

16VARIANCE1089

1366 South Third Street



Louisville Metro Board of Zoning Adjustment

Public Hearing

Ross Allen, Planner I

December 5, 2016

Request(s)

- **Variance:** from the Land Development Code section 5.4.1.D.2 to reduce the private yard area to less than the 30% of the total lot area.

Location	Requirement	Request	Variance
Private Yard Area (30% of total lot area)	3,850 sf.	2,350 sf. (61%)	1,500 sf. (39%)

Case Summary / Background

- Proposing to construct a 24' by 36' (864 sf.) second story addition onto the top of an existing three car garage (design approved 14COA1024 as of Feb. 12, 2014)
- The second story of the garage will have a 8' 4" x 36' roofed (covered) unenclosed deck facing the principal structure.
- The proposed second story addition and deck have been approved by the Architectural Review Committee as of Oct. 19, 2016.

Zoning/Form Districts

Subject Property:

- Existing: TNZD/Traditional Neighborhood
- Proposed: TNZD/Traditional Neighborhood

Adjacent Properties:

- North: TNZD/Traditional Neighborhood
- South: TNZD/Traditional Neighborhood
- East: TNZD/Traditional Neighborhood
- West: TNZD/Traditional Neighborhood



Aerial Photo/Land Use

Subject Property:

- Existing: Residential Single family
- Proposed: Residential Single family

Adjacent Properties:

- North: Residential Single Family
- South: Commercial
- East: Residential Multi-family
- West: Residential Multi-family/Vacant



Site Photos-Subject Property



Looking at the principal structure from Third Street.

Site Photos-Subject Property



Rear yard and the existing garage where the proposed Addition will be built.

Site Photos-Subject Property



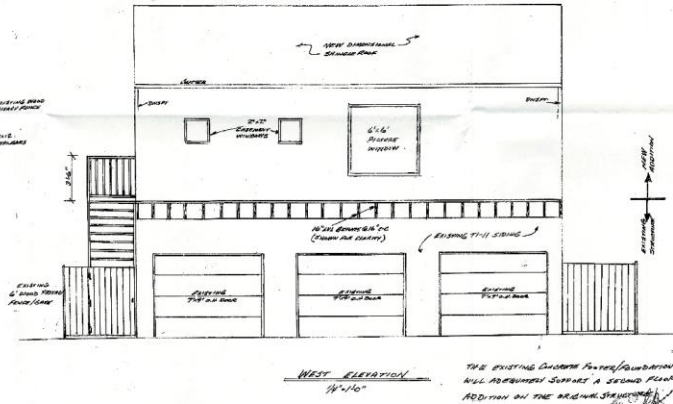
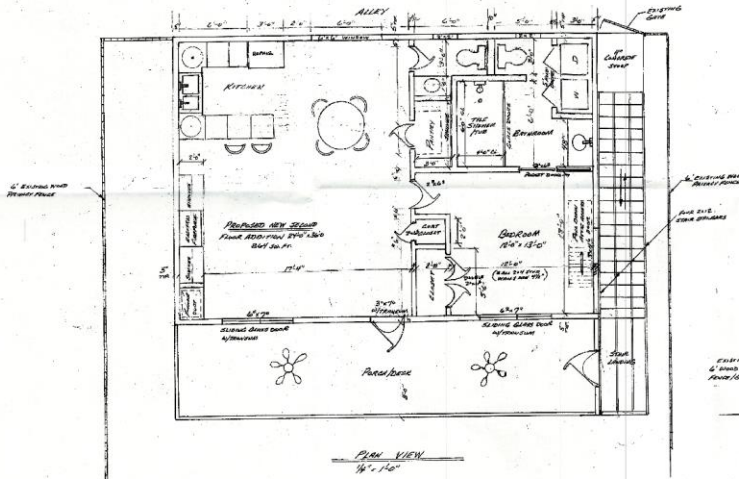
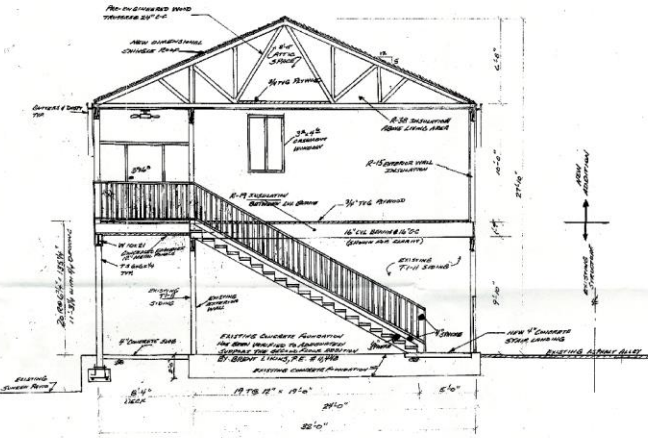
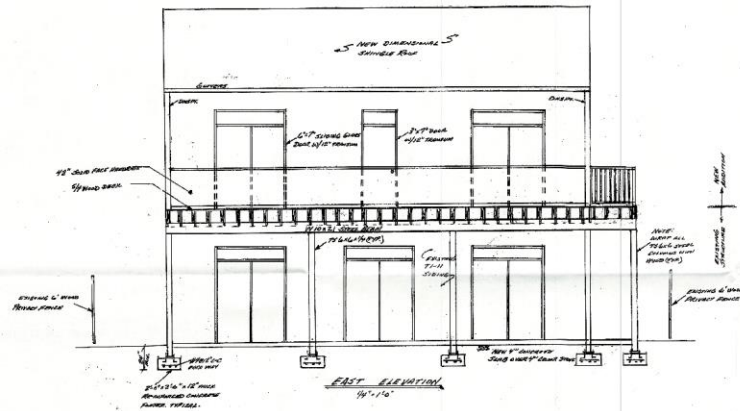
The side yard setback where the steps to the proposed addition will be located.

