

**Case No. 16VARIANCE1001**  
**1627 Ruth Ave.**



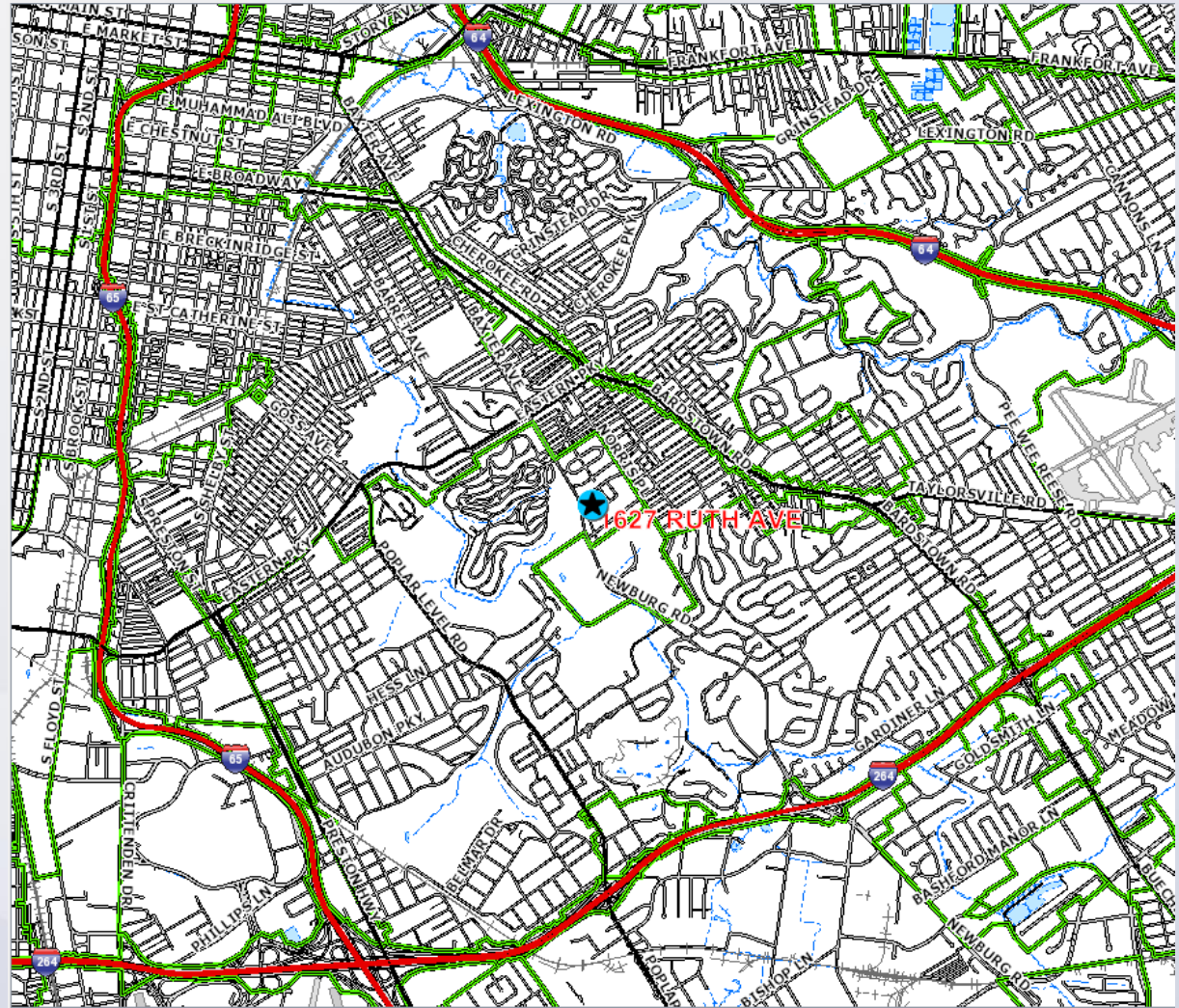
**Louisville Metro Board of Zoning Adjustment Public  
Hearing**

**Case Manager Ross Allen, Planner I**

**Monday February 15, 2016**

# Location

- 1627 Ruth Avenue
- Council District 8 – Tom Owen



# Request(s)

Variations from sections 5.4.2.C.1 and section 5.4.2.D.3.a.

