

**16VARIANCE1096**  
**1839 Roanoke Ave.**



**Louisville Metro Board of Zoning Adjustment**

**Public Hearing**

**Ross Allen, Planner I**

**January 9, 2017**

# Request(s)

- **Variance:** from the Land Development Code (Oct. 2016) from section 5.2.2.C, table 5.2.2 to allow an attached rear addition in an R-5B zoned parcel within a Traditional Neighborhood Form District to encroach into the side yard setback by 1 ft. 2 in.

Location	Requirement	Request	Variance
Side Yard Setback	3 ft.	1 ft. 8in.	1 ft. 2 in.

# Case Summary / Background

- Proposing to construct a 225 sf. addition onto the rear of the principal structure.
- The new addition is not flush with the existing principal structure being recessed by approximately 6 inches along the eastern property line. The new addition encroaches into the 3 ft. side yard setback by approximately 1' 2" and would be approximately 1' 8" from the eastern property line.

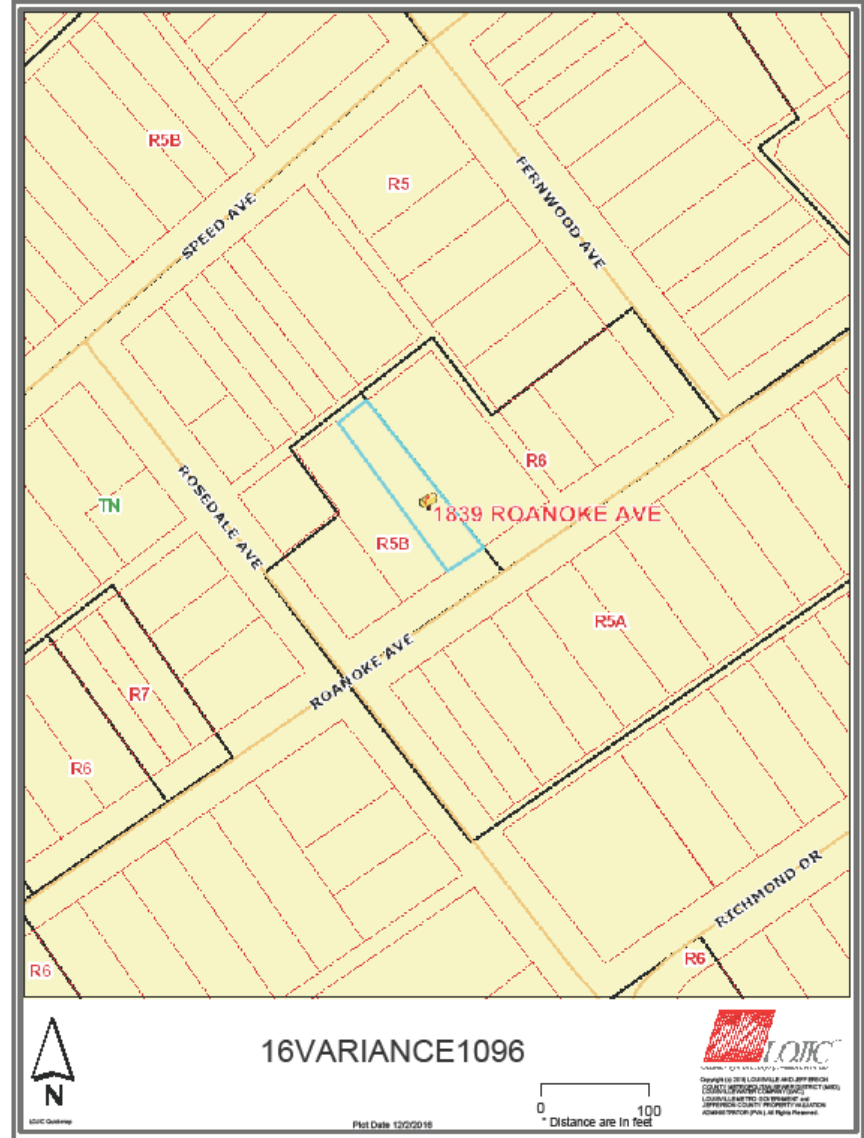
# Zoning/Form Districts

## Subject Property:

- Existing: R-5B/Traditional Neighborhood
- Proposed: R-5B/Traditional Neighborhood

## Adjacent Properties:

- North: R-5/Traditional Neighborhood
- South: R-5A/Traditional Neighborhood
- East: R-6/Traditional Neighborhood
- West: R-5B/Traditional Neighborhood



