

18VARIANCE1048

Moser Road Addition



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

**Dante St. Germain, Planner I
June 18, 2018**

Requests

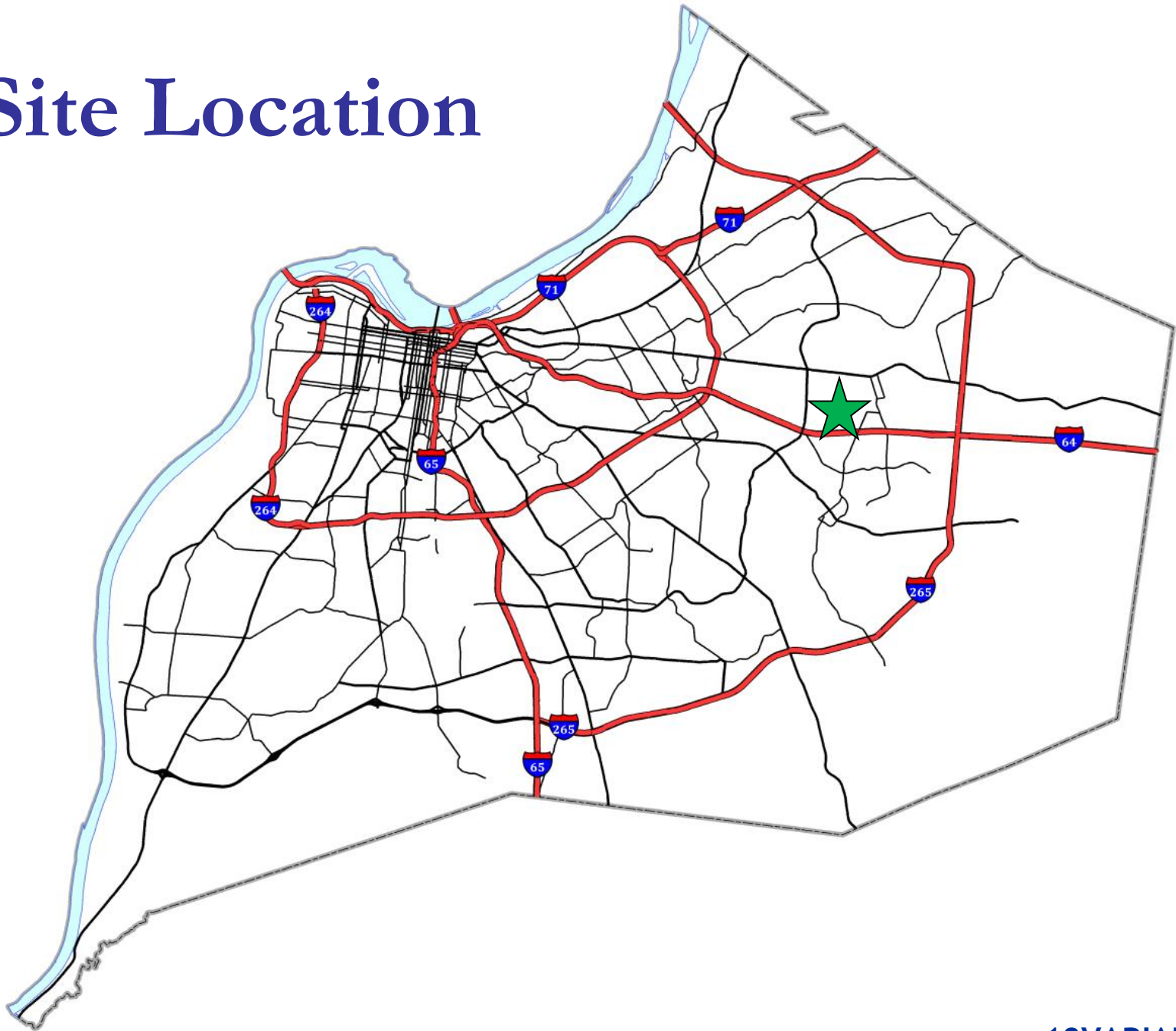
- **Variance:** from City of Douglass Hills Land Development Code table 5.4.1 to allow a structure to encroach into the required side yard setback.

Location	Requirement	Request	Variance
Side Yard Setback	7 ft.	2.83 ft.	4.17 ft.

