

19VARIANCE1031

Bonnycastle Avenue Variance



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

Zach Schwager, Planner I

May 20, 2019

Request

- **Variance:** from Land Development Code section 5.4.1.D.2 to allow a structure to allow a private yard area to be less than the required 30% of the area of a lot.

Location	Requirement	Request	Variance
Private yard area	2,655 sq. ft.	2,250 sq. ft.	405 sq. ft.

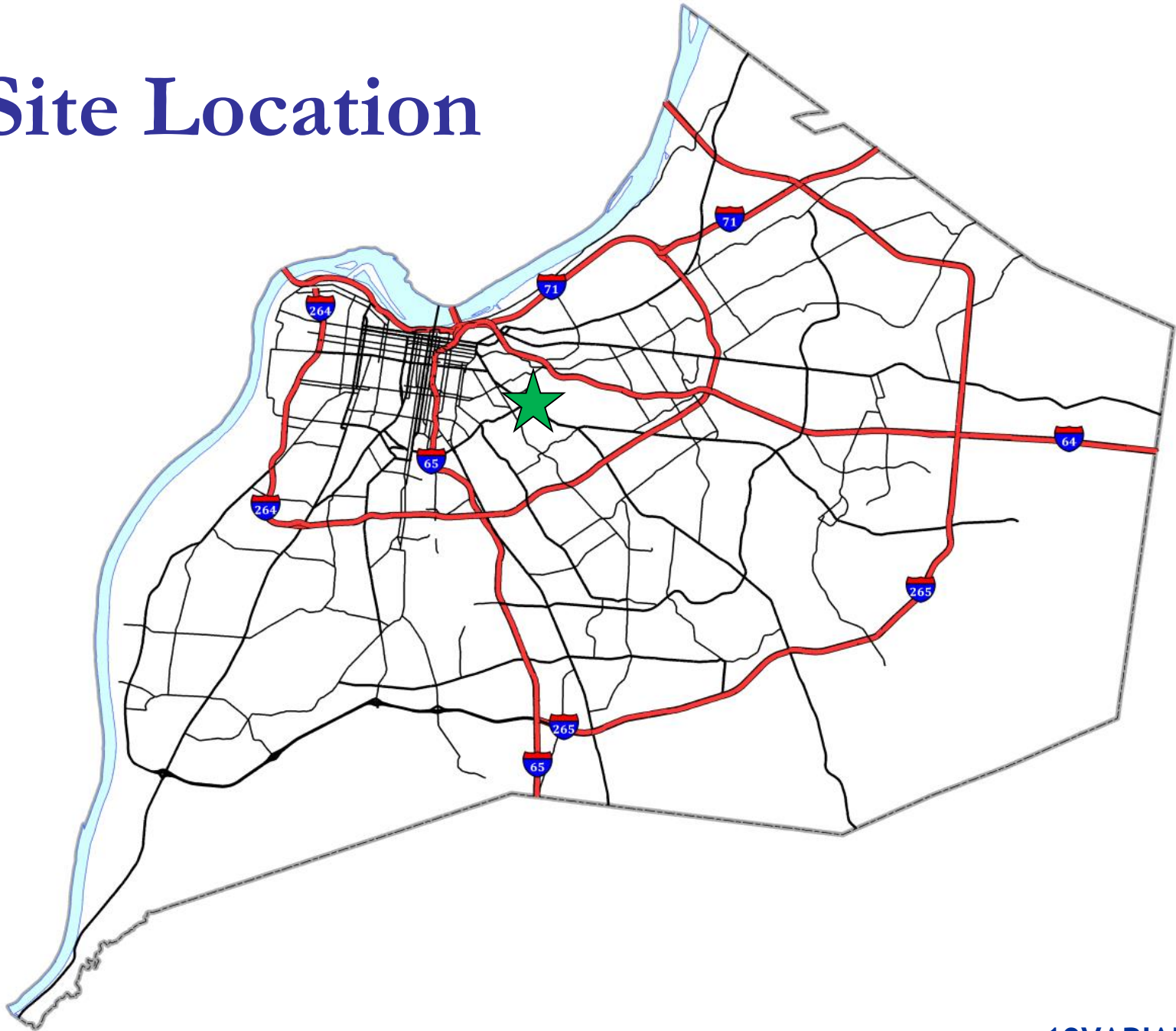
Case Summary / Background

- The subject property is located in the Bonnycastle neighborhood and contains a 2 ½ story multi-family structure with three dwelling units.
- The applicant proposes to demolish an existing garage and construct a new carriage house, which will reduce the private yard area to be less than 30% of the total area of the lot.

Case Summary / Background

- The applicant also proposes a change in nonconforming use to move one of the units in the principal structure to the new accessory structure (case number 19NONCONFORM1012).

