

17VARIANCE1005 971 Barret Avenue



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

**Dante St. Germain, Planner I
March 20, 2017**

Request

- **Variances:** from Land Development Code section 5.4.1.E.5 to allow an accessory structure to encroach into the required side yards.

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

Case Summary / Background

- The applicant is constructing a new single-family house on the subject property, and proposes a 583.25 square foot garage in the rear.
- The garage is proposed to be 25 feet in width, which is the full width of the lot, eliminating the required side yards.
- The subject property is 25 feet wide and 140 feet deep, a total of 3,500 square feet in area.

Zoning/Form Districts

Subject Property:

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

Adjacent Properties:

- North: R-5B/Traditional Neighborhood
- South: R-5B/Traditional Neighborhood
- East: R-5B/Traditional Neighborhood
- West: C-2/Traditional Neighborhood



971 Barret Avenue
feet

70

Map Created: 2/28/2017



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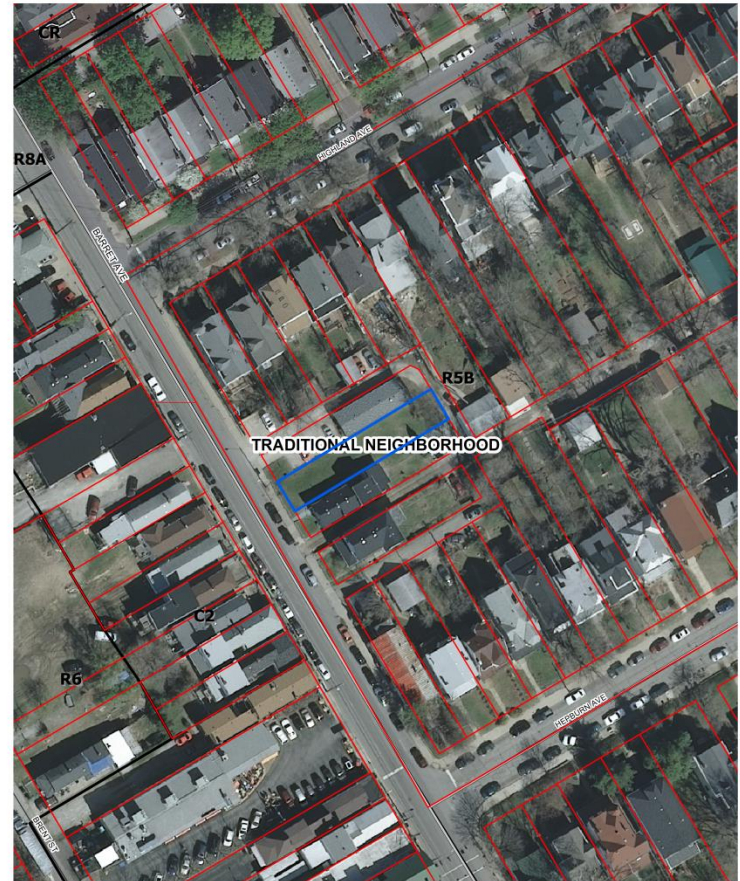
Aerial Photo/Land Use

Subject Property:

- Existing: Vacant
- Proposed: Single Family Residential

Adjacent Properties:

