

# 19VARIANCE1048

## Longest Avenue Variance



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

**Zach Schwager, Planner I**

**July 22, 2019**

# Request

- **Variance**: from Land Development Code section 5.1.10.F to allow a structure to encroach into the required side yard setback.
- **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 area of a lot.

Location	Requirement	Request	Variance
Side yard	3.48 ft.	0.4 ft.	3.08 ft.
Private yard area	1,045 sq. ft.	608 sq. ft.	437 sq. ft.

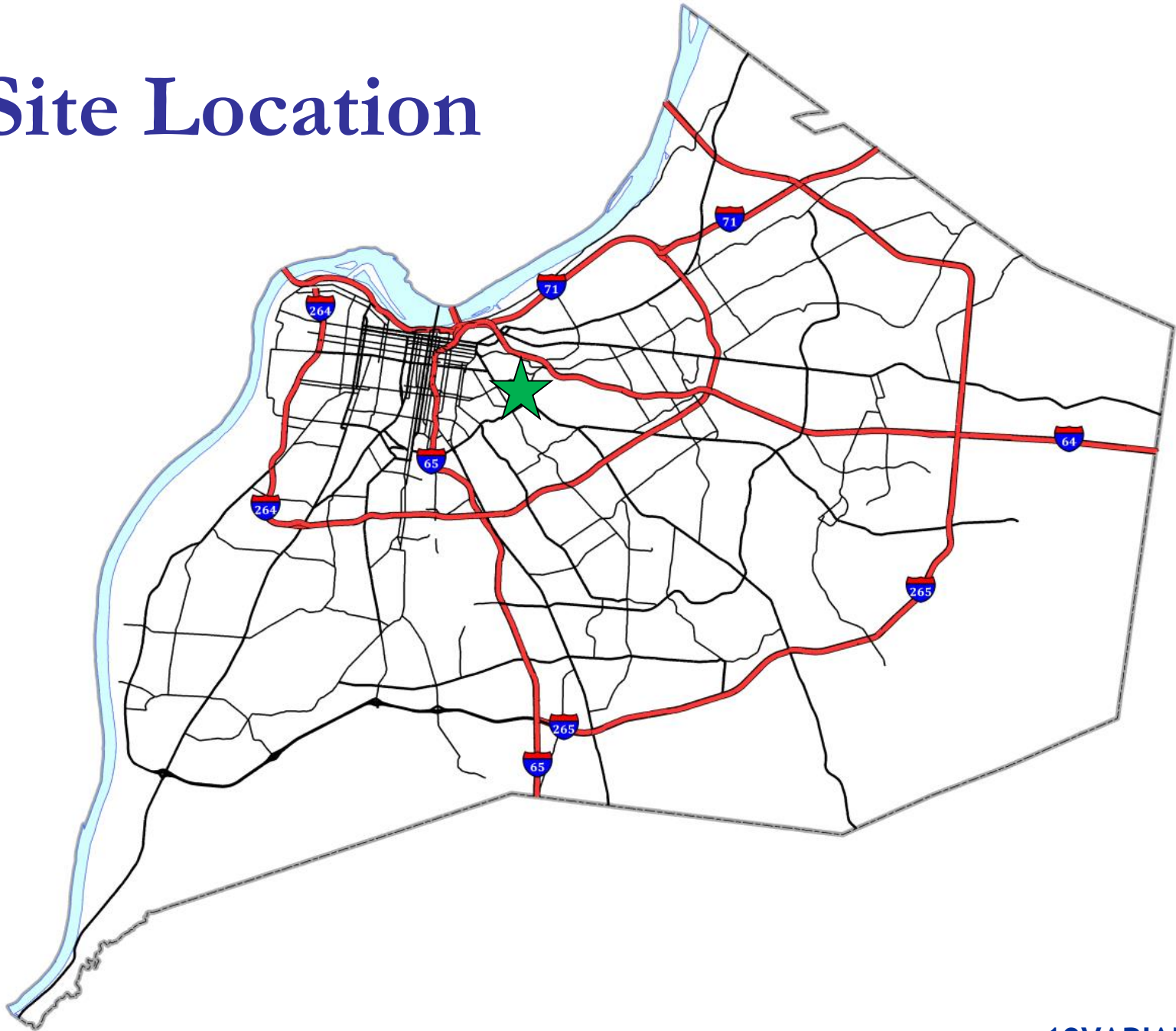
# Case Summary / Background

- The subject property is located in the Cherokee Triangle neighborhood and preservation district and contains a 2 ½ story single-family residence.
- The applicant has constructed a new attached deck on the rear of the house. This deck encroaches into the required side yard setback and will reduce the private yard area to be less than 20% of the total area of the lot.