Site Location



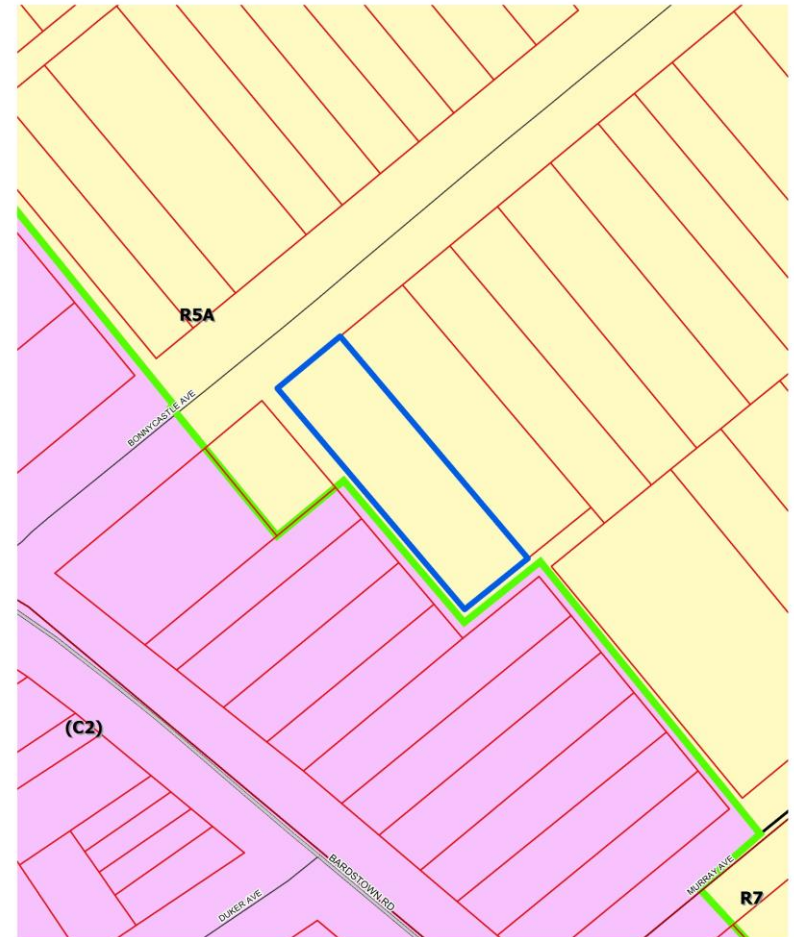
Zoning/Form Districts

Subject Property:

- Existing: R-5A/Traditional Neighborhood

Adjacent Properties:

- North: R-5A/Traditional Neighborhood
- South: C-2/Traditional Marketplace Corridor
- East: R-5A/Traditional Neighborhood
- West: R-5A & C-2/Traditional Neighborhood & Traditional Marketplace Corridor



2014 Bonnycastle Avenue
feet



60
Map Created: 5/10/2019



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Aerial Photo/Land Use

Subject Property:

- Existing: Multi-Family Residential
- Proposed: Multi-Family Residential

Adjacent Properties:

- North: Single & Multi-Family Residential
- South: Commercial
- East: Single-Family Residential
- West: Single-Family Residential & Commercial



2014 Bonnycastle Avenue
feet

60

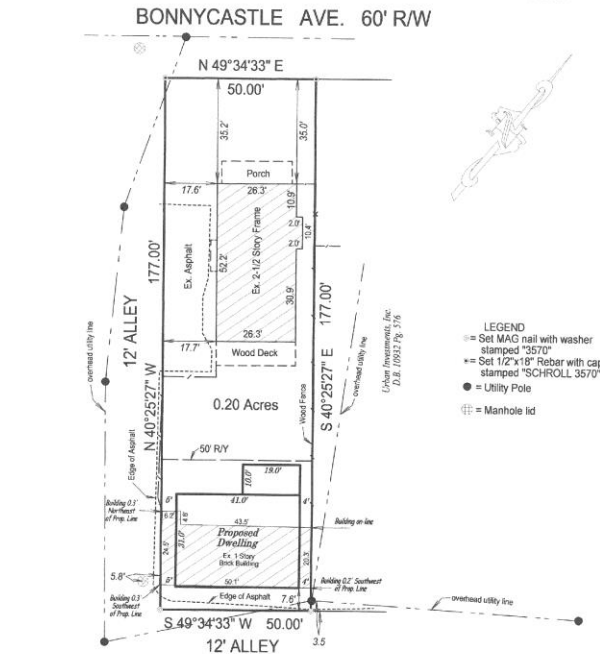
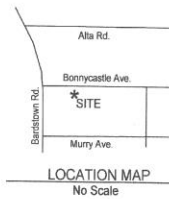
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Site Plan

- NOTES:
1. Site is subject to all right-of-ways, easements and restrictions of record or implied.
 2. The surveyor did not make a search for easements, encumbrances, restrictions, ownership title evidence or other records that a complete and accurate title search may disclose.
 3. The certification of this survey is made of this date and is subject to any future facts that more accurately describe or establish the boundary shown herein.
 4. Surrounding owner information is shown per PVA records.
 5. The basis of bearing was taken from the record plat.
 6. Unless otherwise shown, structures shown are the footprint only.
 7. Title to roads not found and shown per tax map drawn 4-4-06.
 8. This site is located in Zone X per Firm Map 2111100043 E dated December 5, 2006 and is not located within a 100 year flood plain (0.1% chance). Flood Plain Certification is restricted to a review of the FPM and shall not be construed as a confirmation or denial of flooding potential.



