

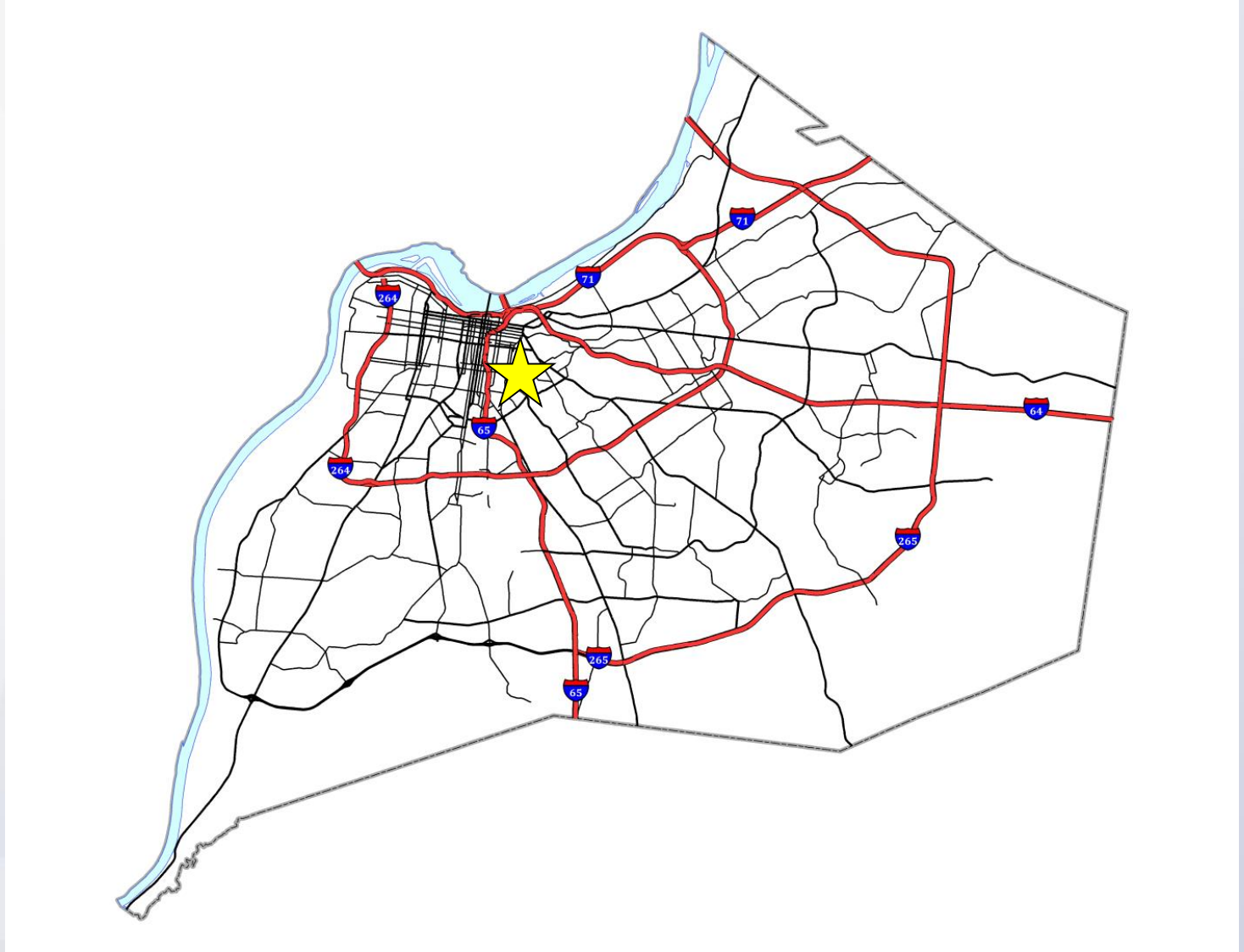
18VARIANCE1056
1287 Everett Avenue



Louisville Metro Board of Zoning Adjustment
Public Hearing

Ross Allen, Planner I
June 18, 2018

Site Location



Requests

- **Variance:** from LDC 5.4.1.D.2, to reduce the private yard area to less than 30% on a lot greater than 6,000 sq. ft. on a R-5B zoned lot within a Traditional Neighborhood Form District.

Location	Requirement	Request	Variance
Private Yard Area (Total Lot Area = 7,894 sq. ft.)	30% (2,368 sq. ft.)	21% (1,645 sq. ft.)	9% (723 sq. ft.)

