

18VARIANCE1008

1119 Reutlinger Avenue Addition



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

Dante St. Germain, Planner I

March 5, 2018

Requests

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

Location	Requirement	Request	Variance
Side Yard Setback	3 ft.	0 ft.	3 ft.

Case Summary / Background

- The subject property is located in the Germantown neighborhood and contains a one-story single-family residence which encroaches into the side yard setback.
- The applicant proposes a second story addition on the rear of the principal structure, to encroach into the side yard setback by the same amount as the existing structure.

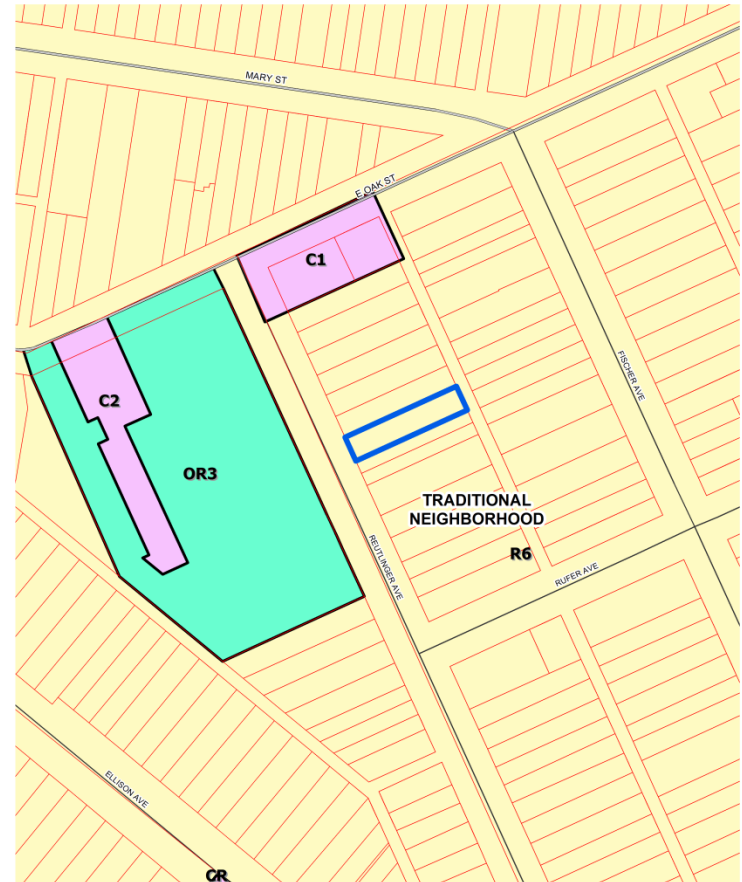
Zoning/Form Districts

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: OR-3/Traditional Neighborhood



1119 Reutlinger Avenue
feet

110

Map Created: 2/19/2018



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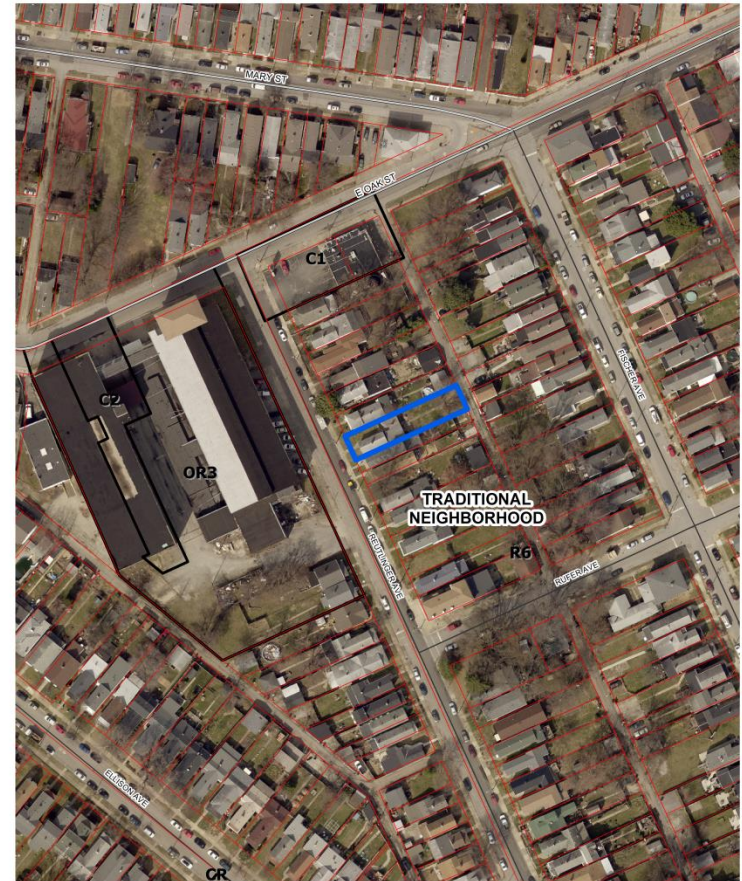
Aerial Photo/Land Use

Subject Property:

- Existing: Single Family Residential

Adjacent Properties:

- North: Single Family Residential
- South: Single Family Residential
- East: Single Family Residential
- West: Bradford Mills Lofts



1119 Reutlinger Avenue
feet



110
Map Created: 2/19/2018



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Site Photos-Subject Property



The front of the subject property and the property to the right.

