

Board of Zoning Adjustment Non-Hearing Staff Report

January 12, 2015



Case No:	14VARIANCE1114
Project Name:	Rear Addition
Location:	2426 Ransdell Avenue
Owner(s):	Lee T. White & Katherine K. White Bryant
Applicant(s):	Charlie Williams
Representative(s):	Charlie Williams
Project Area/Size:	593 sq. ft.
Existing Zoning District:	R-5, Residential Single- Family
Existing Form District:	Traditional Neighborhood
Jurisdiction:	Louisville Metro
Council District:	8 –Tom Owen
Case Manager:	Regina Thomas – Associate Planner

REQUESTS

- Variance to allow the existing house to encroach into the side yard a resultant of the proposed 1 ½ story rear addition to the existing house.

Location	Requirement	Request	Variance
Southwest Side Yard	3 ft.	1 ft. 10 in.	1 ft. 2 in.

CASE SUMMARY

The applicant is proposing to construct an attached 596 sq. ft. 1 1/2-story addition to the rear of the existing house. The exterior will match the existing stucco siding with 4" exposure smooth hardie siding; the additions' roof will be of shingle material with veneer brick framed chimney. The lot will continue to meet the private yard requirements. Also, the existing house will be closer to the side property line than the addition; no increased encroachment upon the northwest property.

LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
Subject Property			
Existing	Residential Single Family	R-5	Traditional Neighborhood
Proposed	Residential Single Family	R-5	Traditional Neighborhood
Surrounding Properties			
North	Single Family Residence	R-5	Traditional Neighborhood
South	Single Family Residence	R-4	Traditional Neighborhood
East	Single Family Residence	R-5	Traditional Neighborhood
West	Single Family Residence	R-5	Traditional Neighborhood

SITE CONTEXT

The site is rectangular in shape fronts on Ransdell Avenue with an unnamed alley along the rear of the property. The property is surrounded by residential uses. The house sits atop an incline front yard fronting Ransdell Avenue. The house adjacent to the impacted side of the proposal is a two story home. The rear yard is enclosed with a wooden fence a concrete parking pad with retaining wall is located at the alleys edge of the lot outside the fenced area of the yard. The parking pad also has stairs leading to the rear yard. There's one mature tree near the rear of the lot.

PREVIOUS CASES ON SITE

14COA1202 – see Certificate of Appropriateness attached.

INTERESTED PARTY COMMENTS

No interested party comments have been received by staff.

APPLICABLE PLANS AND POLICIES

Land Development Code

STANDARD OF REVIEW AND STAFF ANALYSIS FOR VARIANCE

(a) The requested variance will not adversely affect the public health, safety or welfare.

STAFF: The addition is to the rear of the house the addition is inset from the edge of the existing house 5 inches. Thus, no further encroachment will occur with the proposed additions location.

(b) The requested variance will not alter the essential character of the general vicinity.

STAFF: The addition will match the exterior of the existing stucco house with Smooth Hardie Siding and shingle roofing. Also the proposal has been reviewed and approved by the Cherokee Historic Landmarks and Preservation Districts Commission.

(c) The requested variance will not cause a hazard or nuisance to the public.

STAFF: The proposal is an addition to the rear of the existing house.

(d) The requested variance will not allow an unreasonable circumvention of the zoning regulations.

STAFF: The size and layout of the structures on the lot will not permit the applicant to expand the existing house for needed additional square footage.

ADDITIONAL CONSIDERATIONS:

1. The requested variance arises from special circumstances which do not generally apply to land in the general vicinity or the same zone.

STAFF: There are other lots in the neighborhood with the same layout of the structures and like additions to the rear of the structures.

2. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or create an unnecessary hardship on the applicant.

STAFF: The strict application of the provisions of the regulation would create an unnecessary hardship on the applicant because of the lot size and location of the existing structure; the existing structure will be more intrusive on the adjacent property than the proposed addition. The owners' would not be able to expand their home if variance is not granted.

3. The circumstances are the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought.

STAFF: The home was built in 1927 per PVA records prior to the current regulations; the current owners were not responsible for the size or the layout of the lot and its structures.

TECHNICAL REVIEW

There are no outstanding technical review items.