Case Summary / Background

- The subject property is located in the City of Douglass Hills.
- The applicant proposes to construct a new one-story addition onto the rear of the principal structure.
- The irregular shape of the lot results in the addition encroaching into the required side yard setback.

Site Location



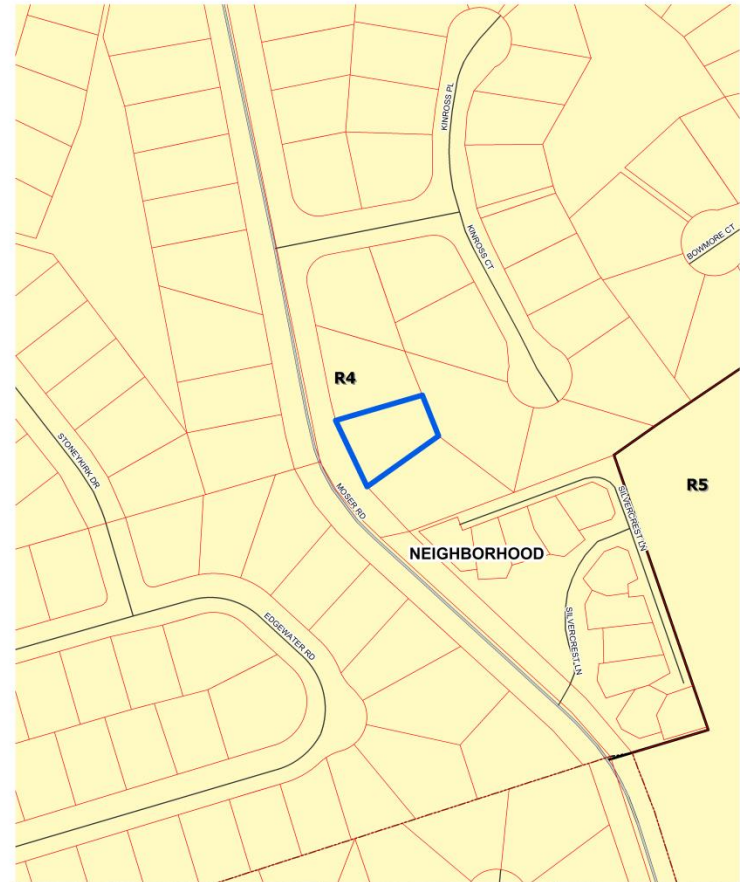
Zoning/Form Districts

Subject Property:

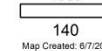
- Existing: R-4/Neighborhood

Adjacent Properties:

- North: R-4/Neighborhood
- South: R-4/Neighborhood
- East: R-4/Neighborhood
- West: R-4/Neighborhood



905 Moser Road
feet



Map Created: 6/7/2018



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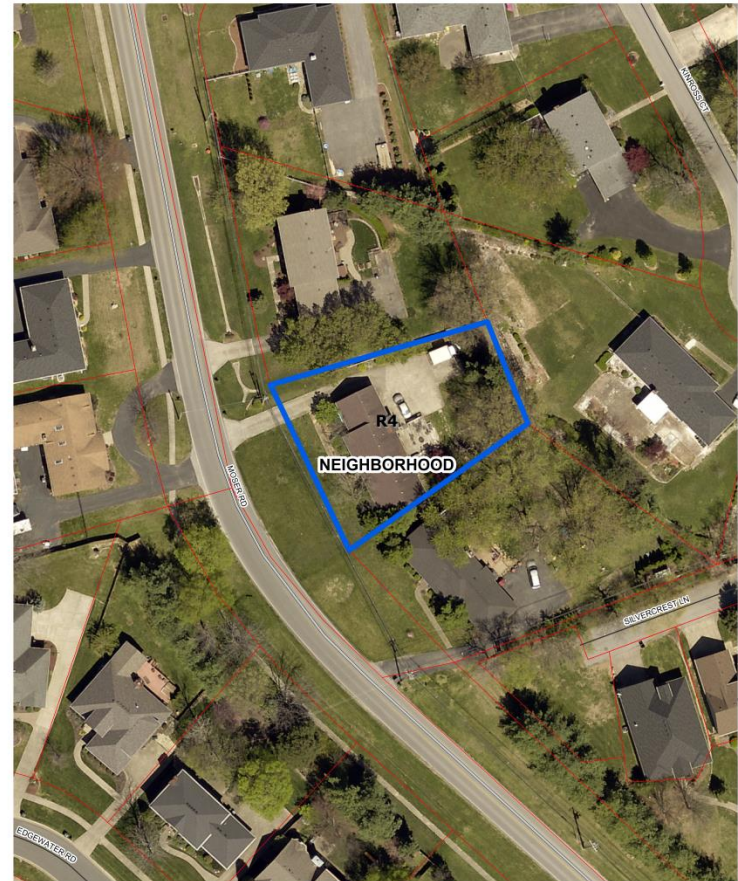
Aerial Photo/Land Use