Site Photos-Subject Property



The private yard looking towards the rear of the residence.

Elevations



THE EXISTING GARAGE FLOOR/FOUNDATION WILL REQUIRE SUPPORT A SECOND FLOOR ADDITION ON THE REARING STRUCTURE

CBL
Construction Company, LLC
PHONE: (502) 292-2279
FAX: (502) 292-0364
email: bvalentine@cblcon.com

OWNER:
BRENT LIKINS
P.E. #1448
RESIDENTIAL ENGINEERING
AND CONSTRUCTION MANAGEMENT
1122 GERRY LANE
GOSHEN, KENTUCKY 40040
PHONE: (502) 292-2279
FAX: (502) 292-0364

CONTRACTOR:
CBL CONSTRUCTION
COMPANY, LLC
RESIDENTIAL ENGINEERING
AND CONSTRUCTION MANAGEMENT
1122 GERRY LANE
GOSHEN, KENTUCKY 40040
PHONE: (502) 292-2279
FAX: (502) 292-0364

PROJECT TITLE:
GREG LIKINS ADDITION - GARAGE
1366 S. THIRD STREET
LOUISVILLE, KY

DATE:
REV-2009

RECEIVED
8-19-16
16'-11 1/2"
DESIGN SERVICES

BY:
BRENT LIKINS, P.E.
SHEET
A-1

Conclusions

- The variance request appears to be adequately justified and meet the standard of review.
- Must determine if the proposal meets the standard of review for granting a variance and waiver as established in the Land Development Code (Oct. 2016) from section 5.4.1.D.2 to allow a an 8'4" x 36' second story unenclosed deck to reduce the private yard area by approximately 1,500 square feet.

Required Actions

- **Variance:** from the Land Development Code section 5.3.1.C to allow a proposed swimming pool to encroach 12.5 feet into the front yard setback along Cross Hill Road (local road). Approve/Deny

Location	Requirement	Request	Variance
Minimum Front Yard Setback	25 ft.	12.5 ft.	12.5 ft.

- **Waiver:** from LDC section 4.4.10.A to allow the proposed swimming pool to be constructed in the required front yard setback. Approve/Deny