

16VARIANCE1068 1704 Speed Avenue



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

**Ross Allen, Planner I
October 3, 2016**

Request(s)

- **Variance:** from the Land Development Code section 5.3.1.C, table 5.3.1 to allow single story home and detached garage to encroach into the minimum street side yard setback along Randor Avenue by approximately 20.59 feet.

Location	Requirement	Request	Variance
Street Side Yard Setback	25 ft.	4.41 ft.	20.59 ft.

Case Summary / Background

- Applicant is proposing to construct a 1,618 sf. single story home and a 264 sf. single story detached garage of which both encroach into the street side yard setback located along Radnor Ave.
- The parcel is triangular shaped running length wise along Randor Avenue and a front along Speed Ave. The home is situated horizontal to Randor Ave. within the confines of the parcel.

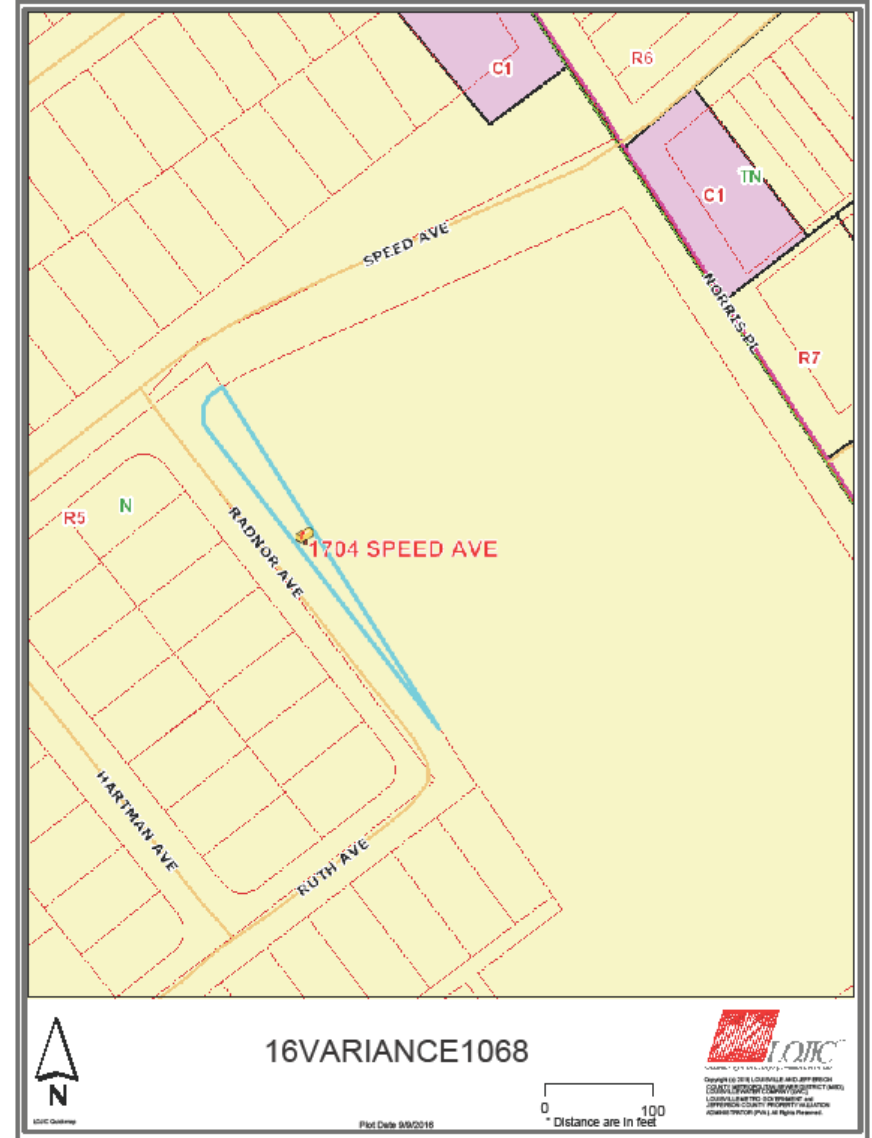
Zoning/Form Districts

Subject Property:

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

Adjacent Properties:

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



Aerial Photo/Land Use

Subject Property:

- Existing: Commercial
- Proposed: Commercial

Adjacent Properties:

- North: Interstate Right of Way (I-264)
- South: Commercial
- East: Commercial
- West: Commercial



Site Photos-Subject Property



Looking Southeast at the parcel frontage from Speed Ave.

Site Photos-Subject Property



The subject site (on the left) looking from Speed Ave. down Radnor Ave.

Site Photos-Subject Property



Looking from the corner of Ruth Ave. and Radnor Ave. at the subject site from the rear towards Speed Ave.