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



971 Barret Ave
feet

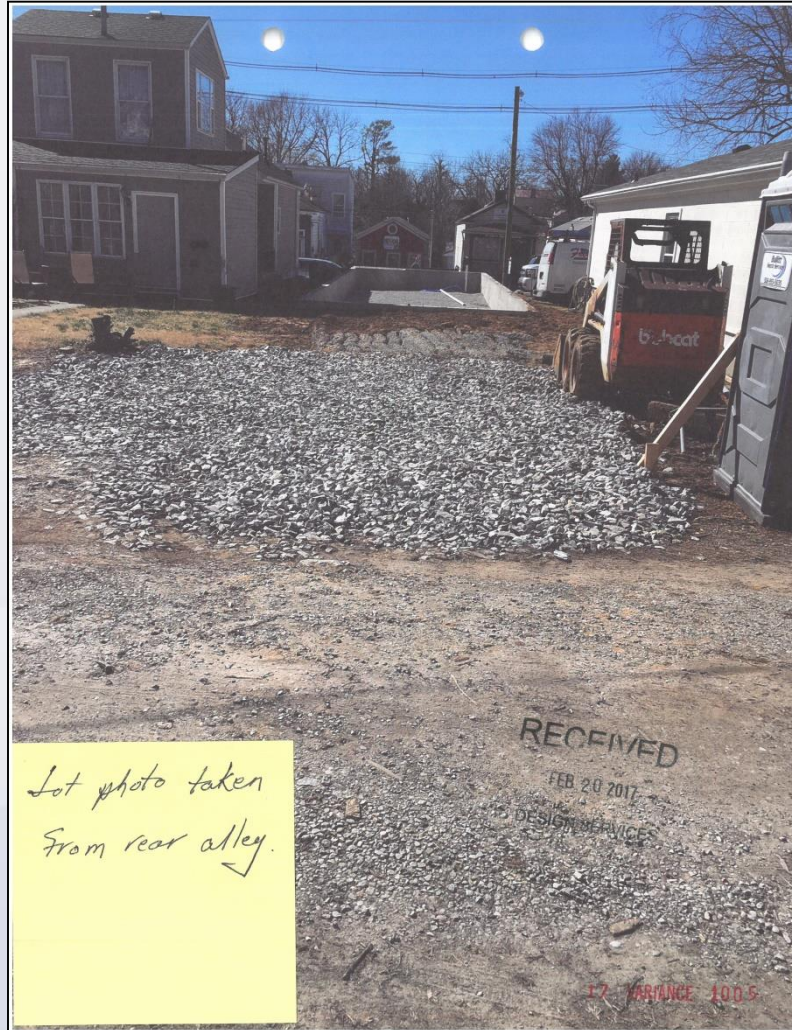
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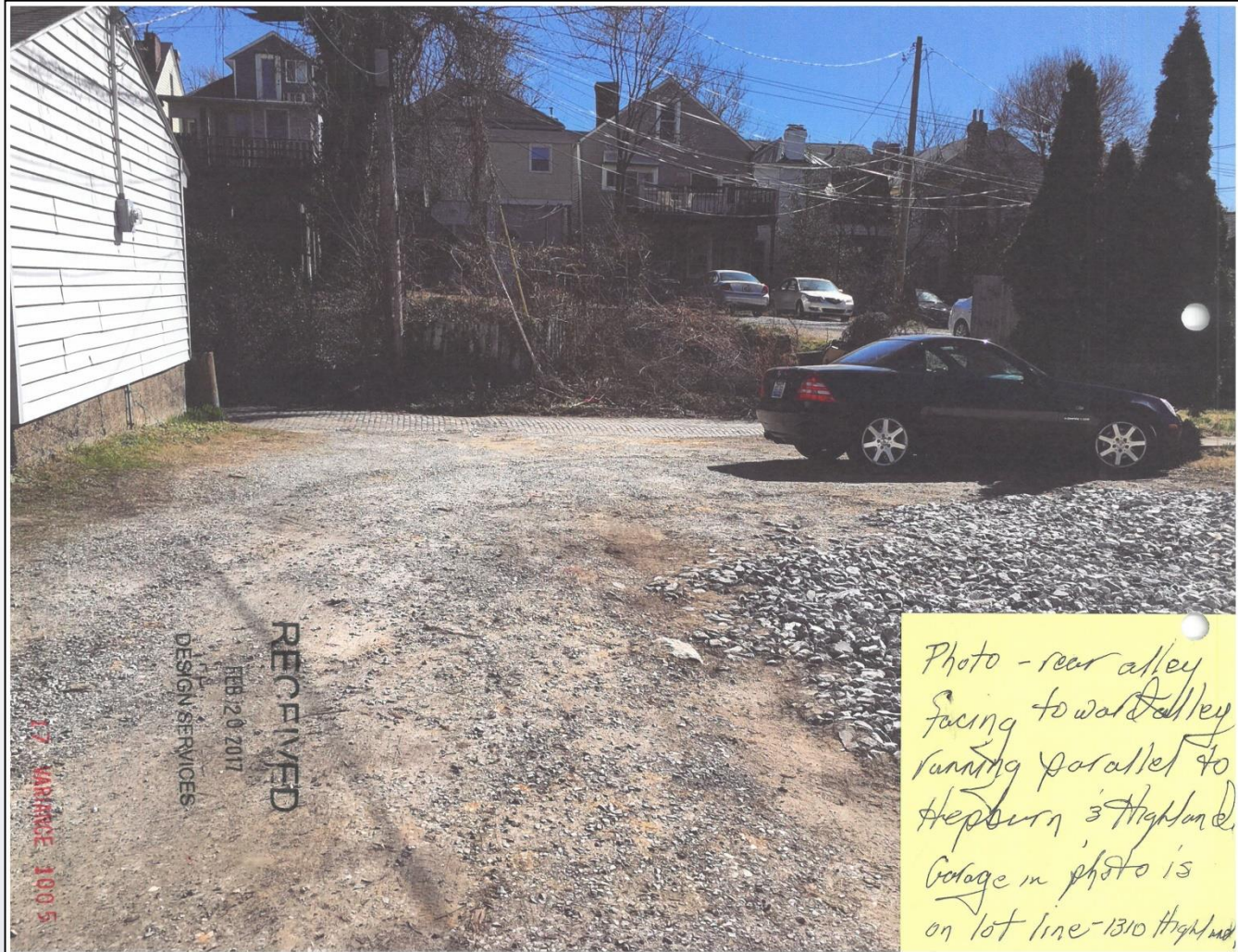
Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property

