

18VARIANCE1071

Woodbourne Avenue Garage



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

**Zach Schwager, Planner I
October 1, 2018**

Requests

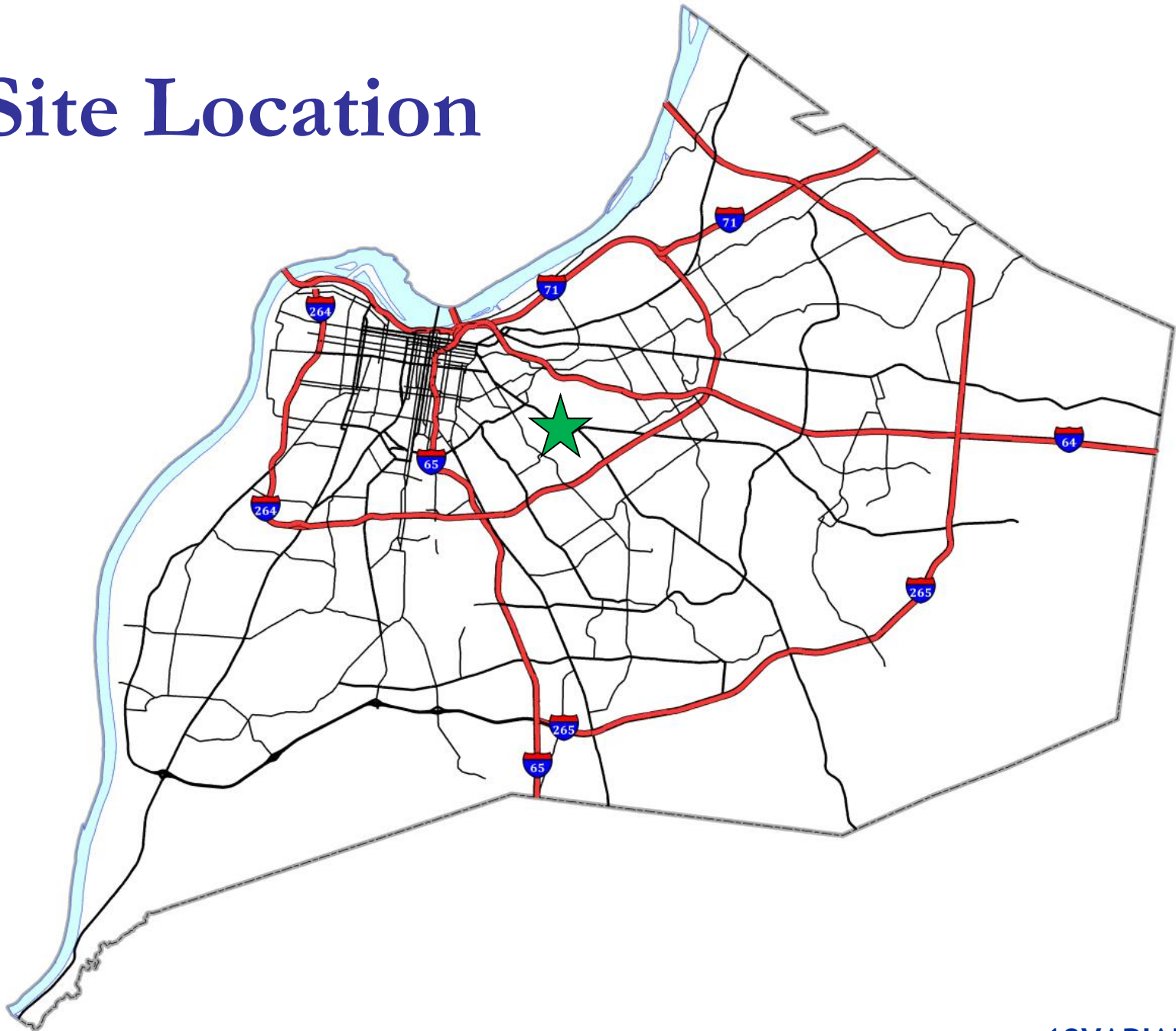
- **Variance:** from Land Development Code table 5.4.1.E.2 to allow a structure to encroach into the required rear yard setback.

Location	Requirement	Request	Variance
Rear Yard Setback	5 ft.	0 ft.	5 ft.

