

17VARIANCE1099

940 Ellison Avenue Addition



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

**Dante St. Germain, Planner I
January 9, 2018**

Requests

- **Variance**: from Land Development Code table 5.2.2 to allow a structure to encroach into the required side yard setback.

Location	Requirement	Request	Variance
Side Yard	3 feet	1 foot	2 feet

Case Summary / Background

- The subject property is located in the Germantown neighborhood.
- The applicant proposes to construct a new one-story addition onto the rear of the existing single family residential structure.
- The existing structure encroaches into the required side yard setback, and the addition is proposed to encroach the same distance. The existing and proposed setback is 1 foot, for an encroachment of 2 feet.

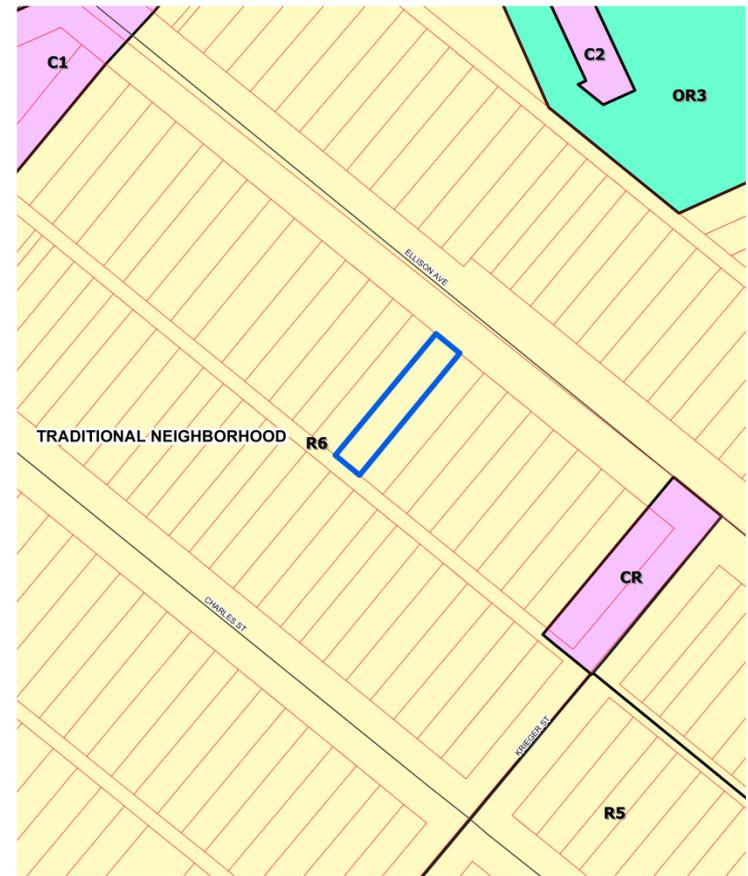
Zoning/Form Districts

Subject Property:

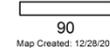
- Existing: R-6/Traditional Neighborhood

Adjacent Properties:

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



940 Ellison Avenue
feet



90
Map Created: 12/28/2017



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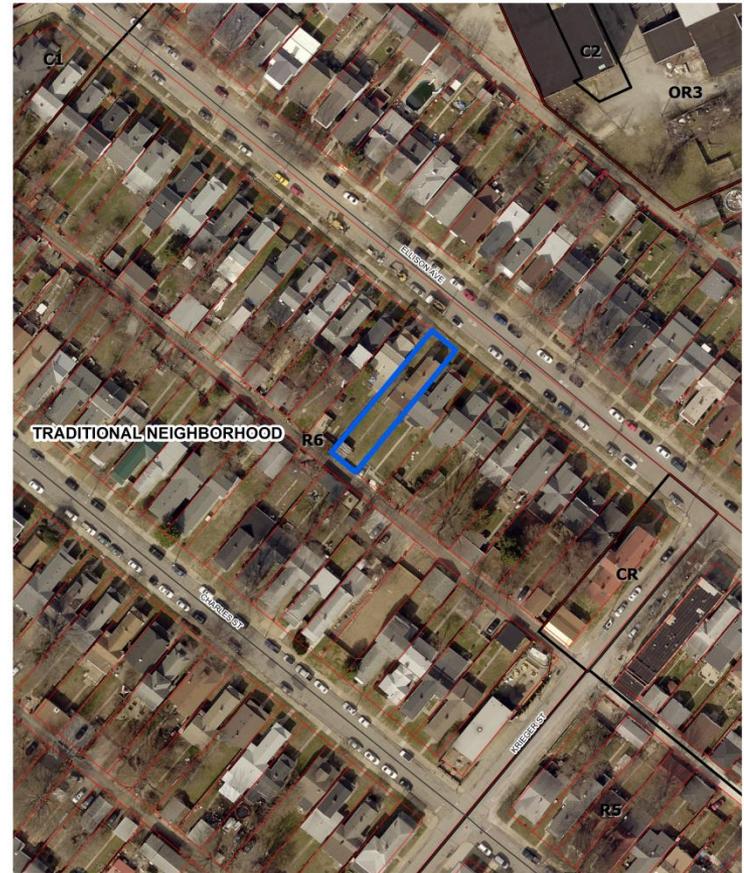
Aerial Photo/Land Use

Subject Property:

- Existing: Single Family Residential

Adjacent Properties:

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



940 Ellison Avenue
feet



90
Map Created: 12/28/2017



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Site Photos-Subject Property



The front of the subject property.

Site Photos-Subject Property



The property to the right of the subject property.

Site Photos-Subject Property



The property to the left of the subject property.

Site Photos-Subject Property



The properties across Ellison Avenue.

Site Photos-Subject Property



The location of the proposed addition.

Site Photos-Subject Property



The location of the requested variance.