STAFF CONCLUSIONS

The style and size of homes built in the 1920's do not comfortably accommodate today's society, so the owners are in need of additional square footage to satisfy their needs. The addition will not encroach any closer to the adjacent neighboring property as the current house. The exterior of the addition will match that of the existing home which is currently in character with the neighborhood. The proposal has been reviewed and approved by the Cherokee Preservation District.

NOTIFICATION

The applicant received the required signatures of the adjacent property owners.

ATTACHMENTS

1. Zoning Map
2. Site Plan
3. Applicants Justification
4. Elevation Drawings
5. Photos
6. Certificate of Appropriateness



R-R RURAL RES.	R-5 RES. S.FAM.	R-8A RES. M-FAM.	C-R COMM./RES.	M-1 IND.	DRO DEV. REVIEW OV.
R-E RES. EST.	RRD RES. REDEV	OR-1 OFF./RES.	C-1 COMM.	M-2 IND.	W-1 WATERFRONT
R-1 RES. S.FAM.	R-5A RES. M-FAM.	OR-2 OFF./RES.	C-2 COMM.	M-3 IND.	W-2 WATERFRONT
R-2 RES. S.FAM.	R-5B TWO-FAM.	OR-3 OFF./RES.	C-3 CBD	CRO CRO. REVIEW OV	W-3 WATERFRONT
R-3 RES. S.FAM.	R-6 RES. M-FAM.	OTF OFF./TOUR	C-M COMM. MAN.	PRO PLAN. RESEARCH	WRO WATER. REVIEW OV.
R-4 RES. S.FAM.	R-7 RES. M-FAM.	C-N NEIGH. COMM.	EZ-1 ENTERPRISE	PEC PLAN. EMP. CEN.	

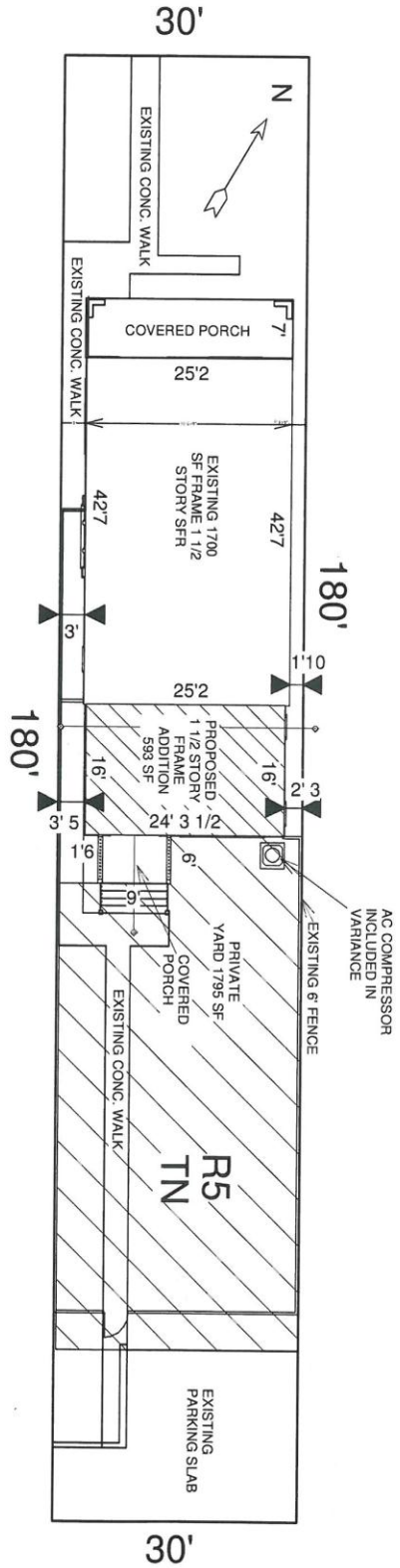


Zoning District Map
 Louisville/Jefferson Metro Government
 Planning and Design
 Services

14VAR1114
VARIANCE
 Scale: 1:853 Date: 12/29/2014



RANSDALL AVE



2426 RANSDALL AVE
LOUISVILLE, KY 40204

12-22-14

PROPOSED SITE PLAN

SCALE 1"=20'

LOT SIZE 30' X 180' = 5400 SF
MAX LIVING AREA 5400 X .50 = 2700
MIN PRIVATE YARD 1080 SF
PROPOSED LIVING AREA 2293 SF



CHARLIE WILLIAMS DESIGN, INC.
1656 WINDSO LACE
LOUISVILLE, KY 40204
502-459-1810

14 VARIANCE 1114

Variance Justification:

In order to justify approval of any variance, the Board of Zoning Adjustment considers the following criteria. Please answer all of the following items. Use additional sheets if needed. A response of yes, no, or N/A is not acceptable.