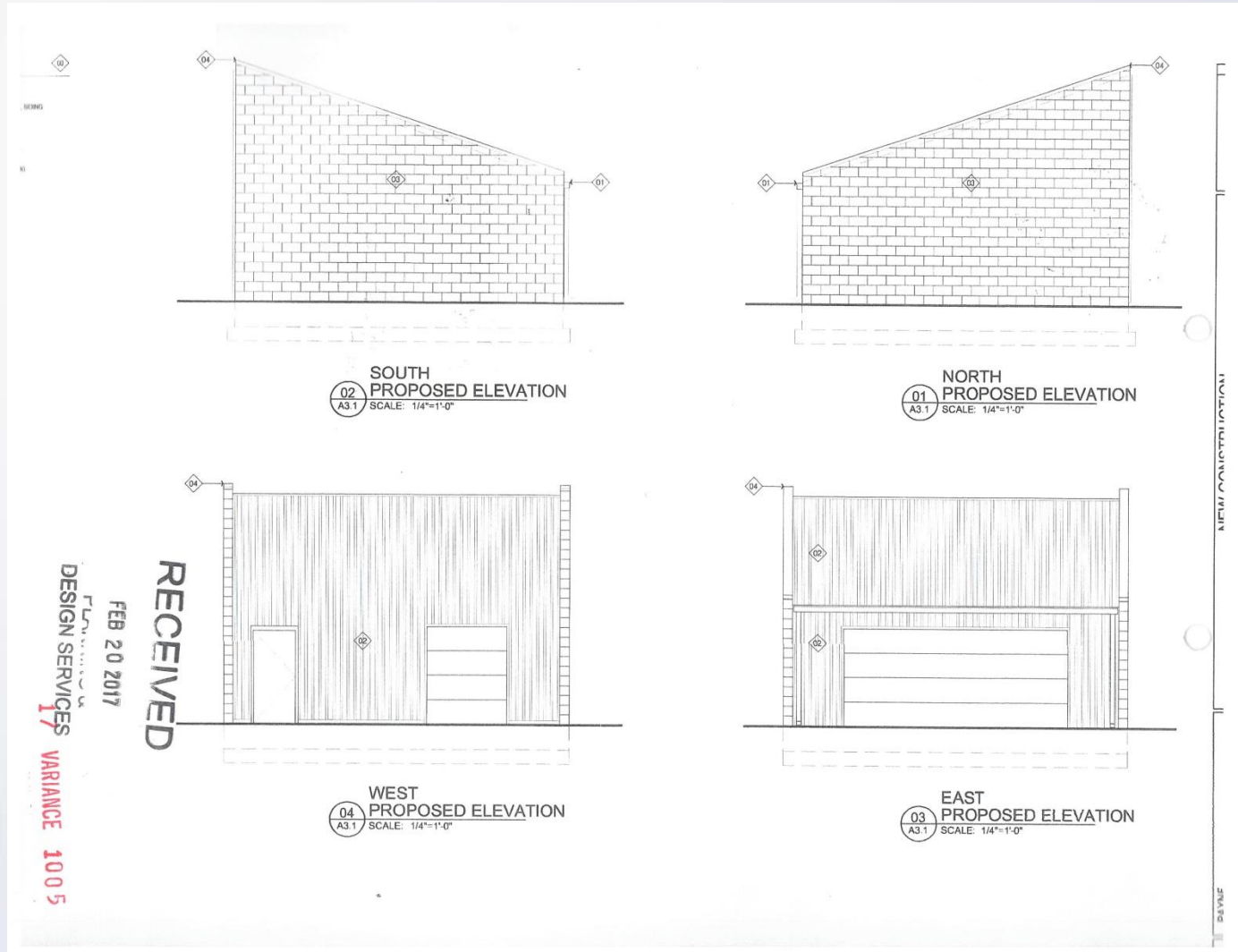


Site Photos-Subject Property



Rear alley taken
behind lot
Facing toward
Highland Avenue

Elevations



Conclusions

- Must determine if the proposal meets the standard of review for granting a variance as established in the Land Development Code (Jan. 2017) from section 8.4.1.E.5 to allow an accessory structure to encroach into the required side yards.

Required Actions

- **Variances:** from Land Development Code section 5.4.1.E.5 to allow an accessory structure to encroach into the required side yards. Approve/Deny

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