# Case Summary / Background

- The subject property is 34.8 feet in width. Land Development Code section 5.1.10.F allows for a lot less than 50 feet in width to have a side yard setback requirement of 10% of the width of the lot. The required side yard setback is therefore 3.48 feet.
- The Cherokee Triangle Architectural Review Committee approved the addition on condition under case number 19COA1094 on April 19, 2019.

# Site Location





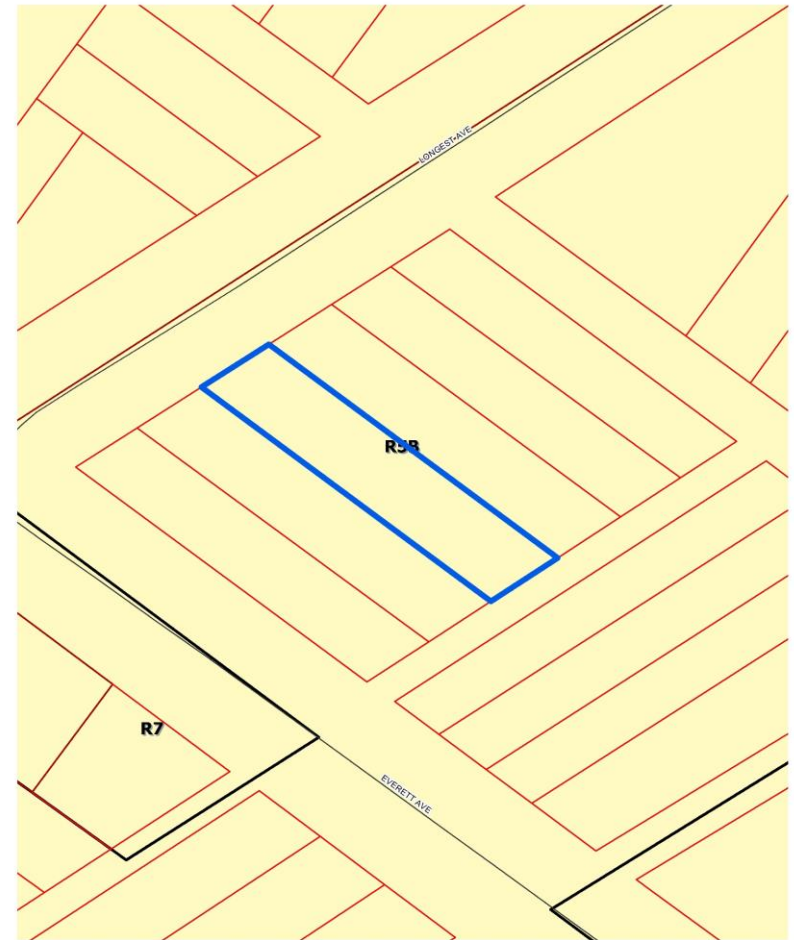
# Zoning/Form Districts

## Subject Property:

- Existing: R-5B/Traditional Neighborhood

## Adjacent Properties:

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



2204 Longest Avenue  
feet



Map Created: 7/14/2019



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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: Multi-Family Residential



