

**16VARIANCE1083**  
**432 West Ormsby Ave.**



**Louisville Metro Board of Zoning Adjustment**

**Public Hearing**

**Ross Allen, Planner I**

**December 5, 2016**

# Request(s)

- **Variance:** from the Land Development Code section 5.4.1.E.5 to allow a proposed detached garage to encroach into the Side Yard setback by approximately 2 feet along the western property line.

Location	Requirement	Request	Variance
Minimum Side Yard Setback	2 feet	0 feet	2 feet

# Case Summary / Background

- Proposing to construct a 30' x 28' (840 sf.) detached garage with a height of 19' at the rear of the property with a five foot setback from the rear property line (adjacent to an alley with a 20' width) located in the TNZD (Old Louisville) within a Traditional Neighborhood Form District.
- There is an LG&E electrical easement found directly to the east of the proposed garage which is not being encroached upon by the applicant's proposed garage. The garage has obtained a 16COA1259 (Certificate of Appropriateness) from the Urban Design Team, dated 10/21/2016.

# Zoning/Form Districts

## Subject Property:

- Existing: TNZD/Traditional Neighborhood
- Proposed: TNZD/Traditional Neighborhood

## Adjacent Properties:

- North: TNZD/Traditional Neighborhood
- South: TNZD/Traditional Neighborhood
- East: TNZD/Traditional Neighborhood
- West: TNZD/Traditional Neighborhood



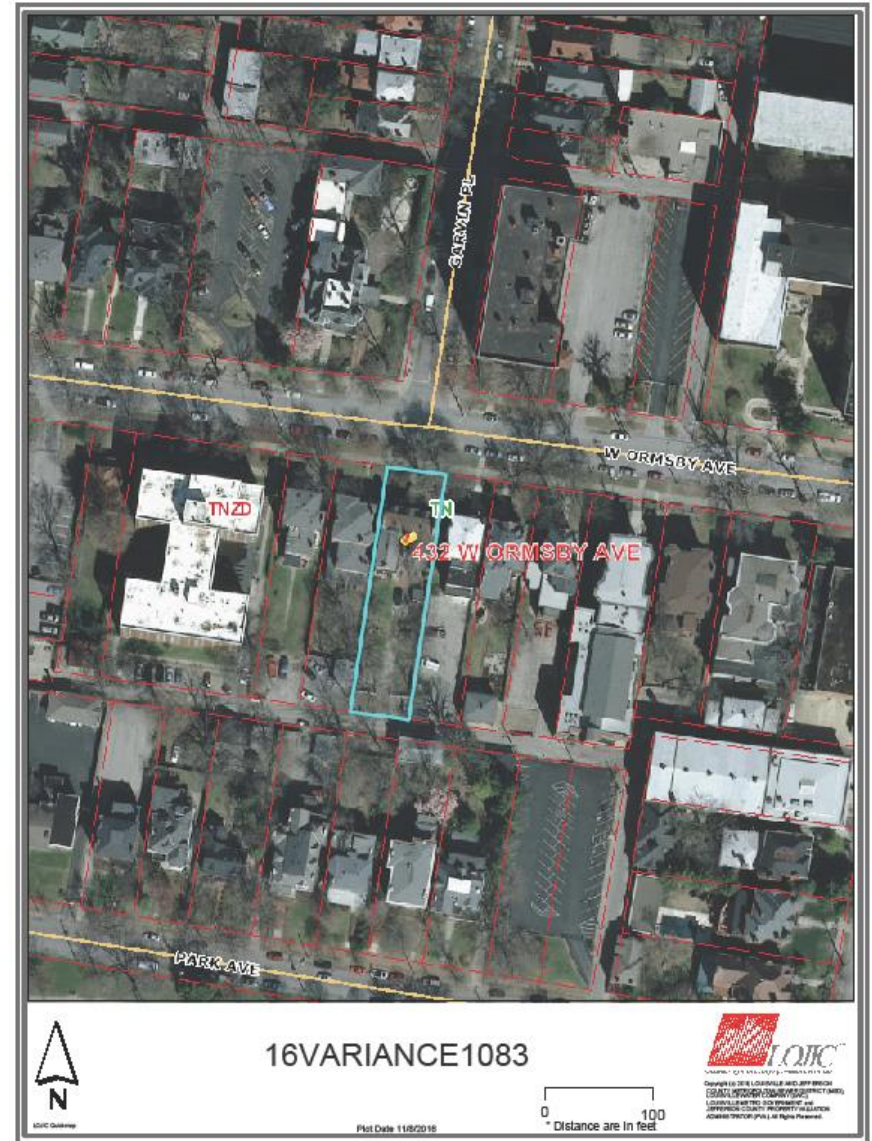
# Aerial Photo/Land Use

## Subject Property:

- Existing: Residential Single family
- Proposed: Residential Single family

## Adjacent Properties:

- North: Residential Multi-family/ Commercial
- South: Residential Multi-family/Commercial
- East: Residential Multi-family
- West: Residential Single family



# Site Photos-Subject Property



The western property line interior to the subject site,  
rear yard.

