

**17VARIANCE1020**

**1004 Camden Ave**



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

**Dante St. Germain, Planner I**

**May 1, 2017**

# Requests

- **Variance:** from Land Development Code section 5.4.1.D.3 to allow a private yard area to be less than the required 20% of the lot on a lot less than 6,000 square feet.

Location	Requirement	Request	Variance
Private Yard Area	989 sq. ft.	0 sq. ft.	989 sq. ft.

# Case Summary / Background

- The applicant proposes to build a new 533.5 square foot addition onto the rear of the existing one-story residence.
- The rear of the addition will extend beyond the front of the existing garage. The addition is proposed to be 2' 10" from the front of the garage and 2' 6" from the side of the garage. This eliminates the private yard area of the lot.

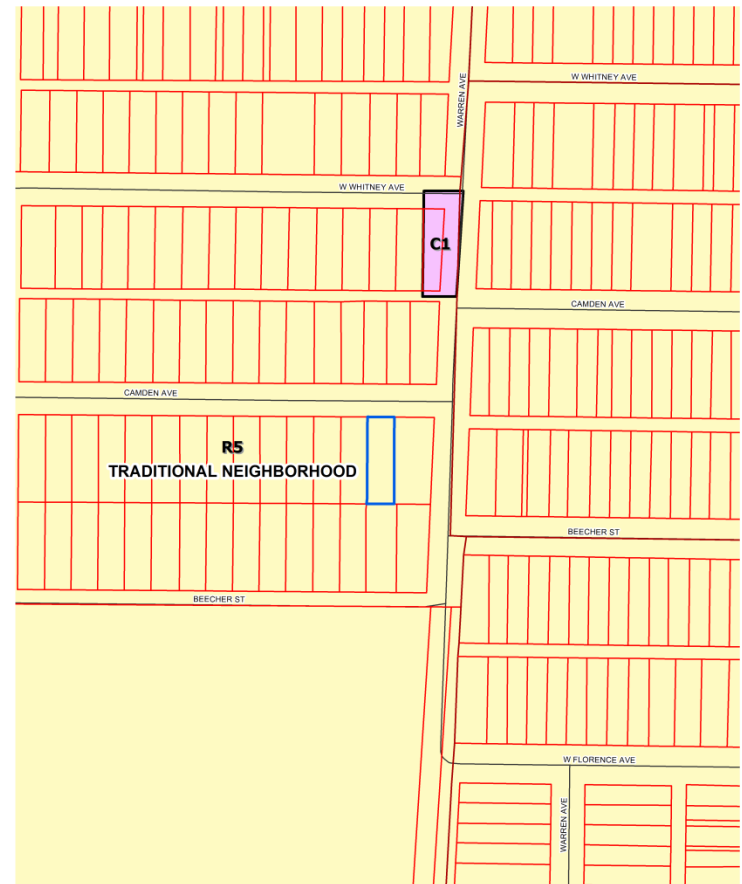
# Zoning/Form Districts

## 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



1004 Camden Avenue  
feet

140  
Map Created: 4/20/2017



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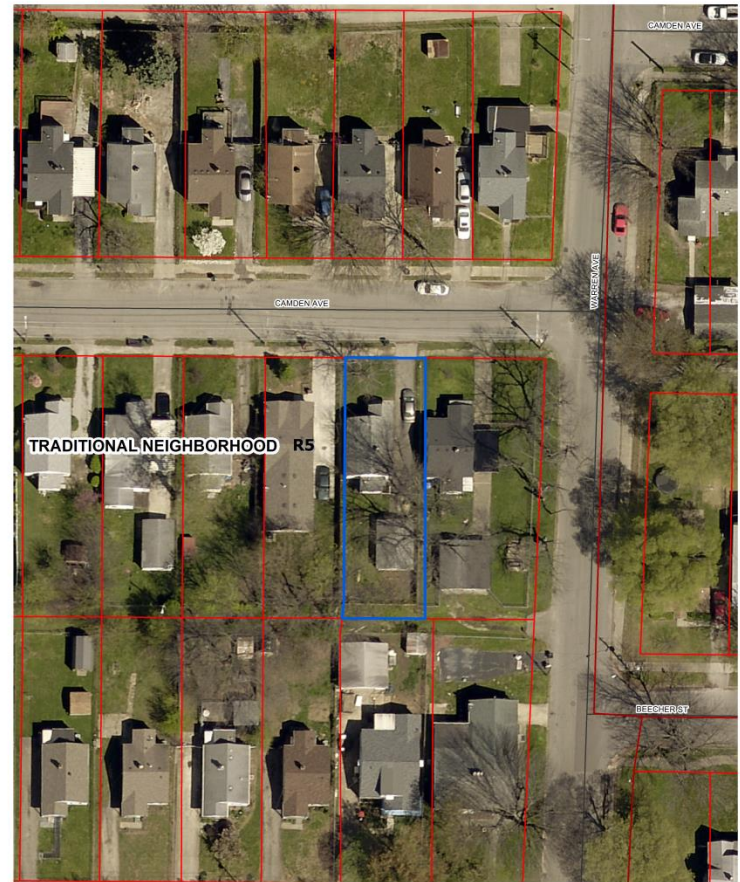
# Aerial Photo/Land Use

