Board of Zoning Adjustment approved variances for a detached garage, to allow the private yard area to be 2,037 sq. ft. and for the garage to encroach into the required side yard.
- 17COA1083 - Historic Landmarks and Preservation Districts Commission staff approved a Certificate of Appropriateness for the screened porch, with the condition of approval that the requested variance for the private yard area be approved.

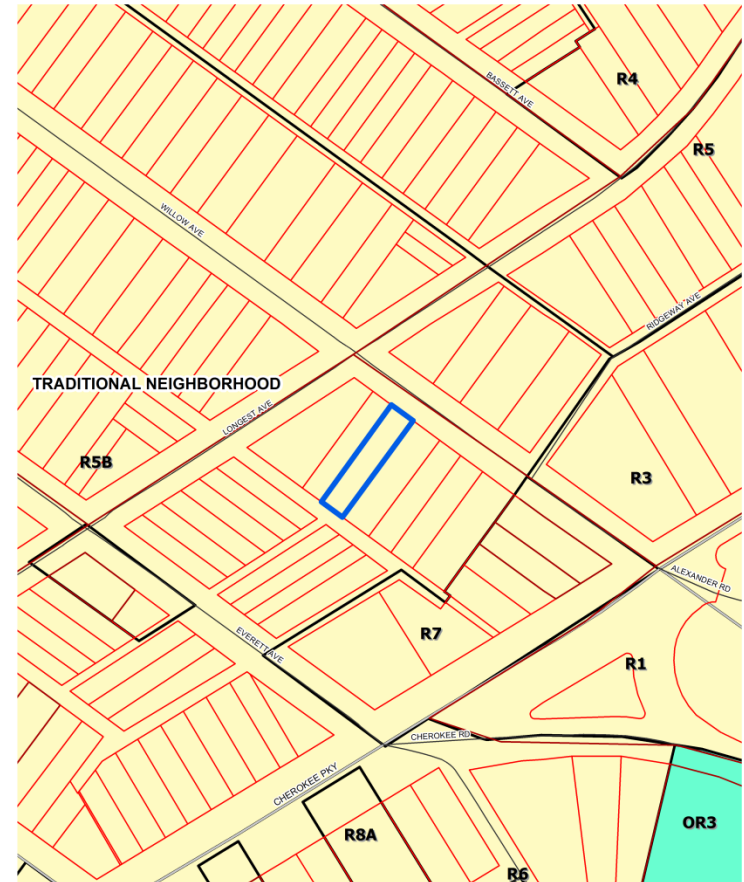
# Zoning/Form Districts

## Subject Property:

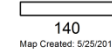
- Existing: R-5B/Traditional Neighborhood
- Proposed: R-5B/Traditional Neighborhood

## Adjacent Properties:

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



1306 Willow Ave  
feet



140  
Map Created: 5/25/2017



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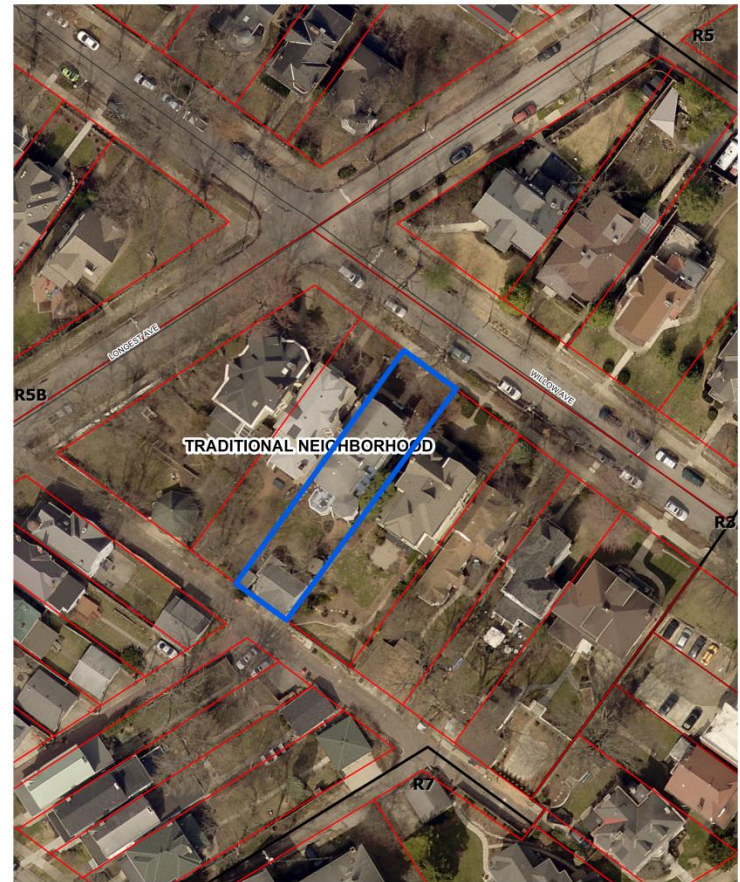
# Aerial Photo/Land Use

## 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: Single Family Residential



1306 Willow Ave  
feet



50  
Map Created: 5/25/2017



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# Site Photos-Subject Property



The front of the residence.