# Site Photos-Subject Property



LO The rear yard of the subject property where the proposed garage is to be located, the wall will be removed.

# Site Photos-Subject Property



Current parking area to the rear of the subject site, looking from the alley.



# Site Photos-Subject Property



The proposed location of the garage, the wall will be removed.  
The utility easement is to the right in the photo.

# Site Photos-Subject Property



The proposed location of the garage, the wall will be removed.  
The utility easement is to the right in the photo.

# Site Photos-Subject Property

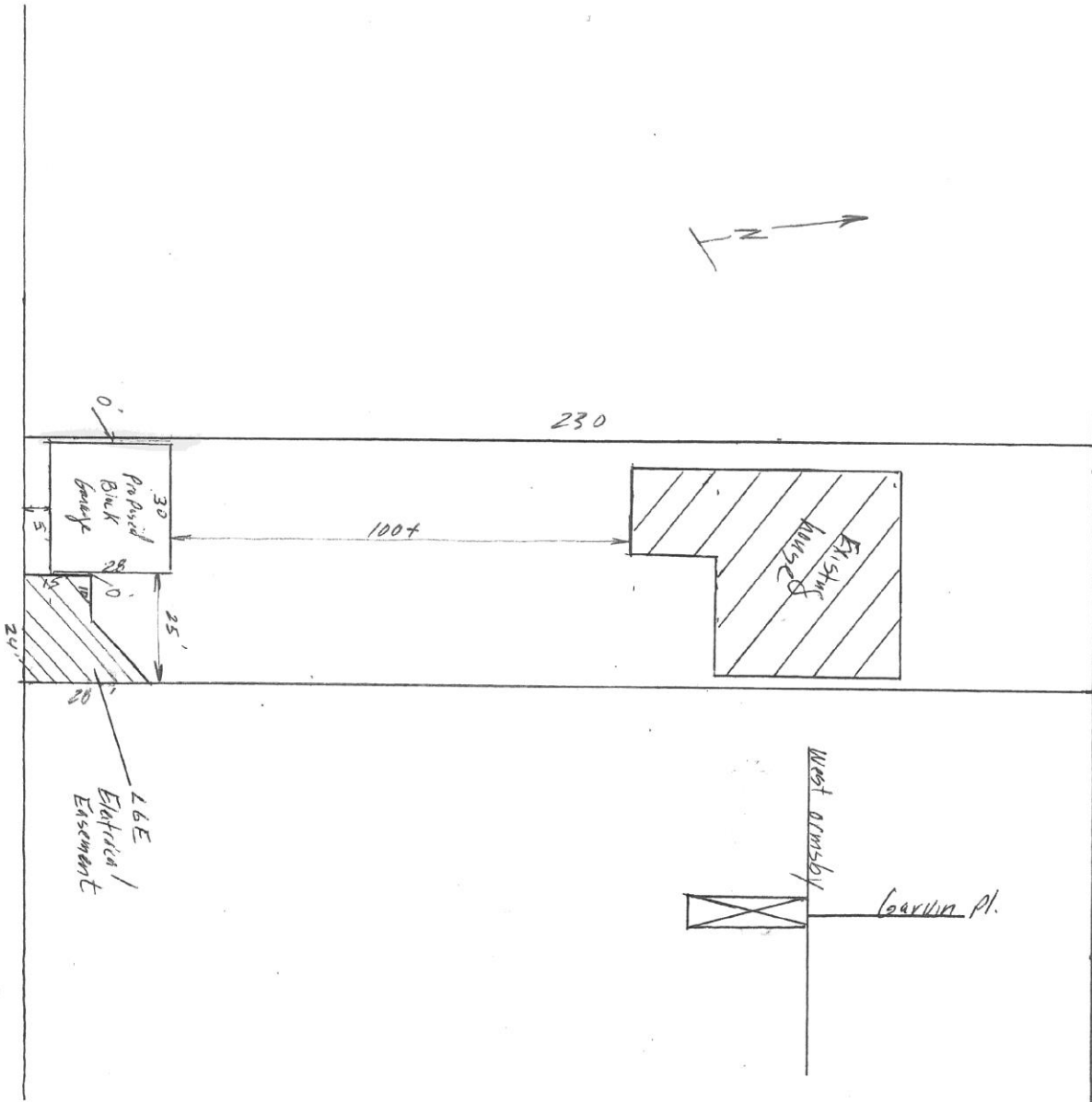


The width of the alley to the rear of the subject site.

