

17VARIANCE1049

11700 Wetherby Avenue Garage



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

Dante St. Germain, Planner I

October 2, 2017

Requests

- **Variance:** from City of Middletown Land Development Code table 5.3.1 to allow a structure to encroach into the required street side yard setback.

Location	Requirement	Request	Variance
Street Side Yard	25 ft.	22.5 ft.	2.5 ft.

Case Summary / Background

- The property is located in the City of Middletown.
- The applicant proposes a new detached garage to be connected to the two-story existing residence by a roofed patio. The garage is proposed to encroach into the street side yard setback by 2.5 feet.
- The proposal has received preliminary Transportation approval from the City of Middletown.

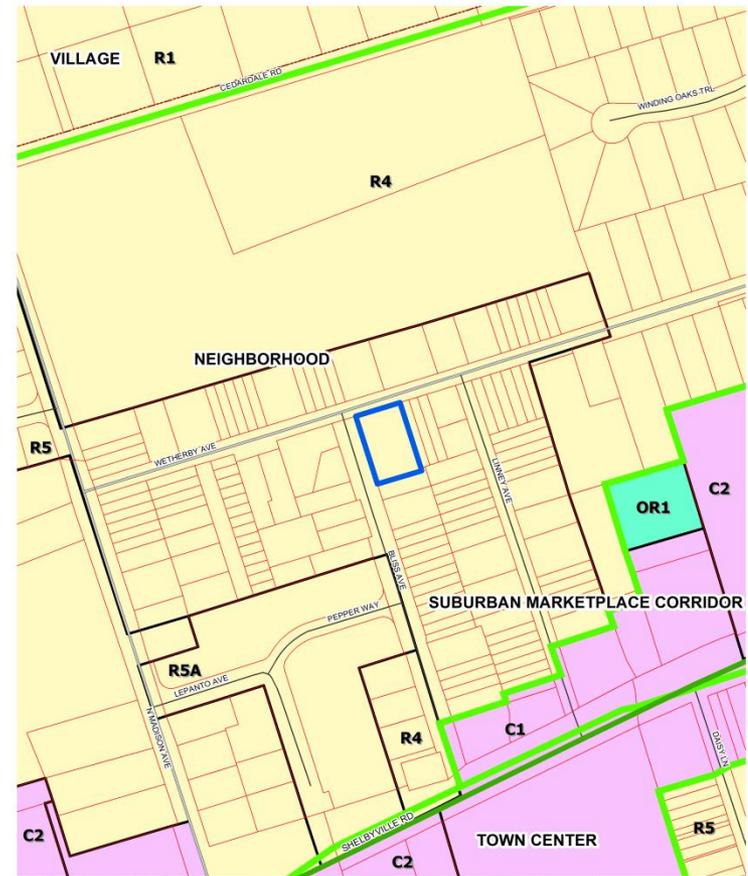
Zoning/Form Districts

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



11700 Wetherby Ave
feet



230
Map Created: 9/18/2017



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Aerial Photo/Land Use

Subject Property:

- Existing: Single Family Residential
- Proposed: Single Family Residential

Adjacent Properties:

- North: Single Family Residential, Crosby Park
- South: Single Family Residential
- East: Single Family Residential
- West: Single Family Residential



11700 Wetherby Avenue
feet



140
Map Created: 9/18/2017



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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 across Bliss Avenue.

Site Photos-Subject Property



The property across Wetherby Avenue.

Site Photos-Subject Property



The property's street side yard where the encroachment is proposed.

Site Photos-Subject Property



The rear yard facing where the garage is proposed to be constructed.

Site Photos-Subject Property



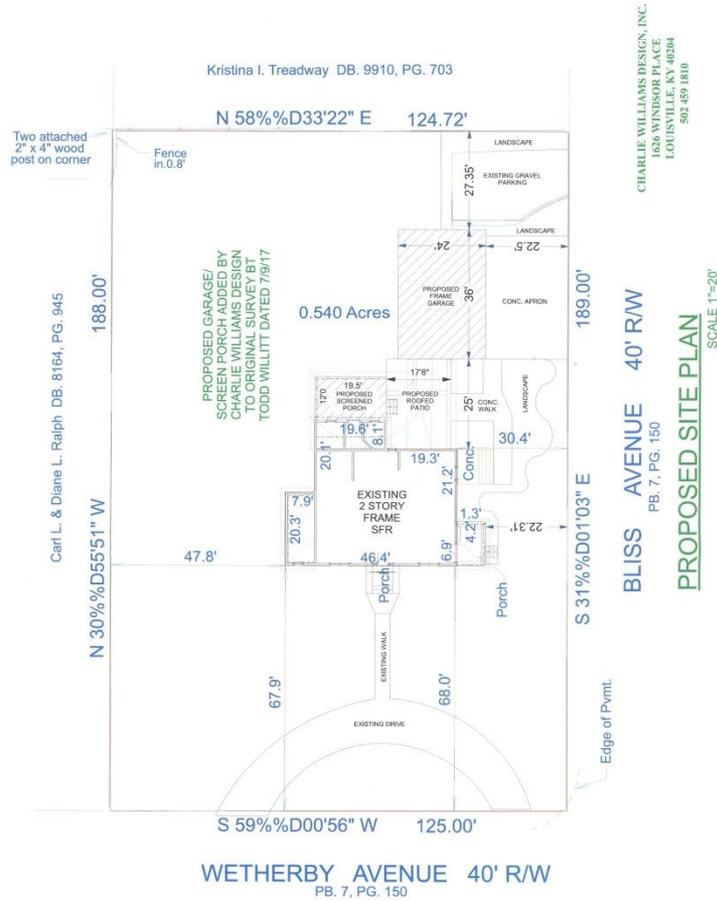
The rear of the existing residence.

Site Photos-Subject Property



The existing gravel parking pad where the garage is proposed.

Site Plan



CHARLIE WILLIAMS DESIGN, INC.
1626 WINDSOR PLACE
LOUISVILLE, KY 40204
502-459-1810

- LEGEND
- = Existing 1" iron pipe.
 - = Existing 1/2" rebar with a cap #3444.
 - = Existing 1/2" rebar.
 - = Set a magnetic nail with a washer #3444 Willett.
 - - - - - Fence lines

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17 VARIANCE 1049

Elevations

GAMWELL RESIDENCE
GARAGE ADDITION
11700 WETHERBY AVE
LOUISVILLE, KY 40243

7-27-2017



WEST ELEVATION

SCALE 1/8"=1'-0"



EAST ELEVATION

SCALE 1/8"=1'-0"

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NORTH ELEVATION

SCALE 1/8"=1'-0"



SOUTH ELEVATION

SCALE 1/8"=1'-0"

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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 City of Middletown Land Development Code (May 2017) from table 5.3.1 to allow a structure to encroach into the required street side yard setback.

Required Actions

- **Variance:** from City of Middletown Land Development Code table 5.3.1 to allow a structure to encroach into the required street side yard setback. Approve/Deny

Location	Requirement	Request	Variance
Street Side Yard	25 ft.	22.5 ft.	2.5 ft.