Site Photos-Subject Property



The property to the left of the subject property.

Site Photos-Subject Property



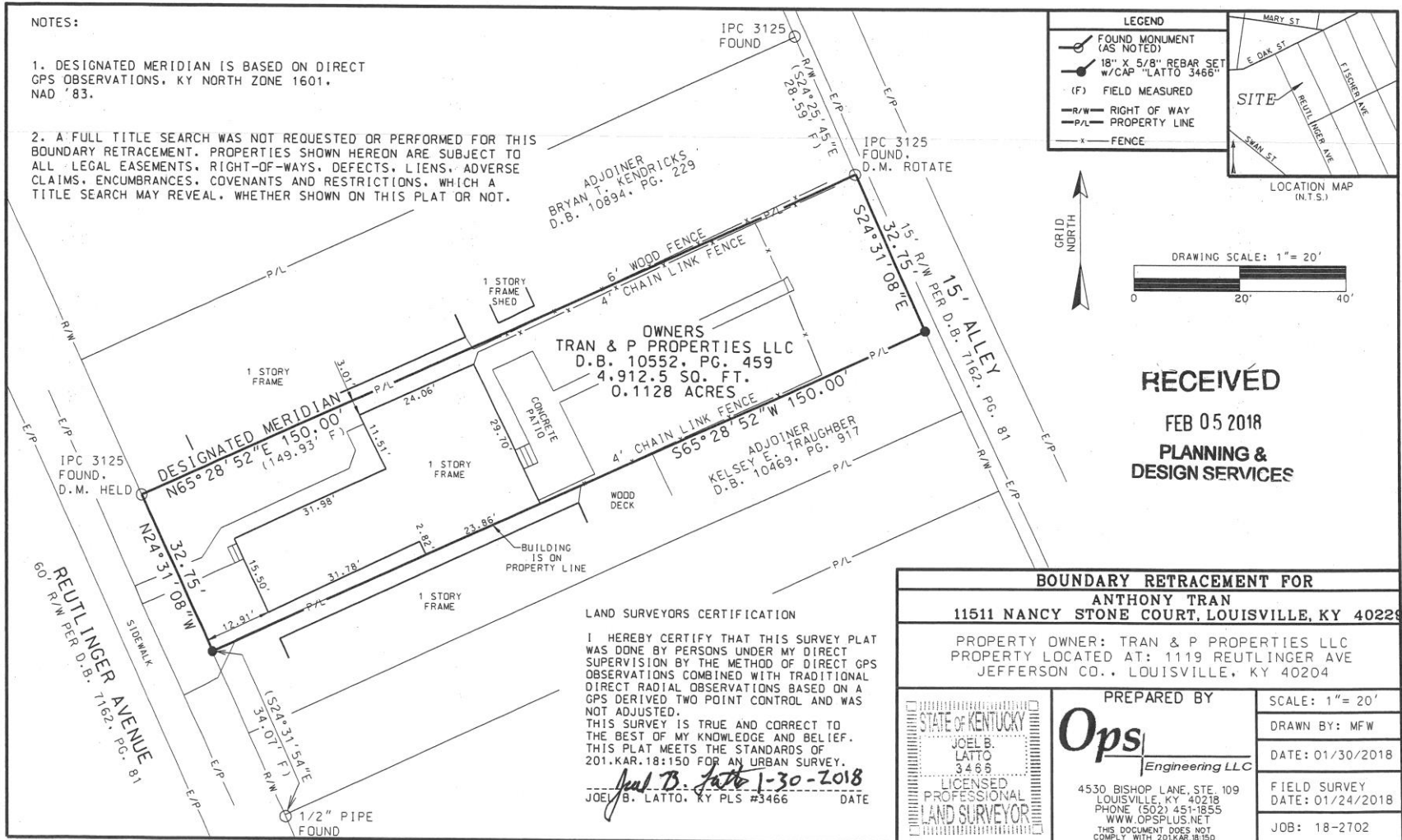
Bradford Mills Lofts is across Reutlinger Avenue.