2204 Longest Avenue  
feet

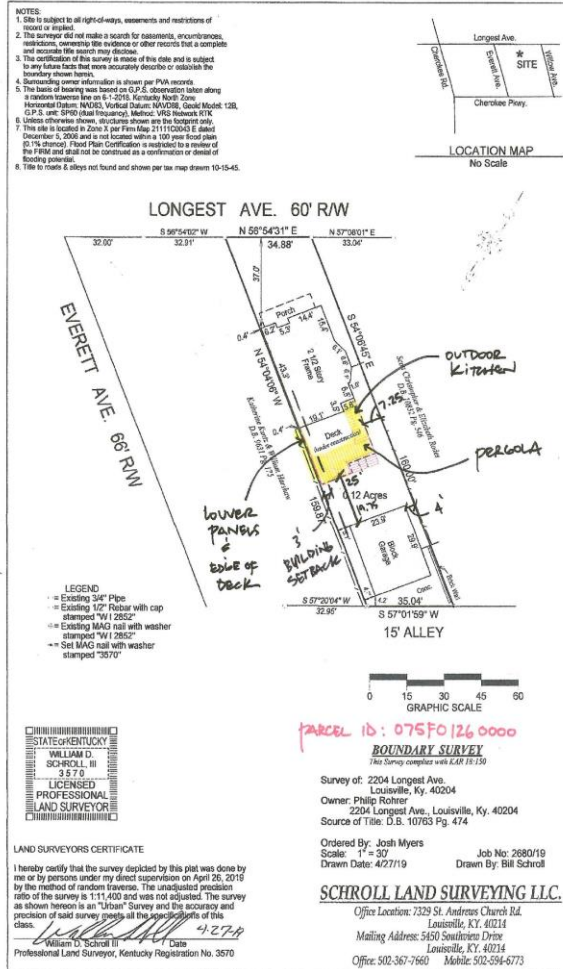


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# Site Plan



RECEIVED 19VARIANCE1048  
MAY 02 2019  
PLANNING & DESIGN SERVICES





# Renderings





# Renderings





# Renderings



RECEIVED  
MAY 08 2019  
PLANNING &  
DESIGN SERVICES

19Variance 1048  
PROPOSED IMPROVEMENTS



# Renderings





# Site Photos-Subject Property





# Site Photos-Subject Property





# Site Photos-Subject Property



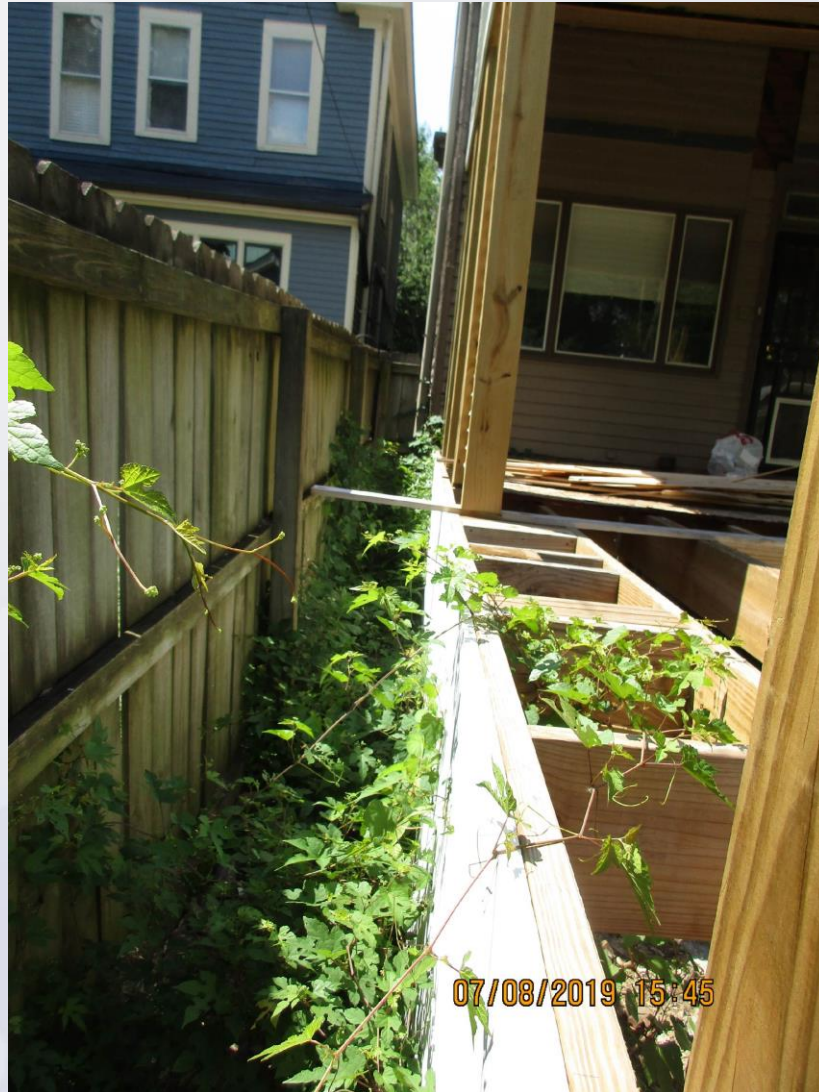


# Site Photos-Subject Property





# Site Photos-Subject Property



Side yard setback.



# Site Photos-Subject Property



# 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 side yard setback. Approve/Deny
- **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 area of a lot. Approve/Deny

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