# Site Photos-Subject Property



The existing private yard area and garage.



# Site Photos-Subject Property



The existing private yard area, looking south-east.

# Site Photos-Subject Property



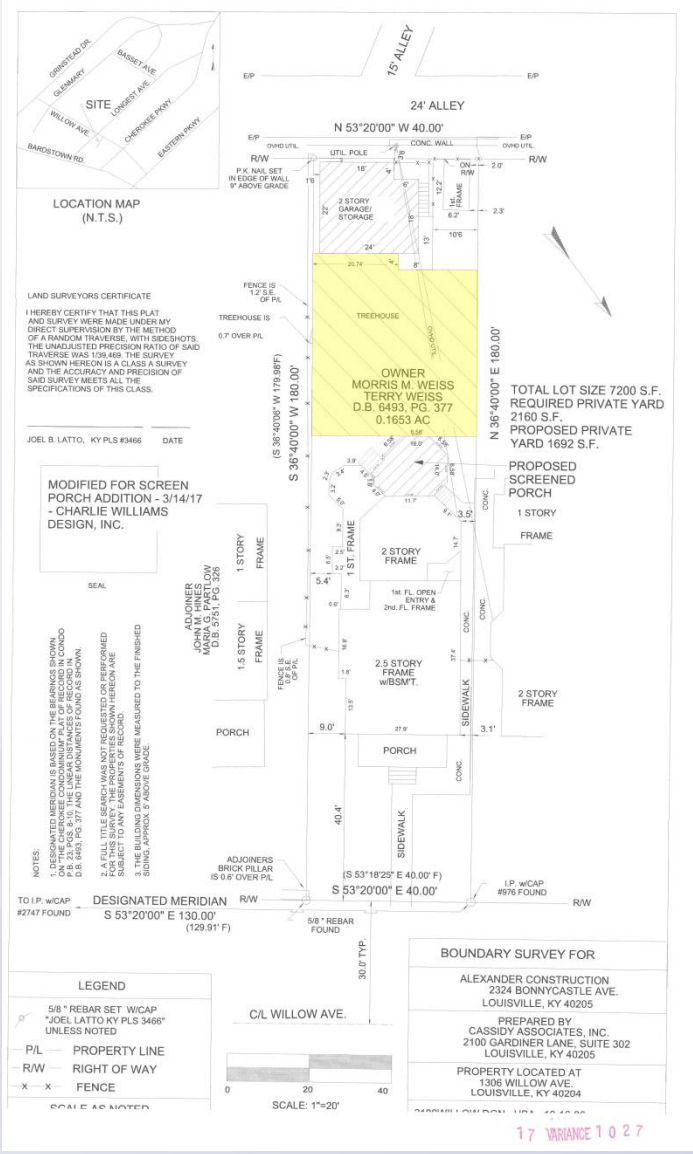
The existing private yard area, looking northwest.

# Site Photos-Subject Property



The existing deck to be replaced.

# Applicant's Site Plan



# Elevations

WEISS RESIDENCE  
1306 WILLOW AVE  
LOUISVILLE, KY 40204



RECEIVED  
MAY 12 2017  
CHARLIE WILLIAMS DESIGN SERVICE, INC.

CHARLIE WILLIAMS DESIGN, INC.  
1626 WINDSOR PLACE  
LOUISVILLE, KY 40204  
502 459 1810

17 VARIANCE 1027



# Elevations

WEISS RESIDENCE  
1306 WILLOW AVE  
LOUISVILLE, KY 40204

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DESIGN SERVICES



SOUTH ELEVATION

SCALE 1/4" = 1'-0"

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# Elevations

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1306 WILLOW AVE  
LOUISVILLE, KY 40204



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EAST ELEVATION

SCALE 1/4" = 1'-0"

CHARLIE WILLIAMS DESIGN, INC.  
1626 WINDSOR PLACE  
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# Elevations

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WEST ELEVATION

SCALE 1/4" = 1'-0"

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# Conclusions

- Must determine if the proposal meets the standard of review for granting a variance as established in the Land Development Code (May 2017) from section 5.4.1.D.2 to allow a private yard area to be less than 30% of the area of the 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 the lot. Approve/Deny

Location	Requirement	Request	Variance
Private Yard Area	2,160 sq. ft.	1,692 sq. ft.	468 sq. ft.