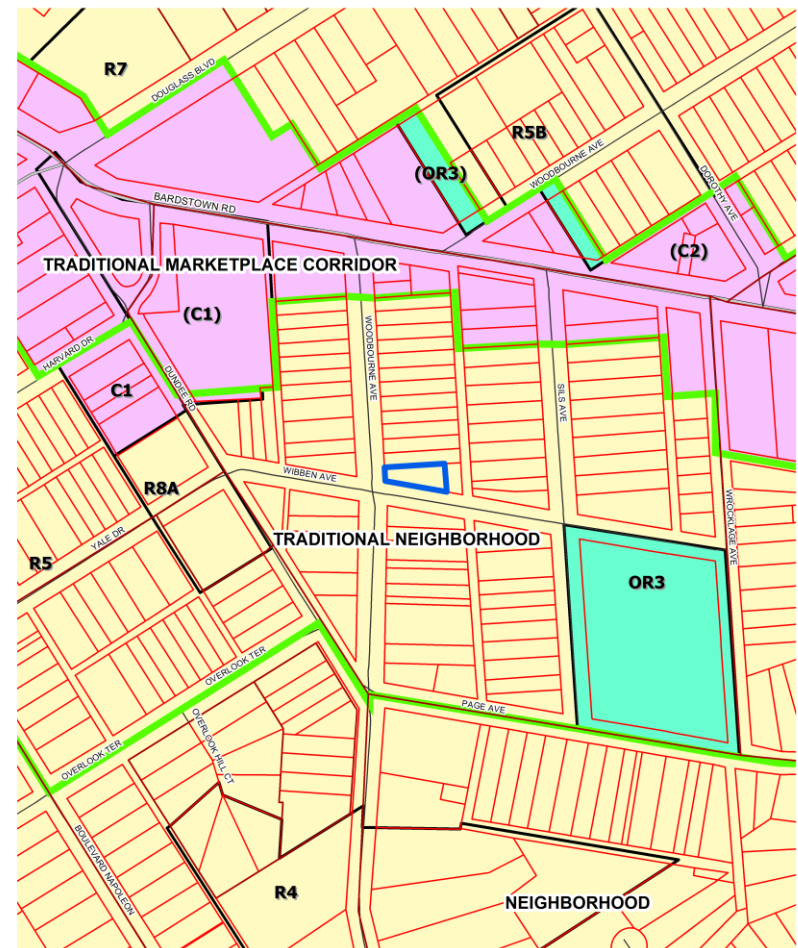
Case Summary / Background

- The subject property is located in the Sils Addition subdivision.
- The applicant proposes to construct a detached garage to replace an existing carport.
- The structure is proposed to encroach into the rear yard setback.
- The existing curb cut/driveway is proposed to be widened from approximately 10 ft. to 20 ft.

Site Location



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



feet

210

Map Created: 9/12/2018



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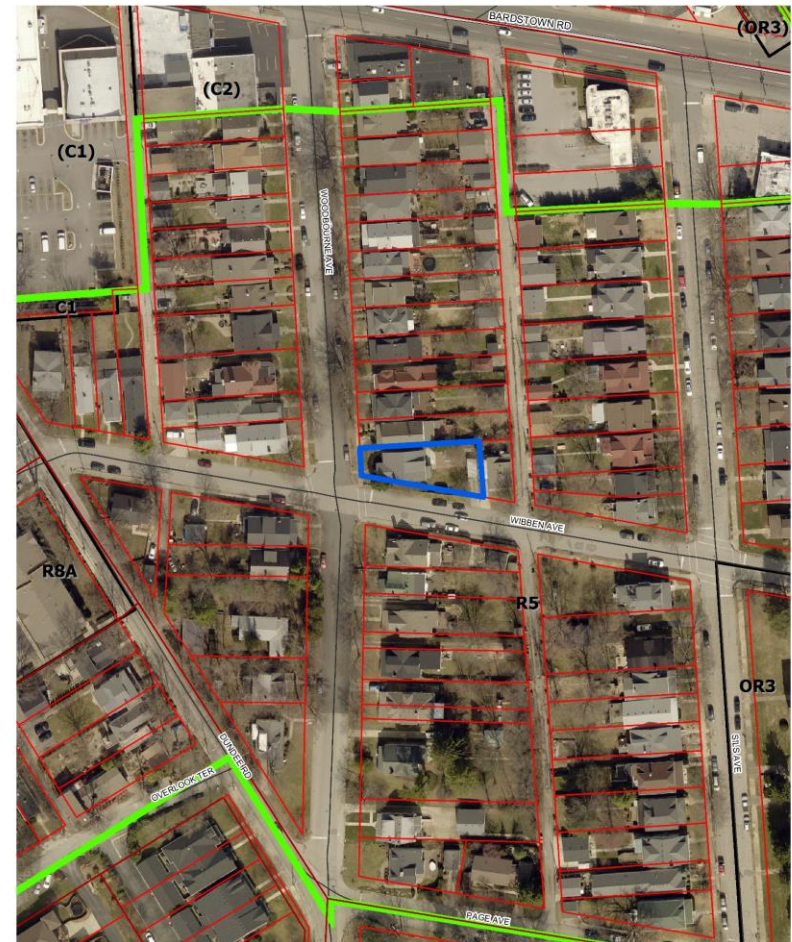
Aerial Photo/Land Use