## 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



1004 Camden Avenue  
feet



Map Created: 4/20/2017



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# Site Photos-Subject Property



The front of the subject property

# Site Photos-Subject Property



The properties across Camden Avenue.

# Site Photos-Subject Property



The existing garage.



# Site Photos-Subject Property



The area beside the garage where the addition will be constructed.

# Site Photos-Subject Property



The rear yard behind the garage.

# Site Photos-Subject Property



The area next to the garage.

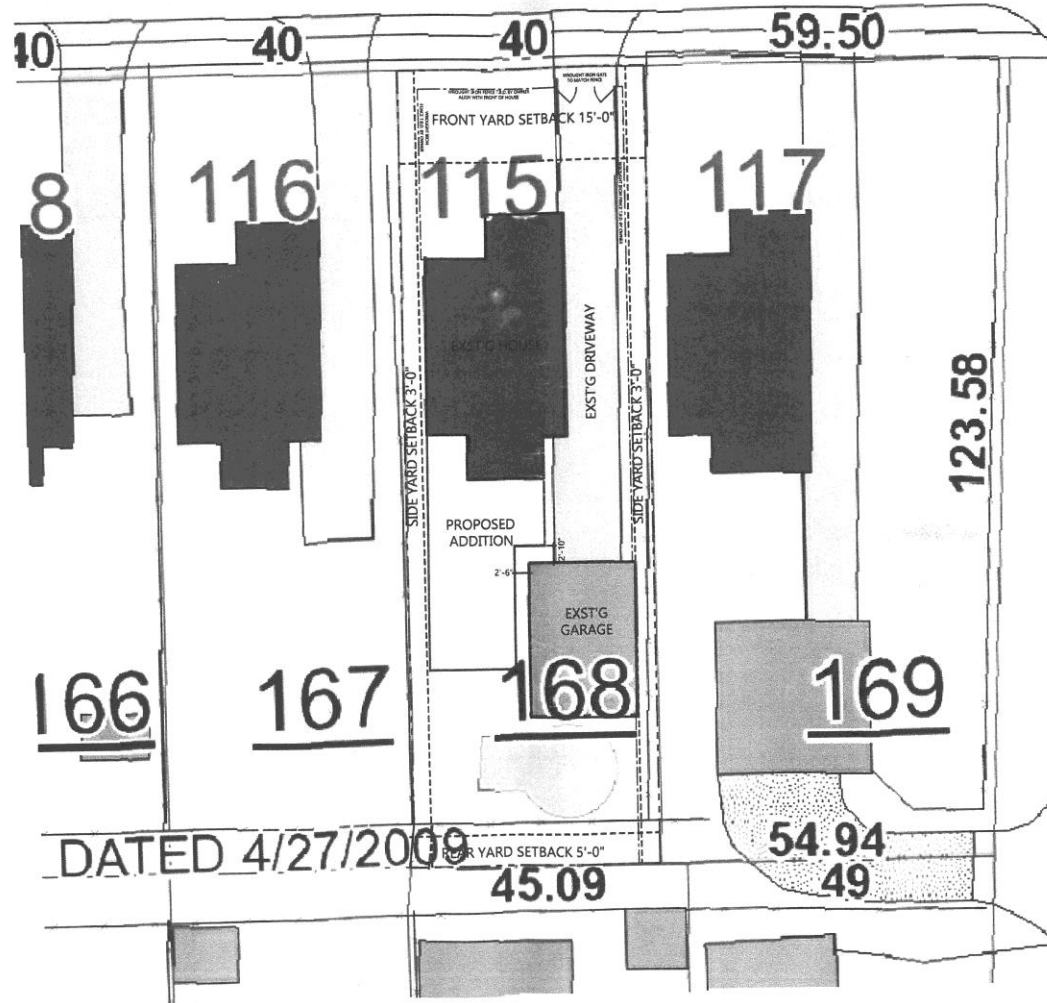
# Site Photos-Subject Property



The existing private yard area and the rear of the existing structure.