Surrounding-Subject Property



Surrounding-Subject Property



Surrounding-Subject Property

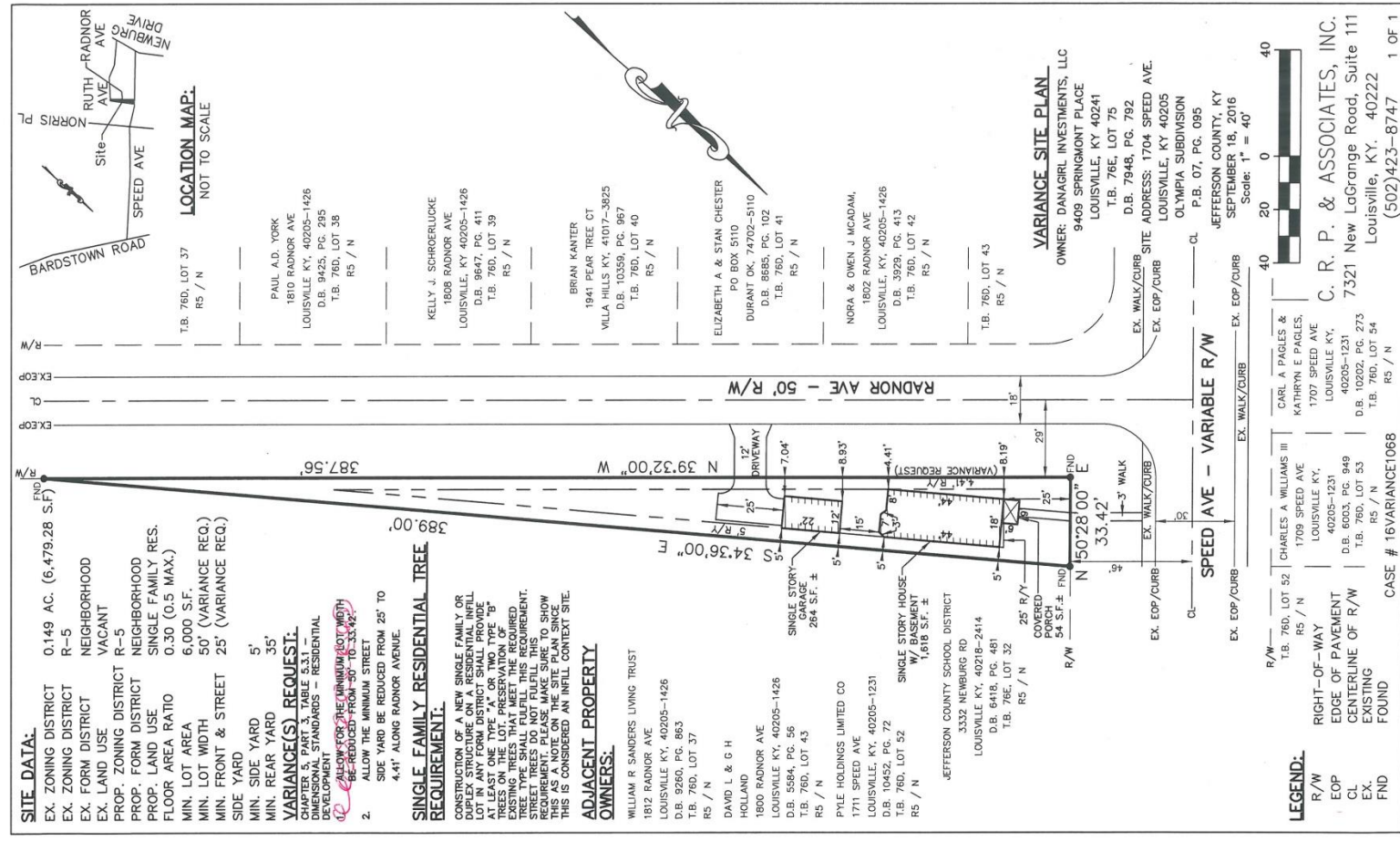


Surrounding-Subject Property



Looking down Radnor Ave. towards Speed Ave.
notice the homes facing the street.

Applicant's Site Plan



Conclusions

- The variance request appears to be adequately justified and meets the standard of review.
- The Board of Zoning Adjustment must determine if the proposal meets the standard of review for granting a variance as established in the Land Development Code from 5.3.1.C, table 5.3.1 to allow single story home and detached garage to encroach into the minimum street side yard setback along Randor Avenue by approximately 20.59 feet.

Required Actions

- **Variance:** from the Land Development Code 5.3.1.C, table 5.3.1 to allow single story home and detached garage to encroach into the minimum street side yard setback along Radnor Ave. by approximately 20.59 feet. Approve/Deny