1. Explain how the variance will not adversely affect the public health, safety or welfare.

Side of house is fenced and not accessible to the general public.

2. Explain how the variance will not alter the essential character of the general vicinity.

Design of addition has been approved by Landmarks .

3. Explain how the variance will not cause a hazard or a nuisance to the public.

Existing house is closer to side property line and is not accessible to the general public.

4. Explain how the variance will not allow an unreasonable circumvention of the requirements of the zoning regulations.

Existing house encroaches the setback and new addition is set back approx. 6" from the existing

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DEC 22 2014

PLANNING & DESIGN SERVICES

Additional consideration:

1. Explain how the variance arises from special circumstances, which do not generally apply to land in the general vicinity (please specify/identify).

Existing house is encroaching the property line.

2. Explain how the strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create unnecessary hardship.

Addition would need to be redesigned and would not look as good as proposed design. New design would also require another Landmarks review.

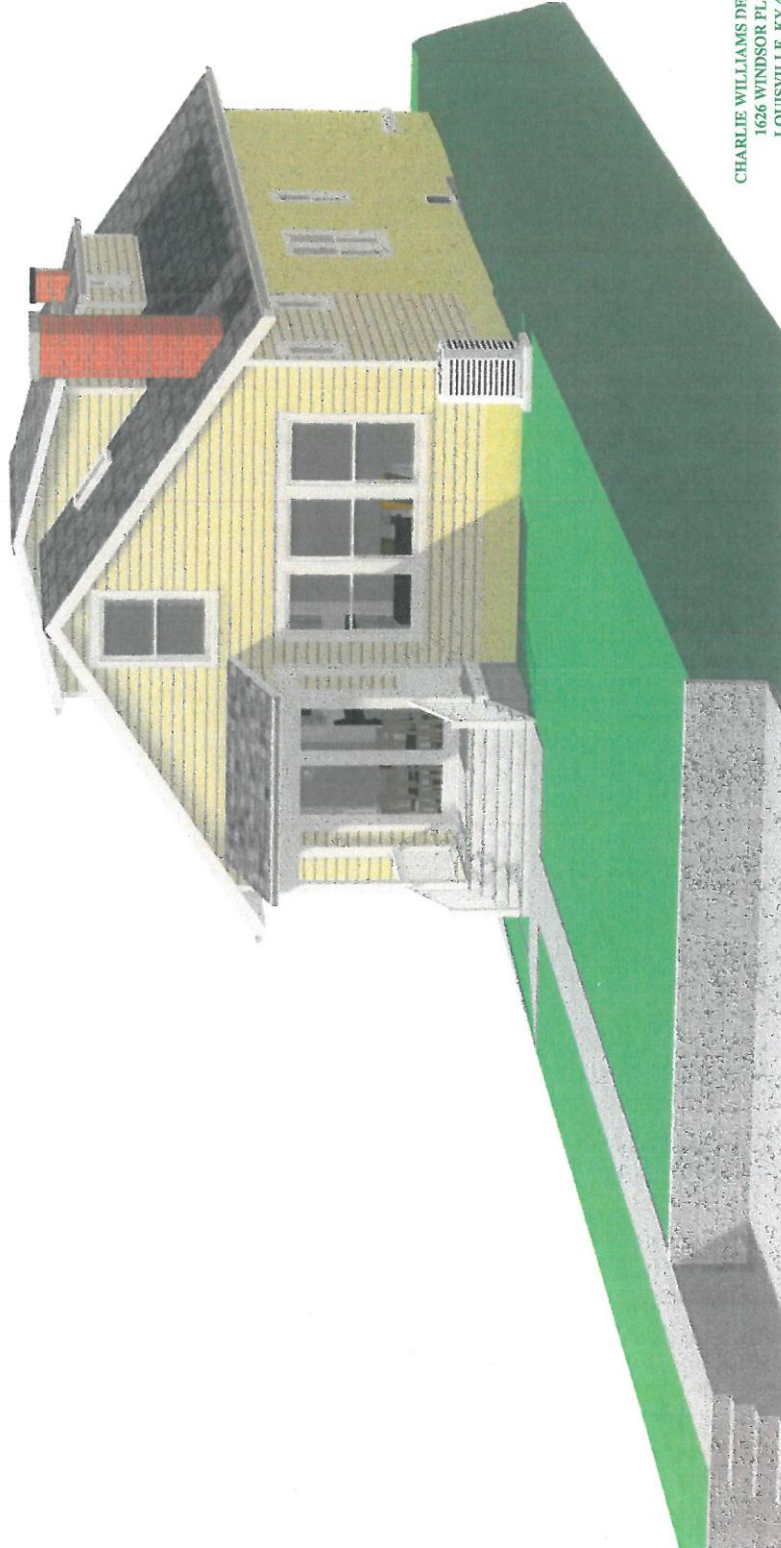
3. Are the circumstances the result of actions of the applicant taken subsequent to the adoption of the regulation from which relief is sought?