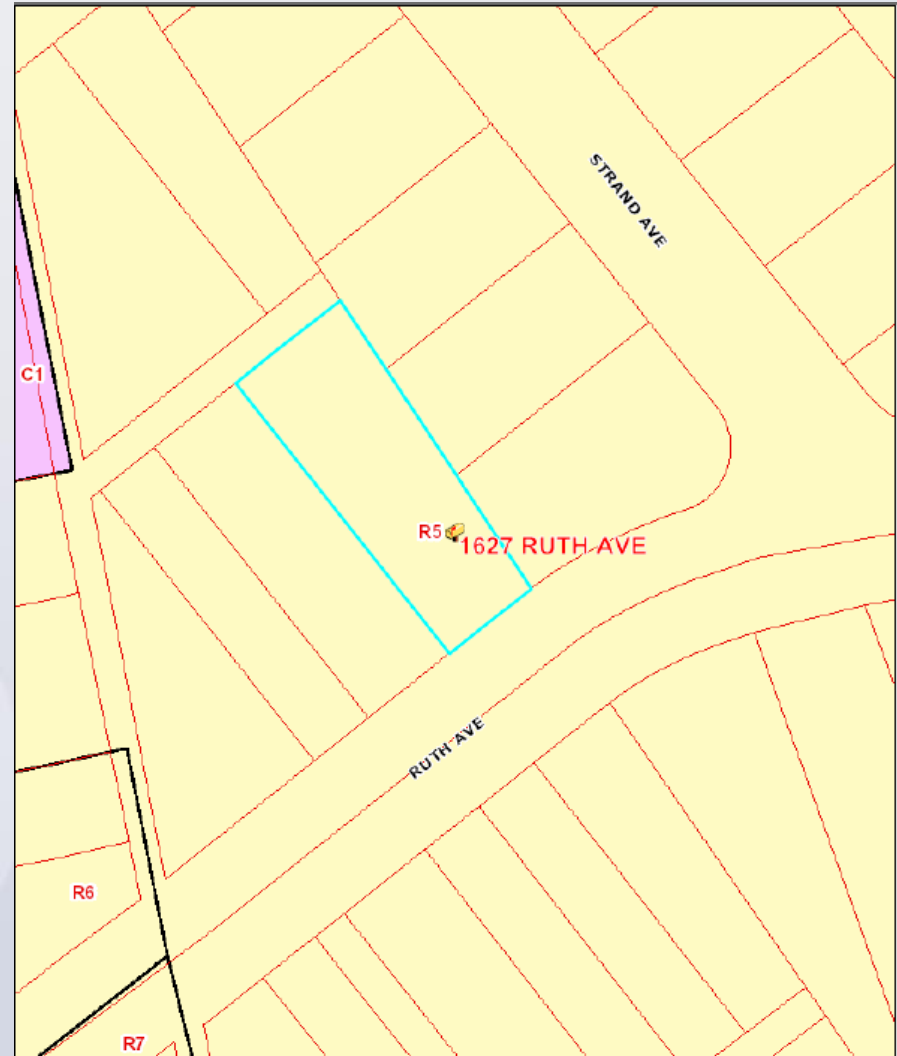
- Variance 1: a variance from the minimum 5 foot rear yard setback for a proposed accessory structure. The applicant is requesting a 4 ft. setback. The applicant is proposing to tear down an existing wood barn at the rear of the property and replacing it with a new garage.
- Variance 2: a variance from the minimum 3 foot side yard setback due to the proposed addition onto the rear of the principal structure.

# Case Summary / Background

- The applicant is proposing to build an addition to the rear of the principal structure and build a garage which replaces an existing garage which is dilapidated and in disrepair.