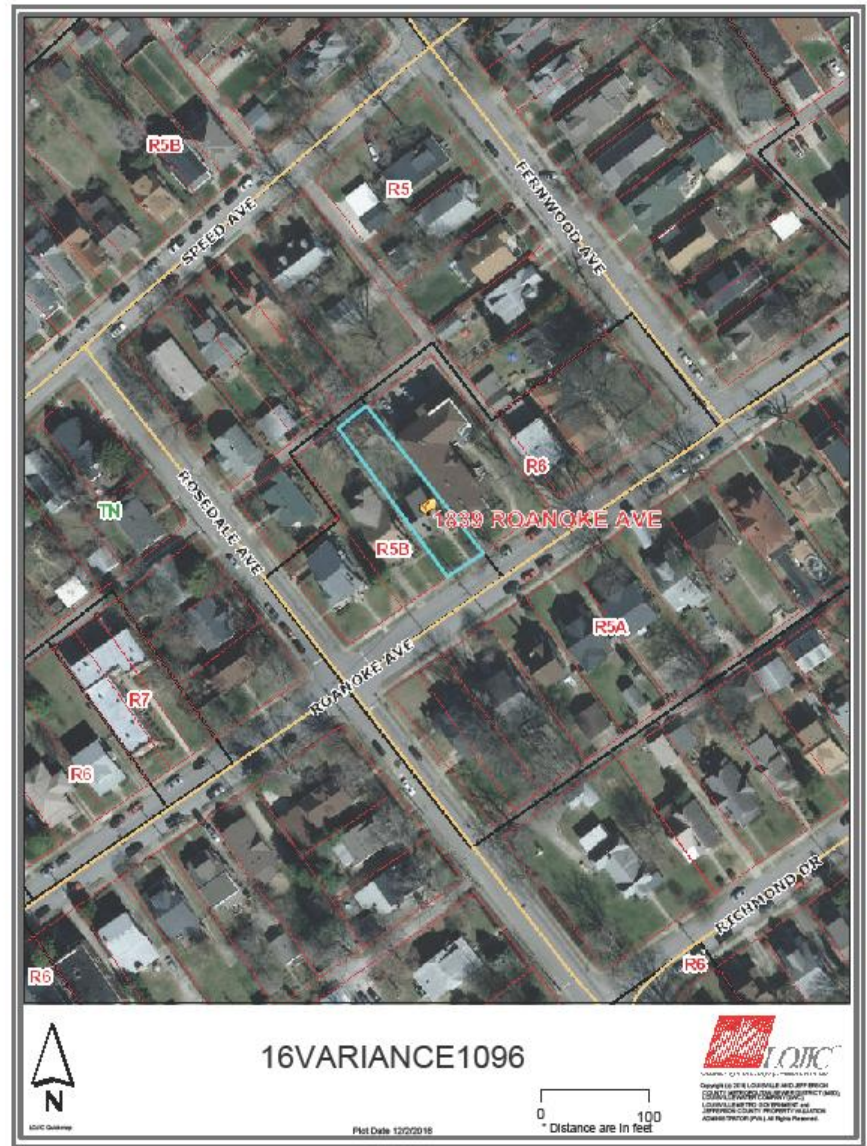
# Aerial Photo/Land Use

## Subject Property:

- Existing: Residential Two-Family
- Proposed: Residential Two-Family

## Adjacent Properties:

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



# Site Photos-Subject Property



Subject site looking north from Roanoke Ave.

# Site Photos-Subject Property



The side yard of the applicant's property line tapers as it runs north towards the alley.

# Site Photos-Subject Property



A view behind the gate in the previous photo, looking north towards the alley at the rear. The variance request would be for the setback in the side yard from the addition onto the rear of the principal structure (shown on the left).