Subject Property:

- Existing: Single Family Residential

Adjacent Properties:

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



905 Moser Road
feet



Map Created: 6/7/2018



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Site Photos-Subject Property



The front of the subject property.

Site Photos-Subject Property



The property to the left of the subject property.

Site Photos-Subject Property



The property to the right of the subject property.

Site Photos-Subject Property



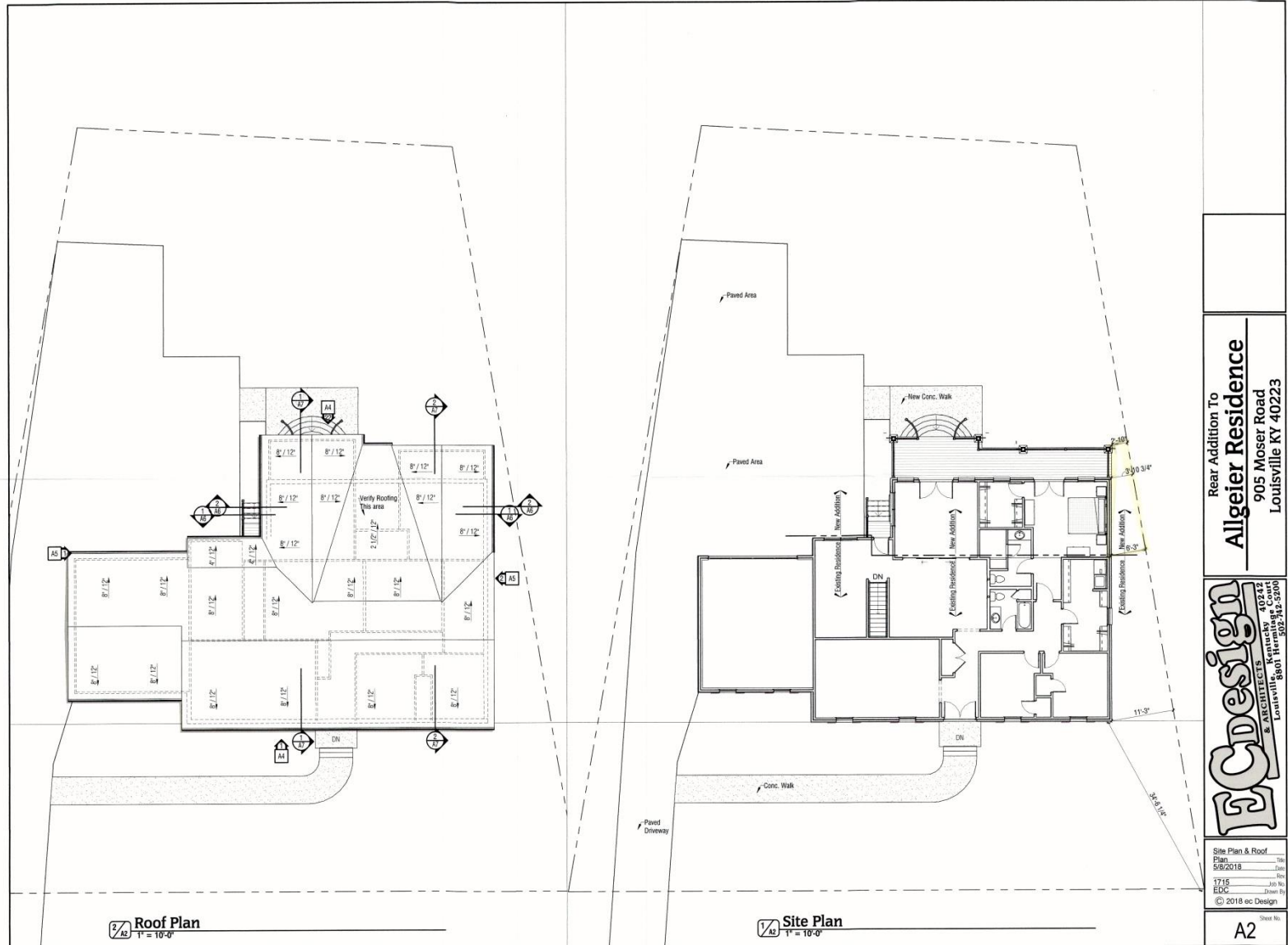
The location of the requested variance.

