

19VARIANCE1033

Payne Street Variance



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

Zach Schwager, Planner I

June 3, 2019

Request

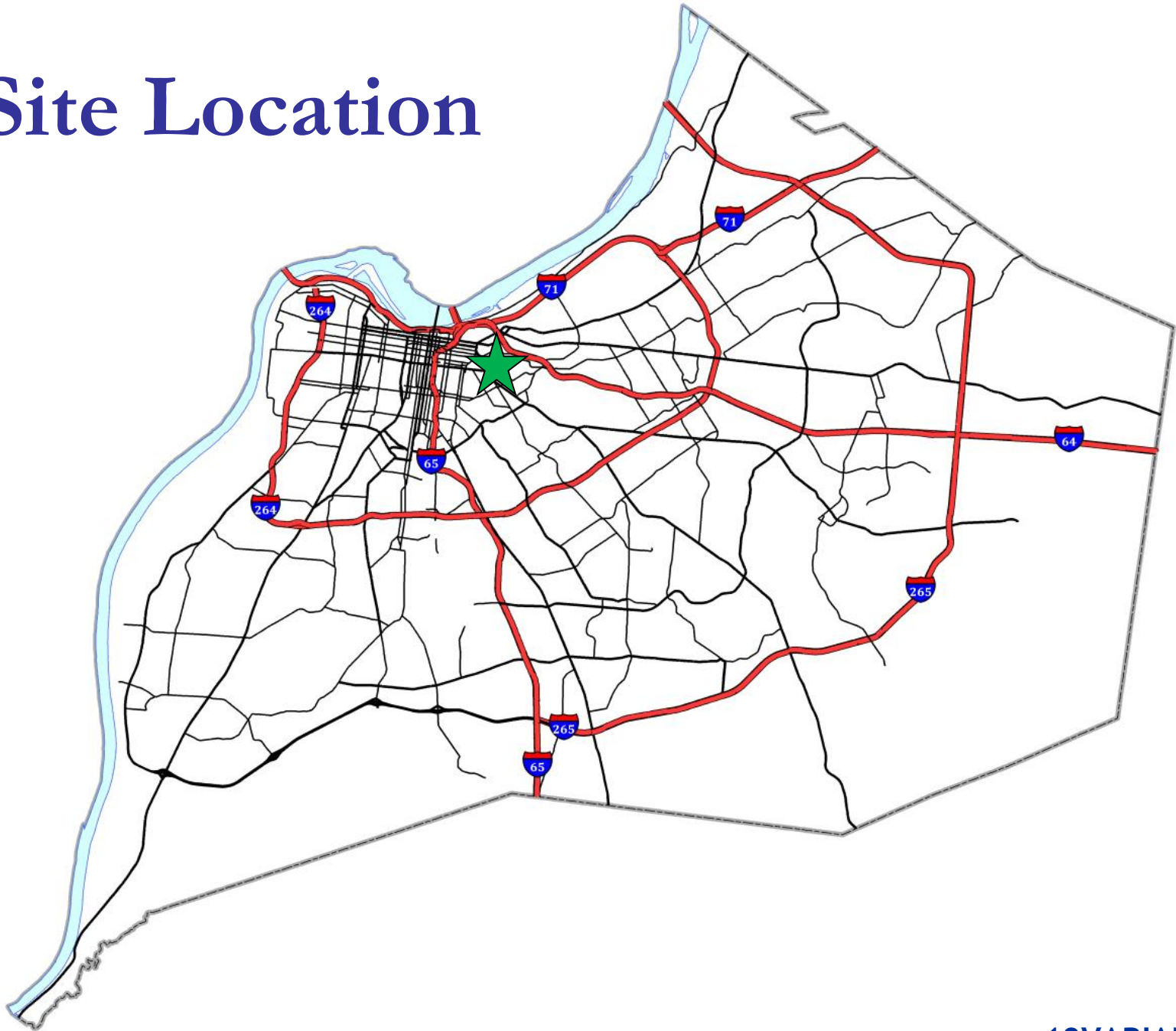
- **Variance:** from Land Development Code table 5.1.10.F to allow a structure to encroach into the required western side yard setback.
- **Variance:** from Land Development Code table 5.1.10.F to allow a structure to encroach into the required eastern side yard setback.

Location	Requirement	Request	Variance
Western side yard	2 ft. 6 in.	0 ft.	2 ft. 6 in.
Eastern side yard	2 ft. 6 in.	8 in.	1 ft. 10 in.

Case Summary / Background

- The subject property is located in the Irish Hill neighborhood and contains a one-story single-family residence.
- The applicant is requesting a variance to encroach into each side yard. The western side yard has an existing 0 ft. side yard setback. The applicant is proposing to add a side deck and entrance on the eastern side yard.