SITE PLAN

This Site Plan does not comply with KAR 18:150

Plot of: 2014 Bonnycastle Ave.
Louisville, Ky. 40205
Owner: Glen & Christy Nash
PO Box 6092, Louisville, Ky. 40206
Source of Title: D.B. 11057 Pg. 181

Ordered By: Glen Nash
Scale: 1" = 30'
Drawn Date: 3/21/19
Job No: 2560R/18
Drawn By: Bill Schroll

SCHROLL LAND SURVEYING LLC.

Office Location: 7329 St. Andrews Church Rd.
Louisville, KY. 40214
Mailing Address: 5450 Southview Drive
Louisville, KY. 40214
Office: 502-367-7660 Mobile: 502-594-6773

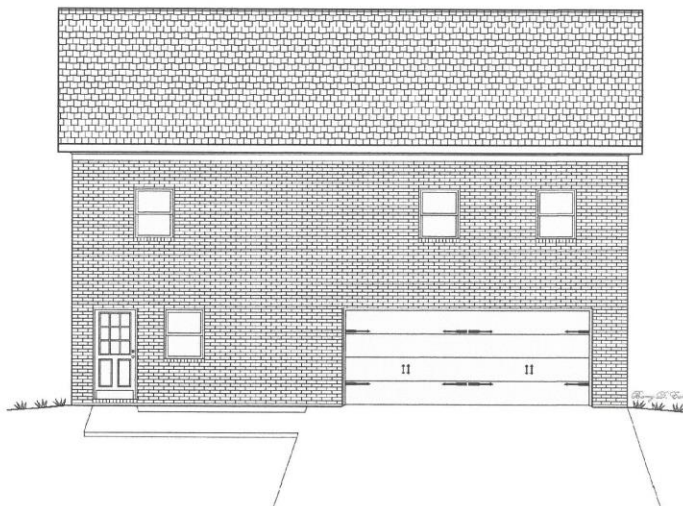
NOT FOR RECORDING OR LAND TRANSFER



THIS SITE PLAN DOES NOT REPRESENT A SURVEY. THIS SKETCH IS A TRUE REPRESENTATION OF THE CONDITIONS THAT WERE FOUND ON THE DATE SHOWN. THE DIMENSIONS SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM PUBLIC RECORDS, PLANS, DEEDS AND/OR RECORD PLAT. THIS PLAN IS SUBJECT TO ANY INACCURACIES THAT A SUBSEQUENT BOUNDARY SURVEY MAY DISCLOSE.

W. Schroll III 3-21-19
Professional Land Surveyor, Kentucky Registration No. 3570 Date

Elevations



19 VARIANCE 1031

The Wash Carriage House



The Wash Carriage House

FRONT ELEVATION

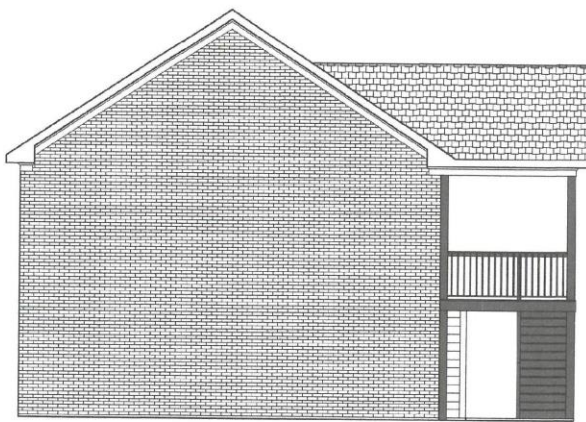


Turning Your Home Dreams Into Your Home Plans.
1180 Main Street Charleston, Indiana 47111
(812) 254-6920 or (812) 697-0041

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Elevations

27'



19 VARIANCE 1031



The Nash Carriage House

LEFT SIDE ELEVATION
RIGHT SIDE ELEVATION



Barry D. Early Designs
ARCHITECTURAL RESIDENTIAL
DESIGN DRAFTING
1803 Main Street Charlestown, Indiana 47111
(812) 256-6920 or (812) 697-0041

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Elevations

19 VARIANCE 1031



UBuildIt
THE REQUIREMENT FOR SUCCESS WITH INSURANCE
The Nash Carriage House

REAR ELEVATION

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Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Conclusion

- The variance request appears to be adequately justified and meets the standard of review.

Required Action

- **Variance:** from Land Development Code section 5.4.1.D.2 to allow a private yard area to be less than the required 30% of the area of a lot. Approve/Deny

Location	Requirement	Request	Variance
Private yard area	2,655 sq. ft.	2,250 sq. ft.	405 sq. ft.