No, owner did not layout the existing lot configuration and we are requesting this modification before work begins.

MVARIANCE1111

ADDITION TO THE BRYANT RESIDENCE
2426 RANSDALL AVE
LOUISVILLE, KY 40204

10-3-2014



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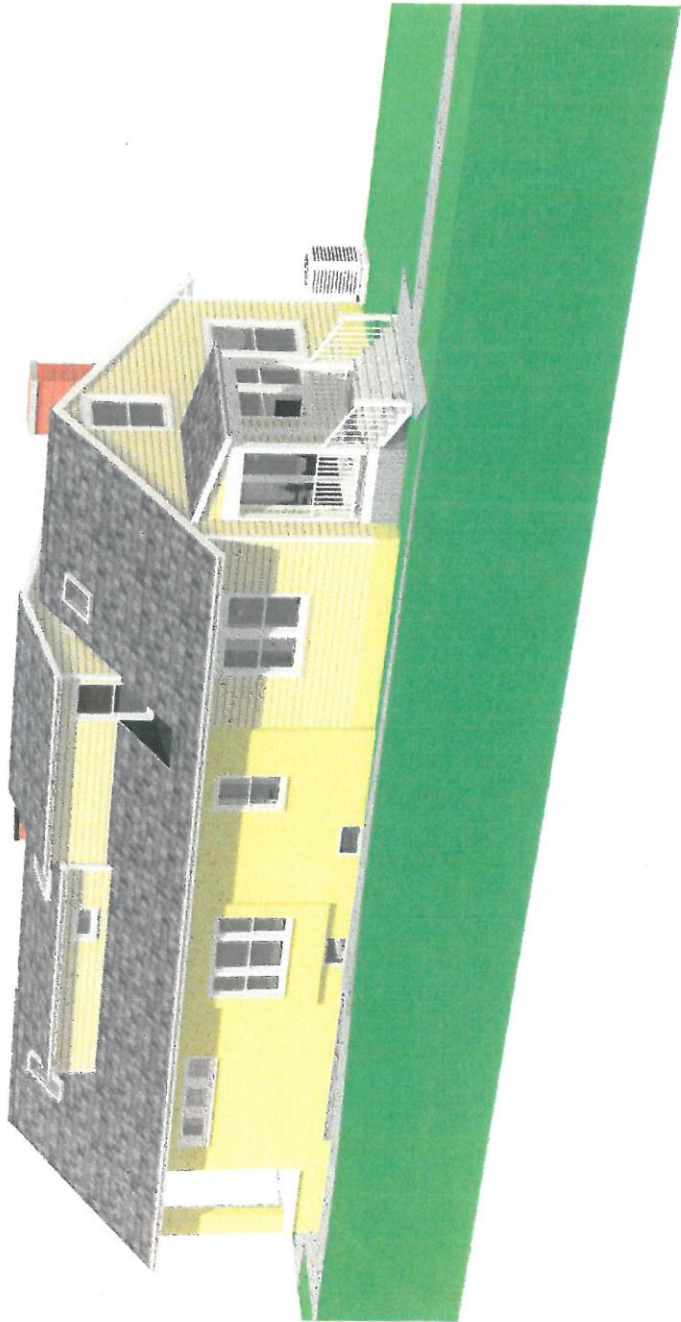
LANDSCAPING &
DESIGN SERVICES