# Applicant's Site Plan

NOTE:  
THIS INFORMATION WAS  
TAKEN FROM LOJIC. IT IS  
SUGGESTED THAT A  
FORMAL SURVEY BE DONE.



DATED 4/27/2009

SITE PLAN  
SCALE: NOT TO SCALE (N.T.S.)

1  
S10

PROJECT NO:  
DRAWN BY:  
CHECKED BY:  
APPROVED BY:  
PLOT DATE:  
REVISIONS:

RECEIVED

APR 10 2017  
PLANNING &  
DESIGN SERVICES

EXISTING CONDITIONS FOR  
JACKSON RESIDENCE  
1000 CAMDEN AVENUE, LOUISVILLE, KENTUCKY 40215

STAMP:

EXISTING SITE PLAN

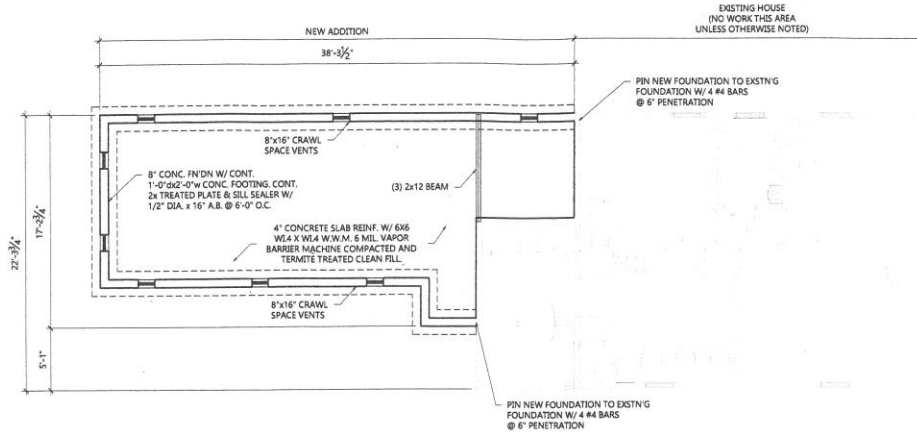
WEST MARKET STREET  
SUITE 101  
LOUISVILLE, KENTUCKY  
40203-2800  
502-589-3993 VOICE  
WWW.HDDSDSIGN.COM  
502-587-6416 FAX  
1800-497-1155

HDDS  
DESIGN • BUILD • INNOVATE

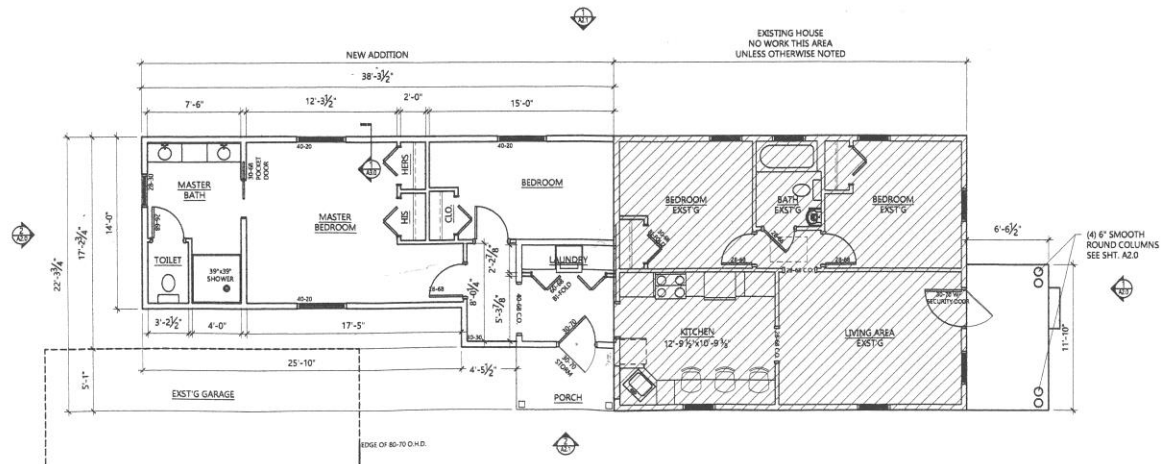
WESTMARK  
EXISTING  
SITE PLAN  
WESTMARK  
S10