Subject Property:

- Existing: Single Family Residential

Adjacent Properties:

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



1900 Woodbourne Avenue

feet

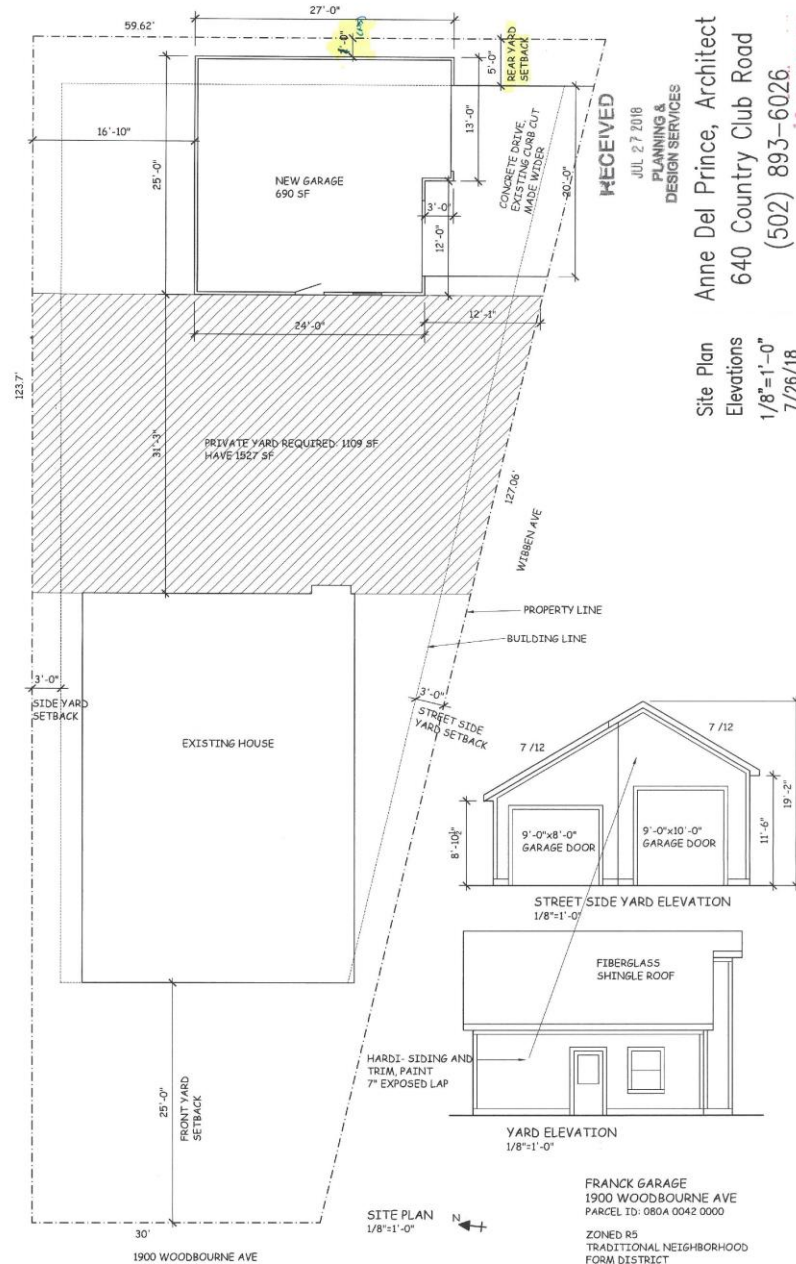
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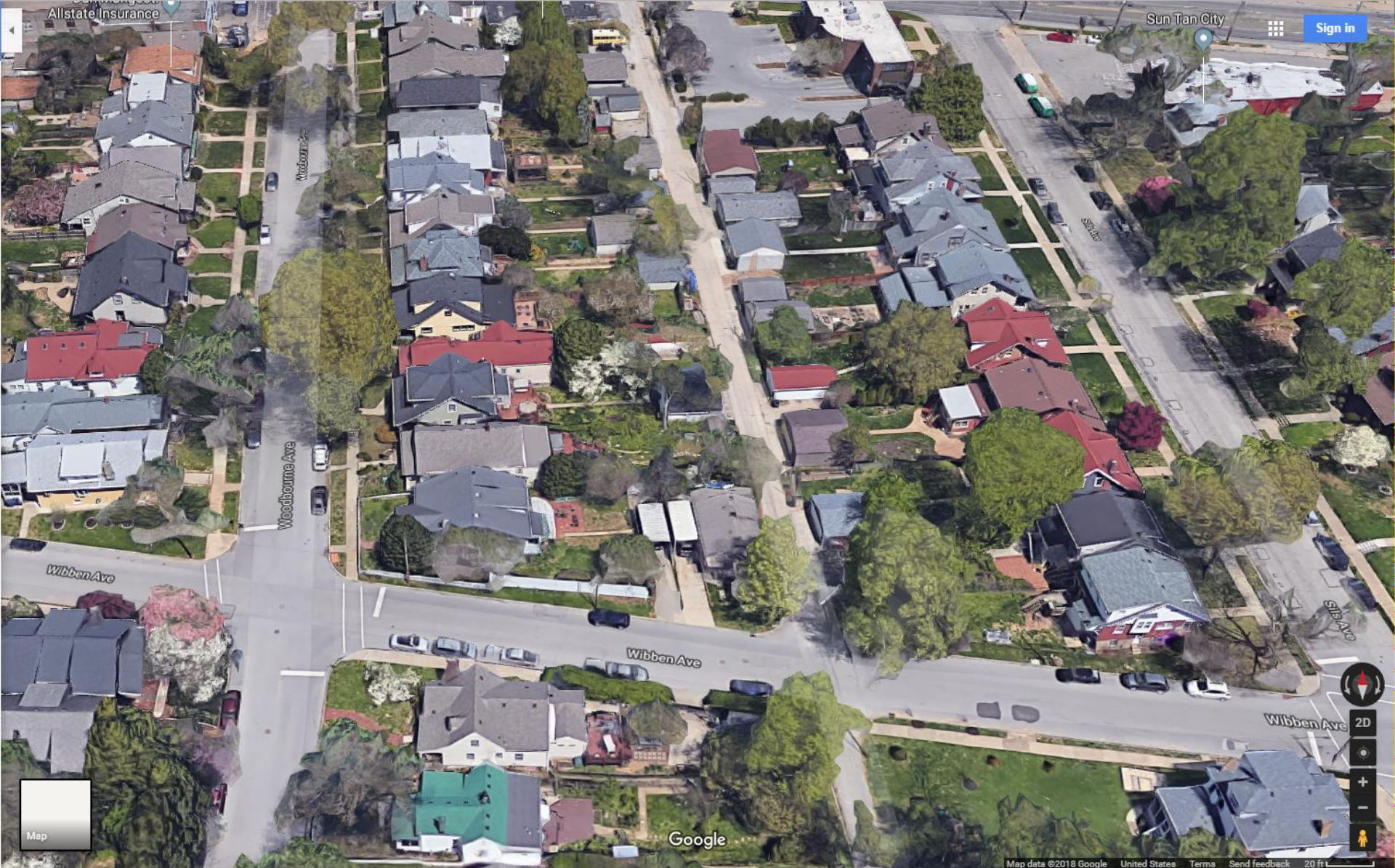
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Site Plan/Elevations





Site Photos-Subject Property



The front of the subject property.

Site Photos-Subject Property



Property to the left of the subject property.

Site Photos-Subject Property



Property across Woodbourne Avenue from
subject property.

Site Photos-Subject Property



Area of proposed garage and existing carport/curb cut.

Site Photos-Subject Property



Property across Wibben Avenue from
proposed garage.

Site Photos-Subject Property



BOZA public hearing notice sign.

Conclusions

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

Required Actions

- Variance: from Land Development Code table 5.4.1.E.2 to allow a structure to encroach into the required rear yard setback. Approve/Deny

Location	Requirement	Request	Variance
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