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502 459 1810

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ADDITION TO THE BRYANT RESIDENCE
2426 RANDELL AVE
LOUISVILLE, KY 40204

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ADDITION TO THE BRYANT RESIDENCE
2426 RANDELL AVE
LOUISVILLE, KY 40204

10-3-2014

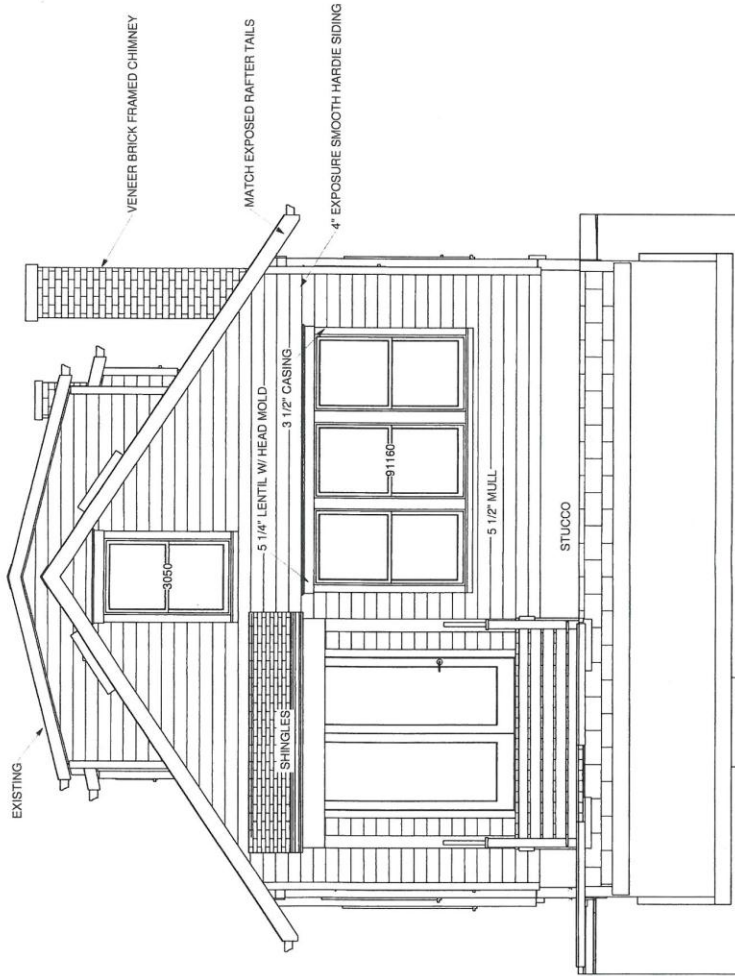
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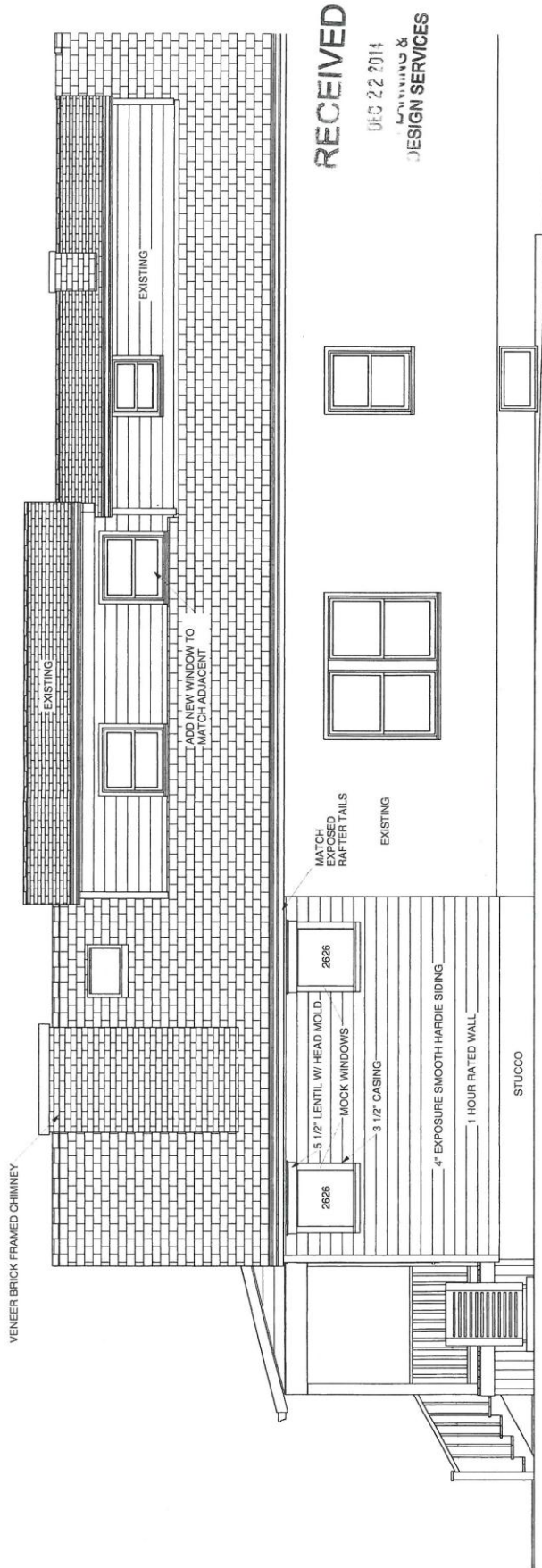