17 VARIANCE 1020

# Applicant's Site Plan



**PROPOSED FOUNDATION PLAN** 1  
SCALE: 1/4"=1'-0"



**PROPOSED 1ST FLOOR PLAN** 2  
SCALE: 1/4"=1'-0"

RECEIVED  
APR 10 2017  
PLANNING &  
DESIGN SERVICES

PROJECT NO:  
201604  
DRAWN BY:  
S. GIBB  
CHECKED BY:  
HDD/S  
APPROVED BY:  
PLOT DATE:  
14 OCT 2016  
REVISED BY:

RESIDENTIAL ADDITION FOR  
JACKSON RESIDENCE  
1004 CAMDEN AVENUE, LOUISVILLE, KENTUCKY 40215

PROPOSED FOUNDATION  
& FLOOR PLAN

WEST MARKET STREET  
SUITE 100  
LOUISVILLE, KENTUCKY  
40202-8903  
502.589.3808 VOICE  
WWW.HDDSD.COM  
502.582.8418 FAX  
1.800.497.1255

**HDDS**  
DESIGN • BUILD • INNOVATE

FILED TITLE  
PROPOSED FOUNDATION  
& FLOOR PLAN  
SHEET NUMBER  
A1.0

17 VARIANCE 1020

# Elevations

RECEIVED

APR 10 2007

PLANNING &  
DESIGN SERVICES

PROJECT NO:  
3816.00  
DRAWN BY:  
S. BLUM  
CHECKED BY:  
HDDS, INC.  
APPROVED BY:  
PLOT DATE:  
REVISIONS:

NO.	DESCRIPTION

RESIDENTIAL ADDITION FOR  
JACKSON RESIDENCE  
1004 CAMDEN AVENUE, LOUISVILLE, KENTUCKY 40215

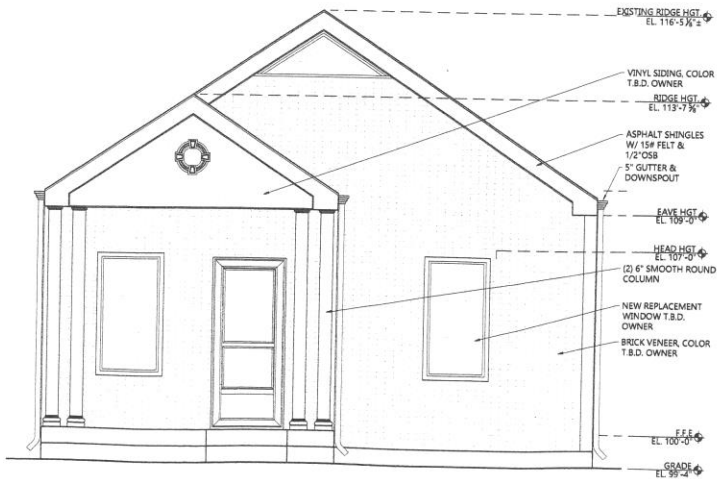
STAMP:

PROPOSED ELEVATIONS

WEST MARKET STREET  
SUITE 101  
LOUISVILLE, KENTUCKY  
40202-2620  
902.269.2905 VOICE  
WWW.HDDSDC.COM  
902.267.8116 FAX  
1.800.497.1855