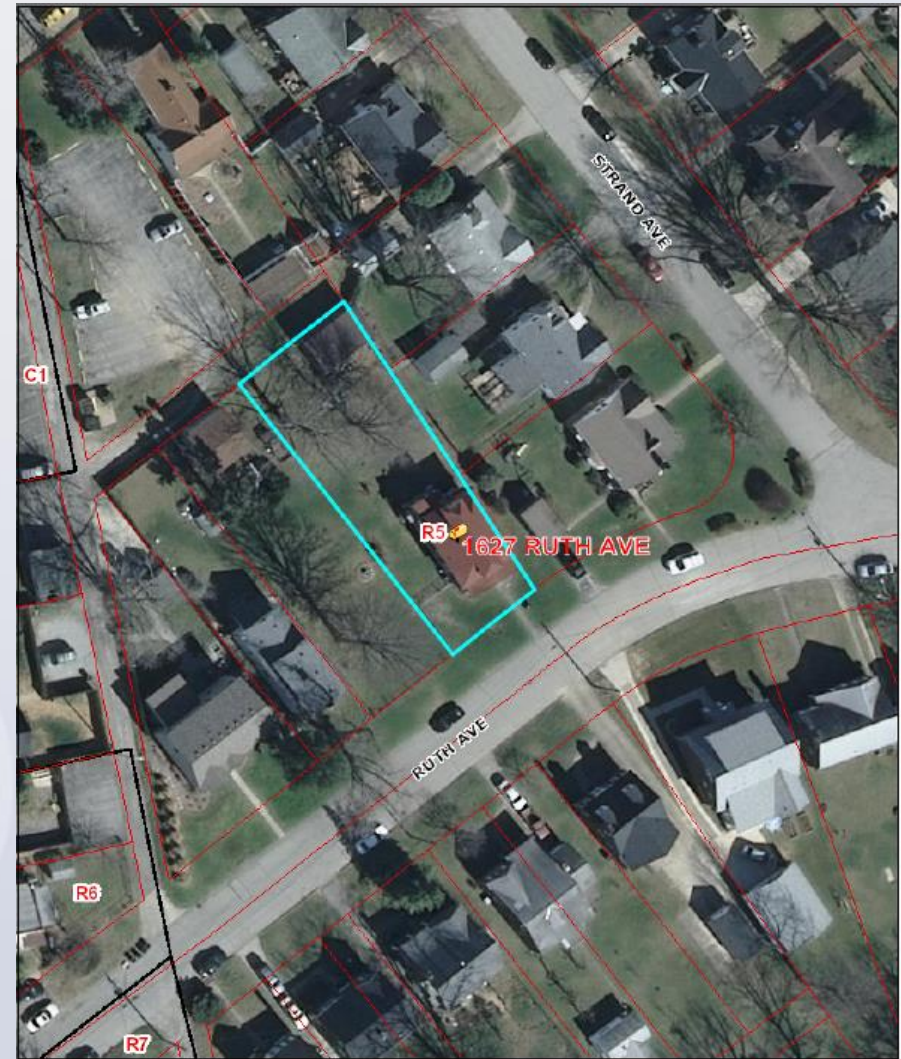
# Zoning/Form Districts

- **Subject Property:**
  - Existing: R-5/Neighborhood
  - Proposed: R-5/Neighborhood
- **Adjacent Properties:**
  - North: R-5/Neighborhood
  - South: R-5/Neighborhood
  - East: R-5/Neighborhood
  - West: R-5/Neighborhood



# Aerial Photo/Land Use

- **Subject Property:**
  - Existing: R-5/Neighborhood
  - Proposed: R-5/Neighborhood
- **Adjacent Properties:**
  - North: R-5/Neighborhood
  - South: R-5/Neighborhood
  - East: R-5/Neighborhood
  - West: R-5/Neighborhood