PROPOSED REAR ELEVATION

SCALE 1/4" = 1'-0"

ADDITION TO THE BRYANT RESIDENCE
2426 RANSDALE AVE
LOUISVILLE, KY 40204

10-3-2014



PROPOSED PARTIAL LEFT SIDE ELEVATION

SCALE 1/4" = 1'-0"

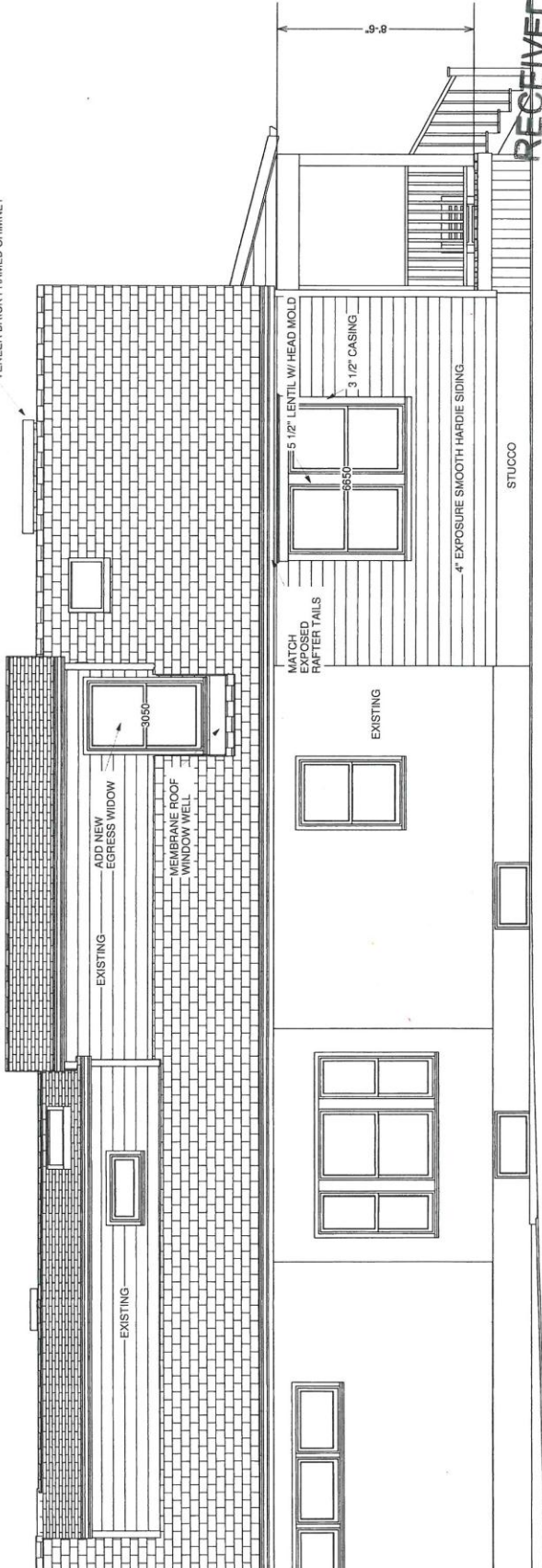
CHARLIE WILLIAMS DESIGN, INC.
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502.459.1810