**HDDS**  
DESIGN • BUILD • INNOVATE

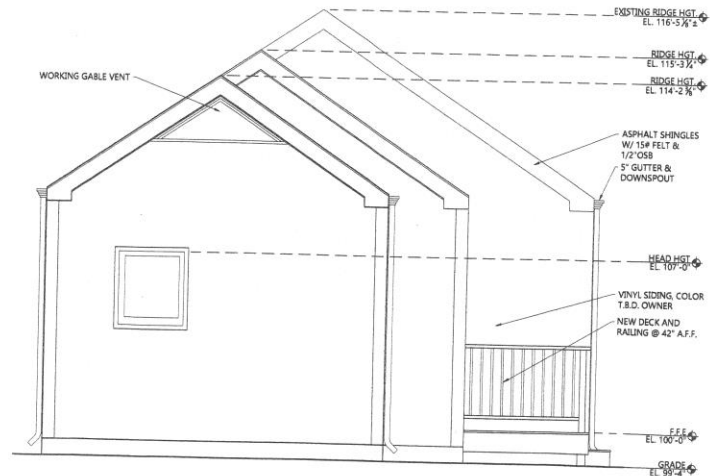
SHEET TITLE  
PROPOSED  
ELEVATIONS  
SHEET NUMBER



PROPOSED FRONT ELEVATION

SCALE: 1/2"=1'-0"

1  
A2.0



PROPOSED REAR ELEVATION

SCALE: 1/2"=1'-0"

2  
A2.0

17 VARIANCE 1020

# Elevations

RECEIVED

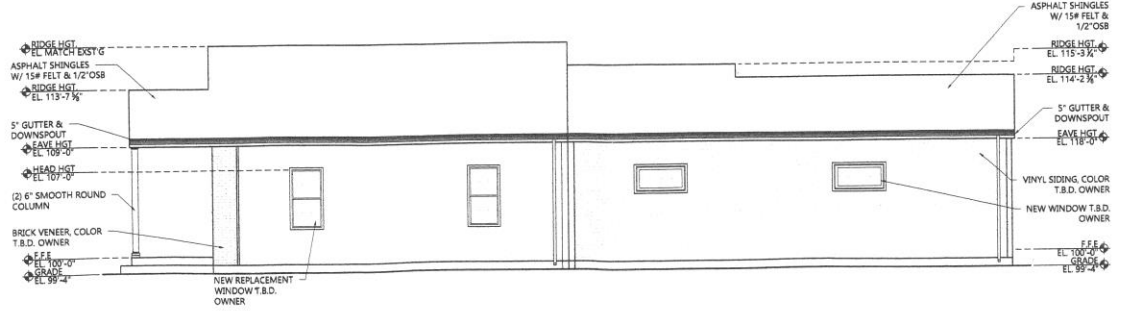
APR 10 2020

PLANNING &  
DESIGN SERVICES

PROJECT NO: 17VARIANCE1020  
DRAWN BY: S. ALPHE  
CHECKED BY: HODS, PK.  
APPROVED BY: HODS, PK.  
PLOT DATE: 4/10/20  
REVISIONS:



PROPOSED RIGHT ELEVATION 2  
SCALE: 1/4"=1'-0"



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

RESIDENTIAL ADDITION FOR JACKSON RESIDENCE  
1000 CAMDEN AVENUE, LOUISVILLE, KENTUCKY 40215

STAMP:

PROPOSED ELEVATIONS

WEST MARKET STREET  
SUITE 101  
LOUISVILLE, KENTUCKY  
40203-2800  
502.589.3803 VOICE  
WWW.HODSINC.COM  
502.587.6416 FAX  
1.800.671.1558

HDDS  
DESIGN • BUILD • INNOVATE

17 VARIANCE 1020  
PROJECT NO: 17VARIANCE1020  
DRAWN BY: S. ALPHE  
CHECKED BY: HODS, PK.  
APPROVED BY: HODS, PK.  
PLOT DATE: 4/10/20  
REVISIONS:



# Conclusions

- Must determine if the proposal meets the standard of review for granting a variance as established in the Land Development Code (Jan. 2017) from section 5.4.1.D.3 to allow a private yard area to be less than the required 20% of the lot area for a lot less than 6,000 square feet.

# Required Actions

- **Variance:** from Land Development Code section 5.4.1.D.3 to allow a private yard area to be less than 20% of the lot area for a lot less than 6,000 square feet. Approve/Deny

Location	Requirement	Request	Variance
Private Yard Area	989 sq. ft.	0 sq. ft.	989 sq. ft.