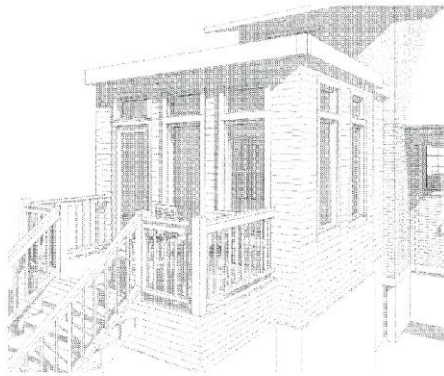
# Surrounding-Subject Property



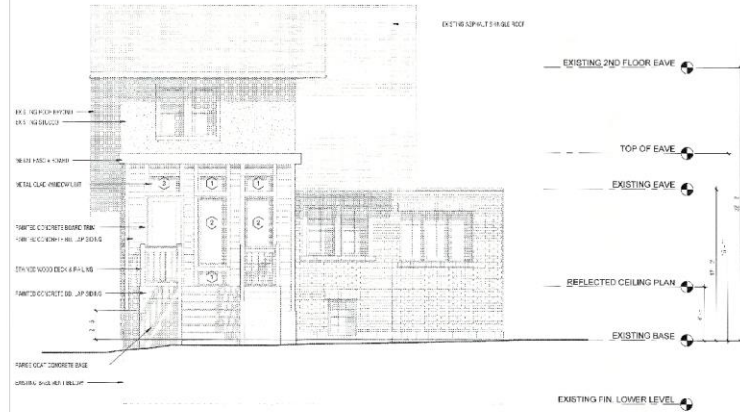
The deck shown would be removed and the new addition constructed onto the rear of the principal structure. A new deck would be constructed as shown on the site plan onto the rear of the proposed addition.



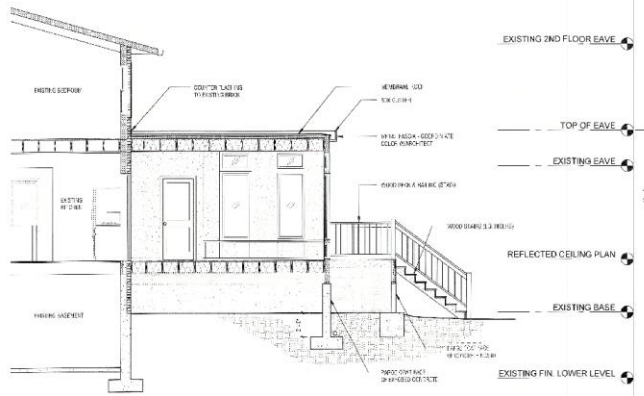
# Applicant's Elevations



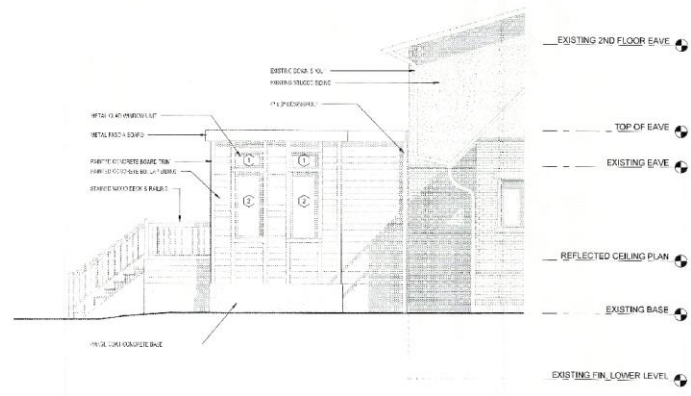
4 EXTERIOR PERSPECTIVE VIEW



1 WEST ELEVATION (REAR ELEVATION)  
1/4" = 1'-0"



3 BUILDING LONGITUDINAL SECTION  
1/4" = 1'-0"



2 SOUTH ELEVATION  
1/4" = 1'-0"

**LMS DESIGN**  
ARCHITECTURAL SERVICES

1211 W. MAIN ST., SUITE 100  
LOUISVILLE, KY 40203  
TEL: 502.625.1111  
WWW.LMSDESIGN.COM

PERMIT SET

SCALE: 1/4" = 1'-0"

**RECEIVED**  
NOV 21 2016  
PLANNING & ZONING DEPARTMENT  
DESIGN SERVICES

**ROANOKE RESIDENCE**  
1830 ROANOKE AVE., LOUISVILLE, KY 40203  
PROJECT NO: 1608  
DATE: 11/01/2016

EXTERIOR ELEVATIONS & BUILDING SECTION

**A2**

# Conclusions

- The variance request appears to be adequately justified and meets the standard of review.
- The Board of Zoning Adjustment must determine if the proposal meets the standard of review for granting a variance as established in the Land Development Code (Oct. 2016) from section 5.2.3.D.3.C to allow a an 39.28' x 19.49' addition on to an existing building to reduce the rear yard setback from 5 ft. to 0 ft.

# Required Actions

- **Variance:** from the Land Development Code (Oct. 2016) from section 5.2.2.C, table 5.2.2 to allow an attached rear addition in an R-5B zoned parcel within a Traditional Neighborhood Form District to encroach into the side yard setback by 1 ft. 2 in. **Approve/Deny**

	Requirements	Request	Variance
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