# Applicant's Site Plan

1=30

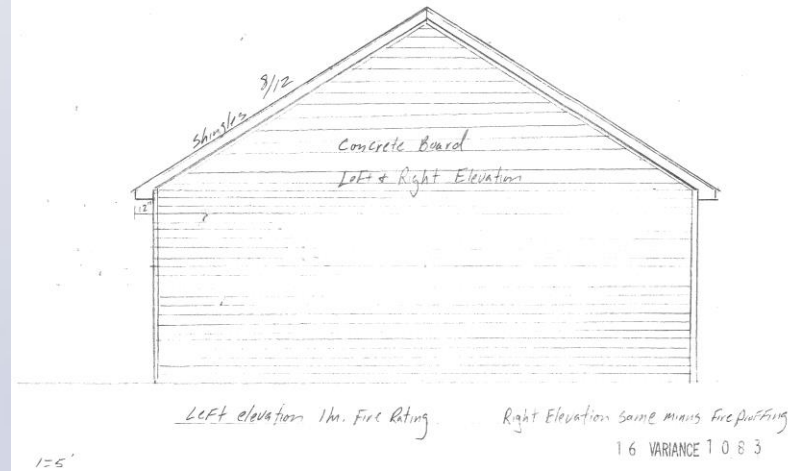
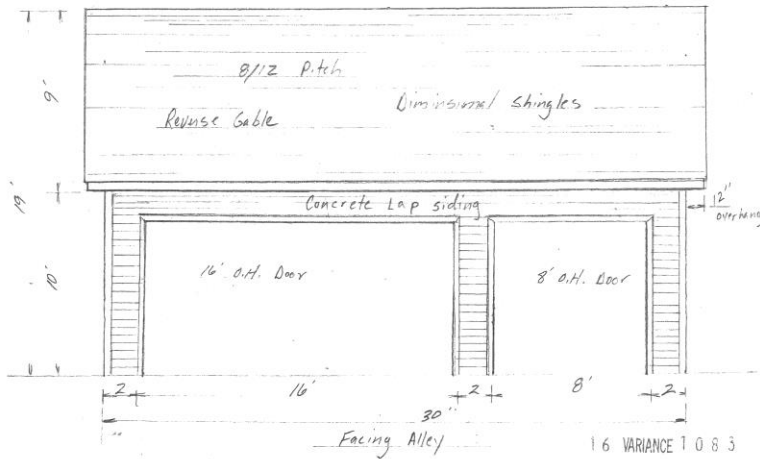
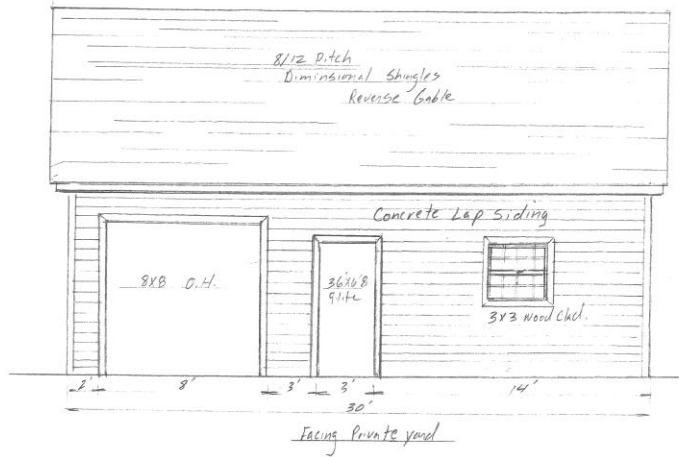
Alley



16 VARIANCE 1083

Elizabeth  
432 W. Ormsby  
Louis Ky 402

# Elevation



# Conclusions

- The variance request appears to be adequately justified and meet 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 from section 5.4.1.E.5 to allow an proposed detached garage to encroach 2 feet into the side yard setback on the western property line.

# Required Actions

- **Variance:** from section 5.4.1.D.2 to allow proposed detached garage to reduce the private yard area by approximately 54% of the required (2825 sf. or 30% of total lot area) on a lot 6,000 sf. or greater.

Approve/Deny