# Site Photos-Subject Property



**Front of Principal Structure at 1627 Ruth Ave.  
(Looking NW)**



**Side Yard looking towards rear of property at  
the dilapidated garage. (looking NW)**

# Site Photos-Surrounding Areas



**Rear Yard where the proposed rear addition to the principal structure would be constructed. (Looking NE)**



**Rear Yard where the existing dilapidated garage has fell and where the proposed garage would be placed (looking N)**



# Site Photos-Surrounding Areas

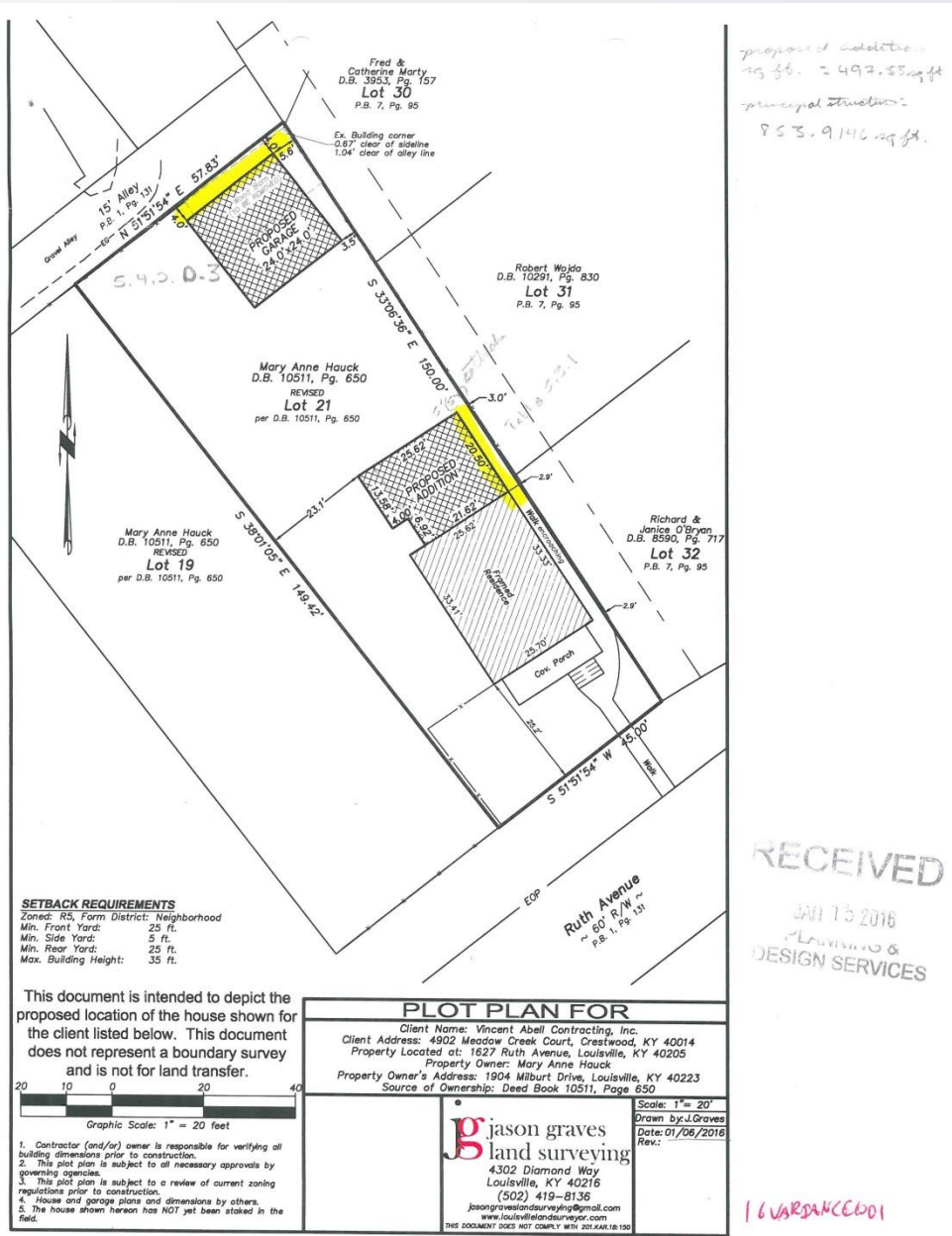


Rear yard of the property looking at a different angle (Looking NE) of the dilapidated garage to be replaced.



Looking at the rear of the principal structure where the new rear addition would be built. (Looking SE)

# Applicant's Site Plan



# Technical Review

**There are no outstanding technical review items.**

# Staff Analysis and Conclusions

## Standards of review : Variance

The proposal will NOT: alter the essential character of the general vicinity, adversely affect public health, safety, or welfare, cause a hazard or nuisance to the public, and/or allow unreasonable circumvention of the zoning regulations.

## Additional Considerations:

- Special Circumstances: None
- Strict application would deprive the applicant of reasonable use of the land.
- The Circumstances are not the result of actions of the applicant subsequent to the adoption of zoning regulations

# Approve or Deny

Variations from sections 5.4.2.C.1 and section 5.4.2.D.3.a.

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