Site Photos-Subject Property



The location of the requested variance.

Site Plan



Rear Addition To
Allgeier Residence
 905 Moser Road
 Louisville KY 40223

ec design
 ARCHITECTS & INTERIORS
 Louisville, KY 40242
 502-412-5200

Site Plan & Roof
 Plan
 5/8/2018
 1715
 EDC
 © 2018 ec Design

A2

Elevations

View From Northwest



RECEIVED

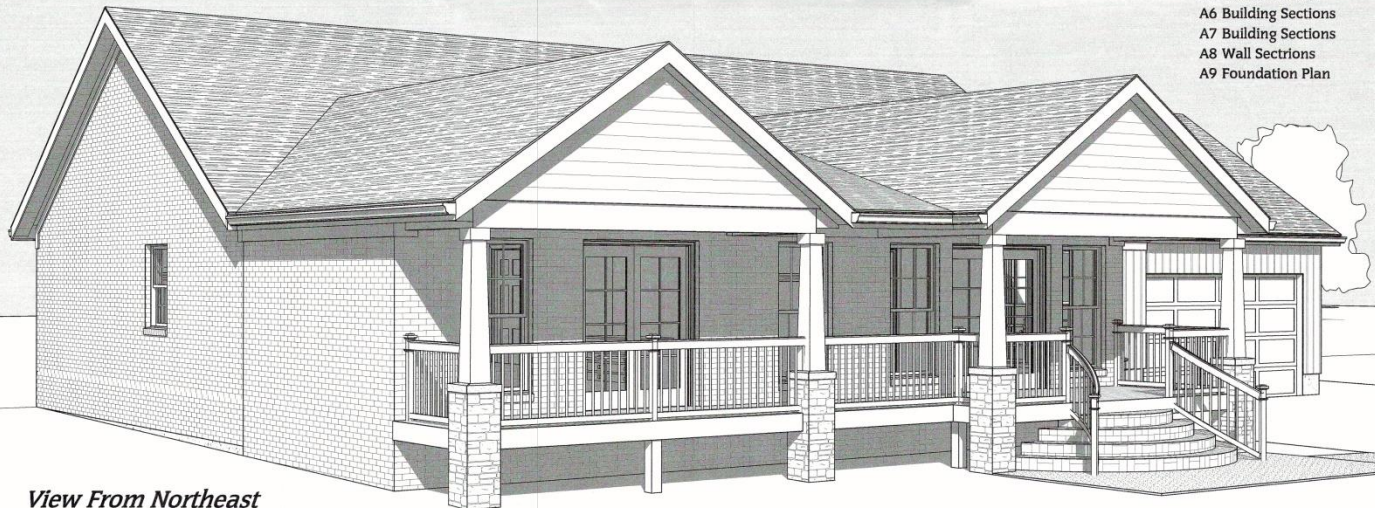
MAY 18 2018
PLANNING &
DESIGN SERVICES

Rear Addition To
Allgeier Residence
905 Moser Road
Louisville KY 40223

Sheet Index

- A1 Cover Sheet
- A2 Site Plan & Roof Plan
- A3 Floor Plan
- A4 Front & Rear Elevs.
- A5 End Elevations
- A6 Building Sections
- A7 Building Sections
- A8 Wall Sections
- A9 Foundation Plan

View From Northeast



Rear Addition To
Allgeier Residence
905 Moser Road
Louisville KY 40223

ec design
ARCHITECTS
40242
Louisville, KY 40242
8001 Homing Ave
502-315-5200

Cover Sheet
5/8/2018
1715
EDC
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Sheet No.
A1

18 Variance 1048

Conclusions

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

Required Actions

- **Variance:** from City of Douglass Hills Land Development Code table 5.4.1 to allow a structure to encroach into the required side yard setback.
Approve/Deny

Location	Requirement	Request	Variance
Side Yard Setback	7 ft.	2.83 ft.	4.17 ft.