Site Photos-Subject Property

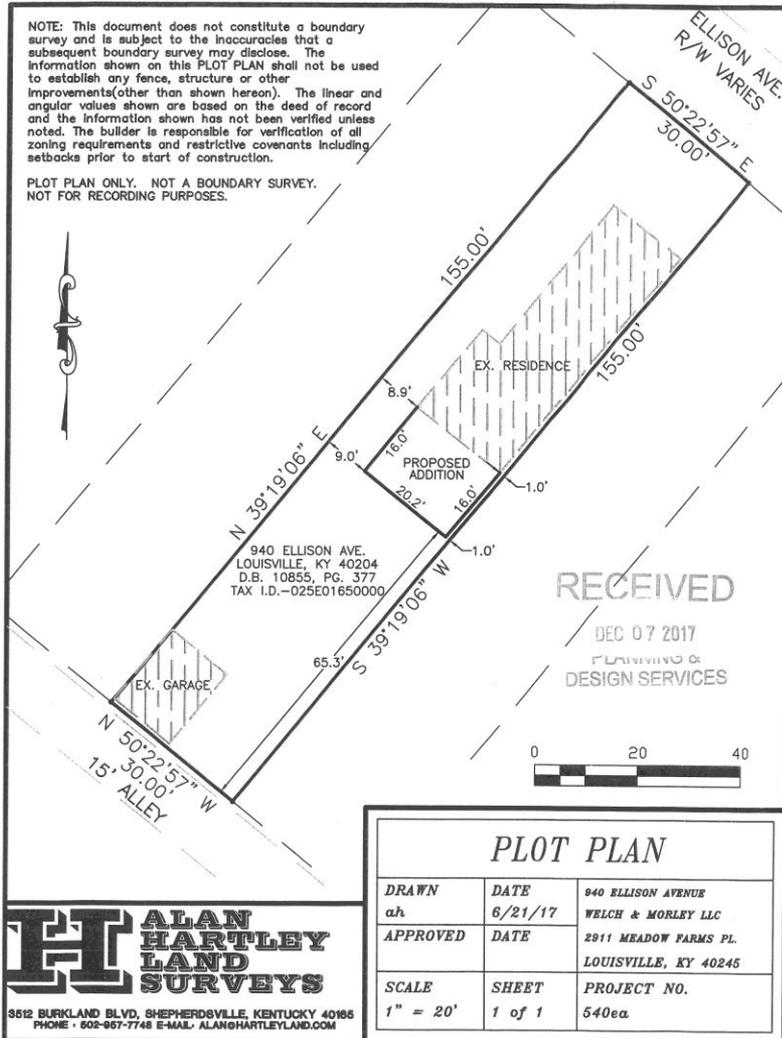


The separation between structures.

Site Plan

NOTE: This document does not constitute a boundary survey and is subject to the inaccuracies that a subsequent boundary survey may disclose. The information shown on this PLOT PLAN shall not be used to establish any fence, structure or other improvements (other than shown hereon). The linear and angular values shown are based on the deed of record and the information shown has not been verified unless noted. The builder is responsible for verification of all zoning requirements and restrictive covenants including setbacks prior to start of construction.

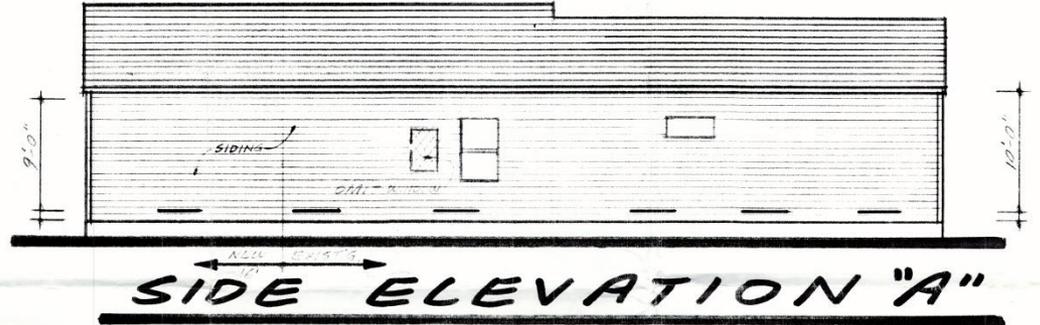
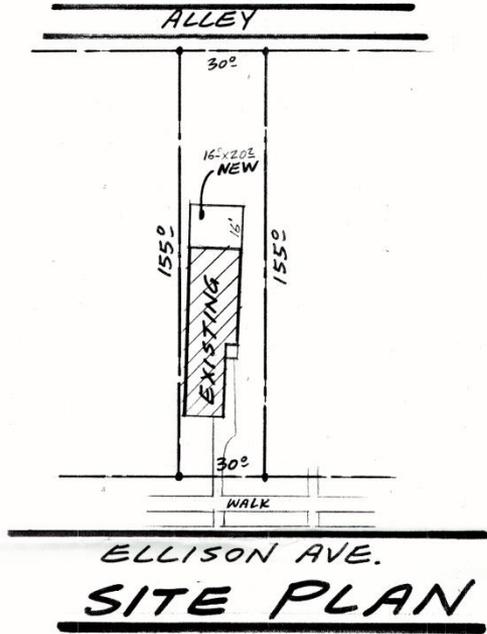
PLOT PLAN ONLY. NOT A BOUNDARY SURVEY.
NOT FOR RECORDING PURPOSES.



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Elevation

DON UNDERWOOD DESIGN
CUSTOM HOME & ADDITION PLANS
OVER 4000 EXISTING PLANS
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Conclusions

- The variance request appears to be adequately justified and meets the standard of review.
- Must determine if the proposal meets the standard of review for granting a variance as established in the Land Development Code from table 5.2.2 to allow a structure to encroach into the required side yard setback.

Required Actions

- **Variance:** from Land Development Code table 5.2.2 to allow a structure to encroach into the required side yard setback. Approve/Deny

Location	Requirement	Request	Variance
Side Yard	3 feet	1 foot	2 feet