Site Photos-Subject Property

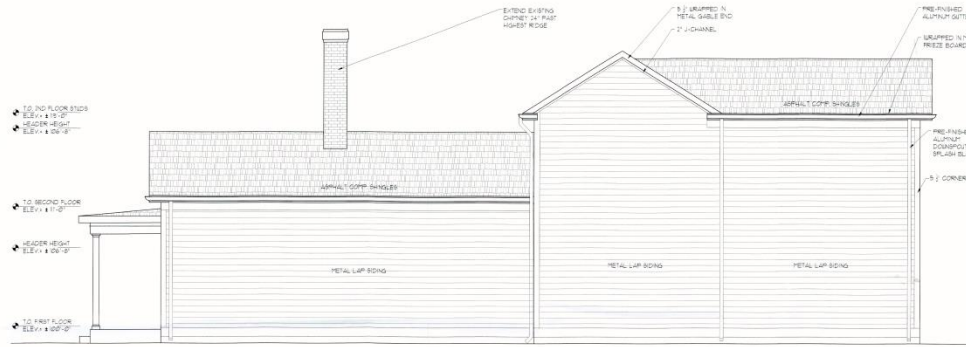


The separation between the principal structure and the neighboring structure.

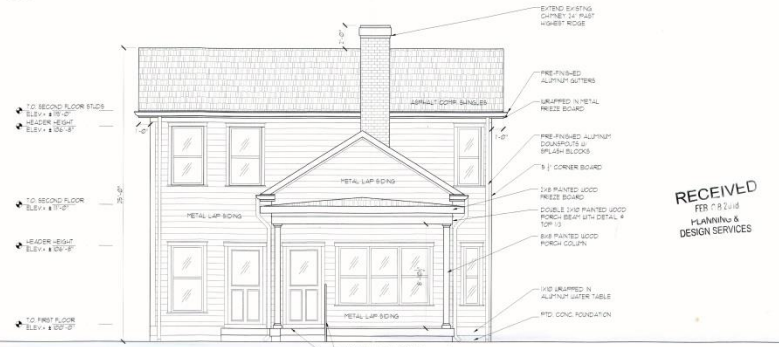
Site Plan



Elevations



2 RIGHT SIDE ELEVATION
SCALE 1/4"=1'-0"



1 FRONT ELEVATION
SCALE 1/4"=1'-0"

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DESIGN SERVICES

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**1119 REUTLINGER AVE.-
RESIDENCE REMODEL**
1119 REUTLINGER AVE
LOUISVILLE, KENTUCKY 40204

SHEET TITLE
ELEVATIONS

DRAWN
JAN

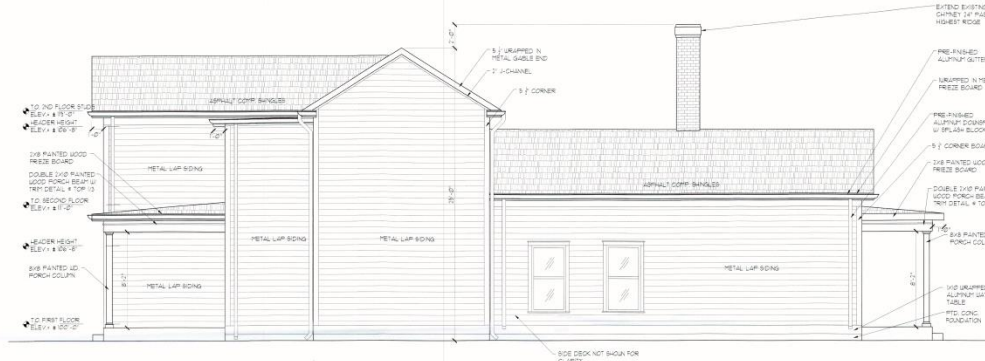
DATE
AUG 26, 2010

SCALE
1/4"=1'-0"

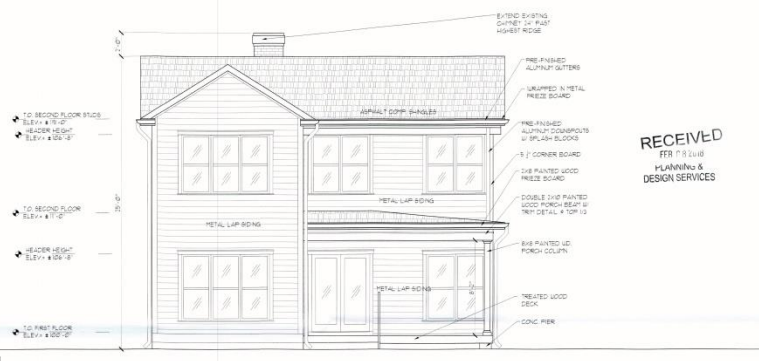
REV

DRAWING NUMBER
A201

Elevations



2 LEFT ELEVATION
SCALE 1/4"=1'-0"



1 REAR ELEVATION
SCALE 1/4"=1'-0"

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1119 REUTLINGER AVE. RESIDENCE REMODEL
1119 REUTLINGER AVE.
LOUISVILLE, KENTUCKY 40204

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SHEET TITLE	ELEVATIONS
DRAWN	HERNIT DRAWINGS
DATE	JUN 28, 2017
SCALE	1/4"=1'-0"
REV.	
DRAWING NUMBER	A202

18 VARIANCE 1008

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 Setback	3 ft.	0 ft.	3 ft.