Site Location



Zoning/Form Districts

Subject Property:

- Existing: R-6/Traditional Neighborhood

Adjacent Properties:

- North: R-6/Traditional Neighborhood
- South: R-6/Traditional Neighborhood
- East: R-6/Traditional Neighborhood
- West: R-6/Traditional Neighborhood



1209 Payne Street
feet



Map Created: 5/22/2019



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Aerial Photo/Land Use

Subject Property:

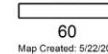
- Existing: Single-Family Residential
- Proposed: Single-Family Residential

Adjacent Properties:

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



1209 Payne Street
feet

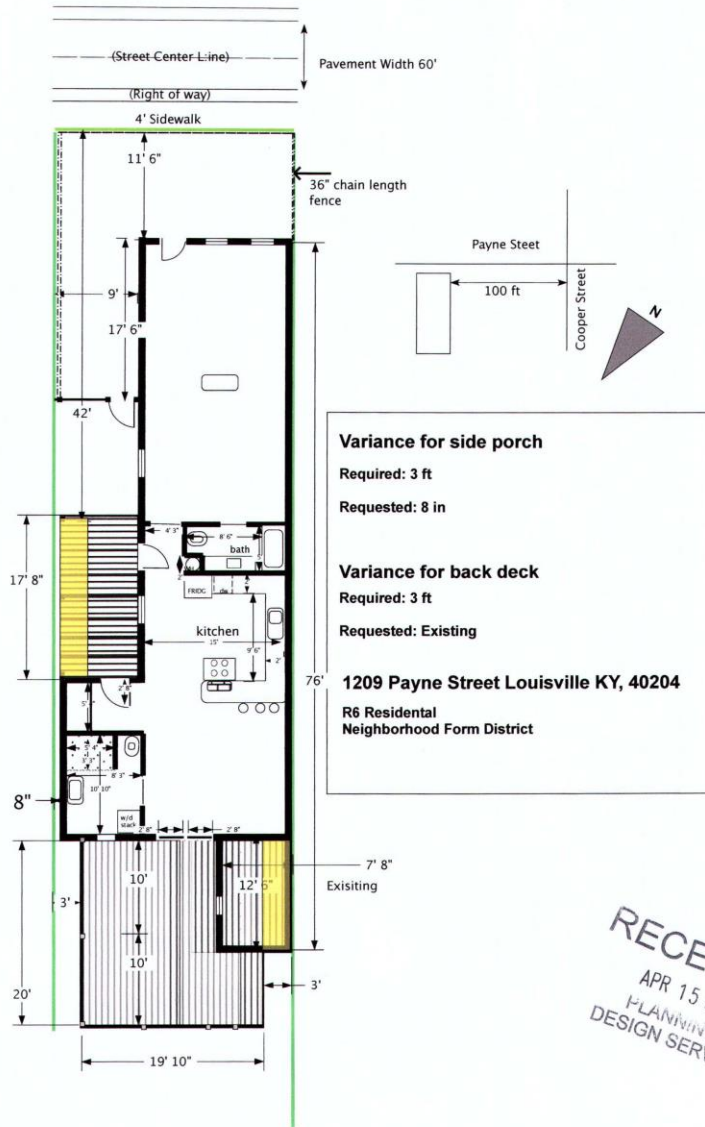


Map Created: 5/22/2019



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Site Plan



Variance for side porch
 Required: 3 ft
 Requested: 8 in

Variance for back deck
 Required: 3 ft
 Requested: Existing

1209 Payne Street Louisville KY, 40204
 R6 Residential
 Neighborhood Form District

RECEIVED
 APR 15 2014
 PLANNING &
 DESIGN SERVICES

19Variance1033

Elevations

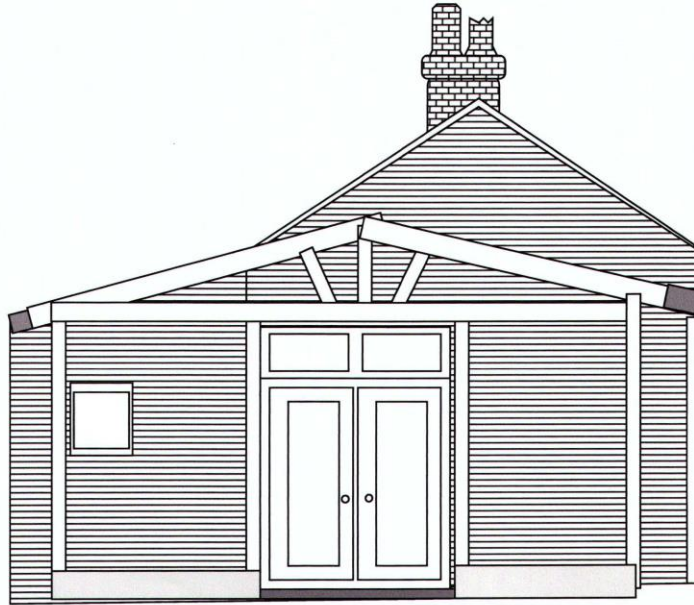


Proposed Front Elevation with roof line and front gate
1209 Payne Street Louisville, KY 40204

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PLANNING &
DESIGN SERVICES

19Variance1033

Elevations



Rear Elevation with new roof line
1209 Payne Street Louisville, KY 40204

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APR 15 2014
FRANKLIN
DESIGN SERVICES

19Variance1033

Site Photos-Subject Property



Site Photos-Subject Property



 The western side of the subject property.

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Site Photos-Subject Property



Site Photos-Subject Property



 The location of the proposed roof change.

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Conclusion

- The variance requests appear to be adequately justified and meet the standards of review.

Required Action

- **Variance:** from Land Development Code section 5.1.10.F to allow a structure to encroach into the required western side yard setback. Approve/Deny
- **Variance:** from Land Development Code section 5.1.10.F to allow a structure to encroach into the required eastern side yard setback. Approve/Deny

Location	Requirement	Request	Variance
Western side yard	3 ft.	0 ft.	3 ft.
Eastern side yard	3 ft.	8 in.	2 ft. 4 in.