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ADDITION TO THE BRYANT RESIDENCE
2428 RANDELL AVE
LOUISVILLE, KY 40204

10-3-2014

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14VARIANCE1114

PROPOSED PARTIAL RIGHT SIDE ELEVATION

SCALE 1/4" = 1'-0"

ADDITION TO THE BRYANT RESIDENCE
2426 RANDELL AVE
LOUISVILLE, KY 40204

10-3-2014



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DEC 12 2014

FORWARDED TO
DESIGN SERVICES



CHARLIE WILLIAMS DESIGN, INC.
1626 WINDSOR PLACE
LOUISVILLE, KY 40204
502.459.1810

14VARIANCE1114



**Historic Landmarks and Preservation
Districts Commission**

Certificate of Appropriateness

To: Charlie Williams, Katherine Kelly White Bryant
Thru: Robert Keesaer, AIA, NCARB- Urban Design Administrator
From: Becky P. Gorman, Historic Preservation Specialist
Date: October 10, 2014

Case No: 14COA1202-CT
Classification: Staff Review

GENERAL INFORMATION

Property Address: 2426 Ransdell Ave

Applicant: Charlie Williams
Charlie Williams Design, Inc.
1626 Windsor Place
Louisville, KY 40204

Owner: Katherine Kelly White Bryant
2426 Ransdel Ave
Louisville, KY 40204

Architect: see Applicant

Contractor: Unknown

Estimated Project Cost: \$55,000.00

Description of proposed exterior alteration:

The applicant requests approval to construct a 1 ½ story frame addition that extends from the back of the house. Existing gable roof planes to extend over new addition with exposed rafter tails to match existing. Shed roof covered porch at rear. One-over-one double hung windows will be metal clad Marvin or equal. The addition will be sided with 4" exposure smooth Hardie Siding. The foundation will be stucco finish over block. The chimney will be brick veneer.

Case #: 14COA1202
Page 1 of 7

Communications with Applicant, Completion of Application

The application was received on October 3, 2014. The application was determined to be complete and classified as requiring staff review on October 6, 2014.

FINDINGS

Guidelines

The following design review guidelines, approved for the Cherokee Triangle Preservation District, are applicable to the proposed exterior alteration: **Addition and New Construction – Residential**. The report of the Commission Staff's findings of fact and conclusions with respect to these guidelines is attached to this report.

The following additional findings are incorporated in this report:

Site Context/ Background

The R5 zoned house is located on the southwest side of Ransdell Ave mid-block between Ray Ave and Bassett Avenue. The circa 1927 stucco 1 ½ story structure has some craftsman style influence. The site is in a Traditional Neighborhood Zoning District and is surrounded by an eclectic mix of architectural style 1 ½ to 2 story homes.

Conclusions

The new addition meets the design guidelines for Addition and New Construction-Residential. It is slightly inset from sides of the original structure; the material is subordinate to the stucco; roof line and material matches existing. Neighboring properties have additions of the same scale.

DECISION

On the basis of the information furnished by the applicant, the application for a Certificate of Appropriateness is **approved with the following conditions**:

1. Make sure that new designs conform to all other municipal regulations, including the Jefferson County Development Code and Zoning District Regulations.
2. Roofing shall match an existing roof material and color.
3. Execute according to submitted drawings per Charlie Williams Design, Inc. dated 10/3/2014.

The foregoing information is hereby incorporated in the Certificate of Appropriateness as approved and is binding upon the applicant, his successors, heirs or assigns. This Certificate does not relieve the applicant of responsibility for obtaining the necessary permits and approvals required by other governing agencies or authorities.

Case #: 14COA1202
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