Case Summary / Background

- Applicant would like to construct a new screened porch on the rear façade of the existing residential dwelling of approximately 308 sq. ft.
- Existing rear deck will be removed and replaced with the new screened porch.
- The variance results from the construction of the new rear porch addition which reduces the private yard area to 1,645 sq. ft. as found between the rear of the principal structure and the detached garage.

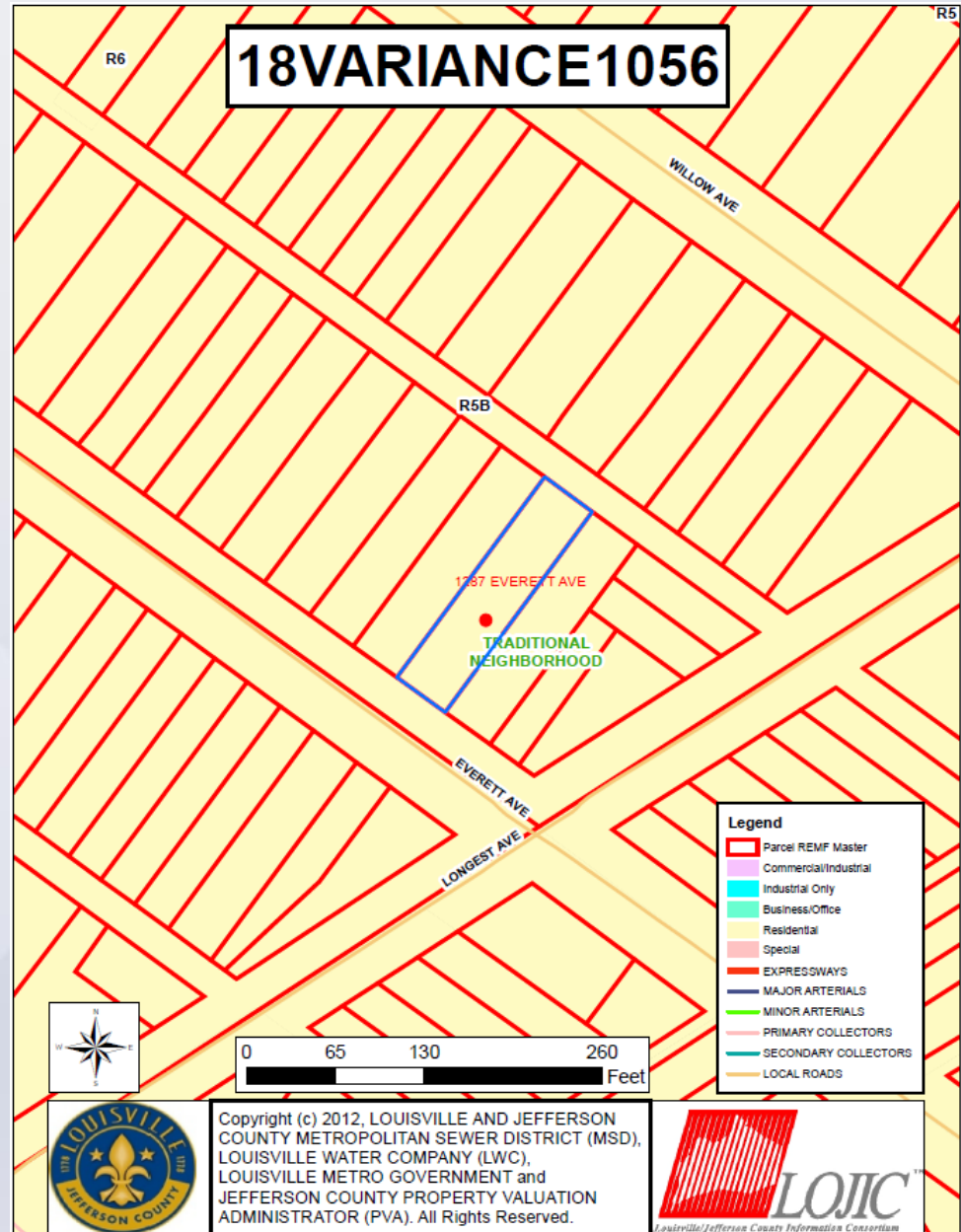
Zoning/Form Districts

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: R-5B/Traditional Neighborhood



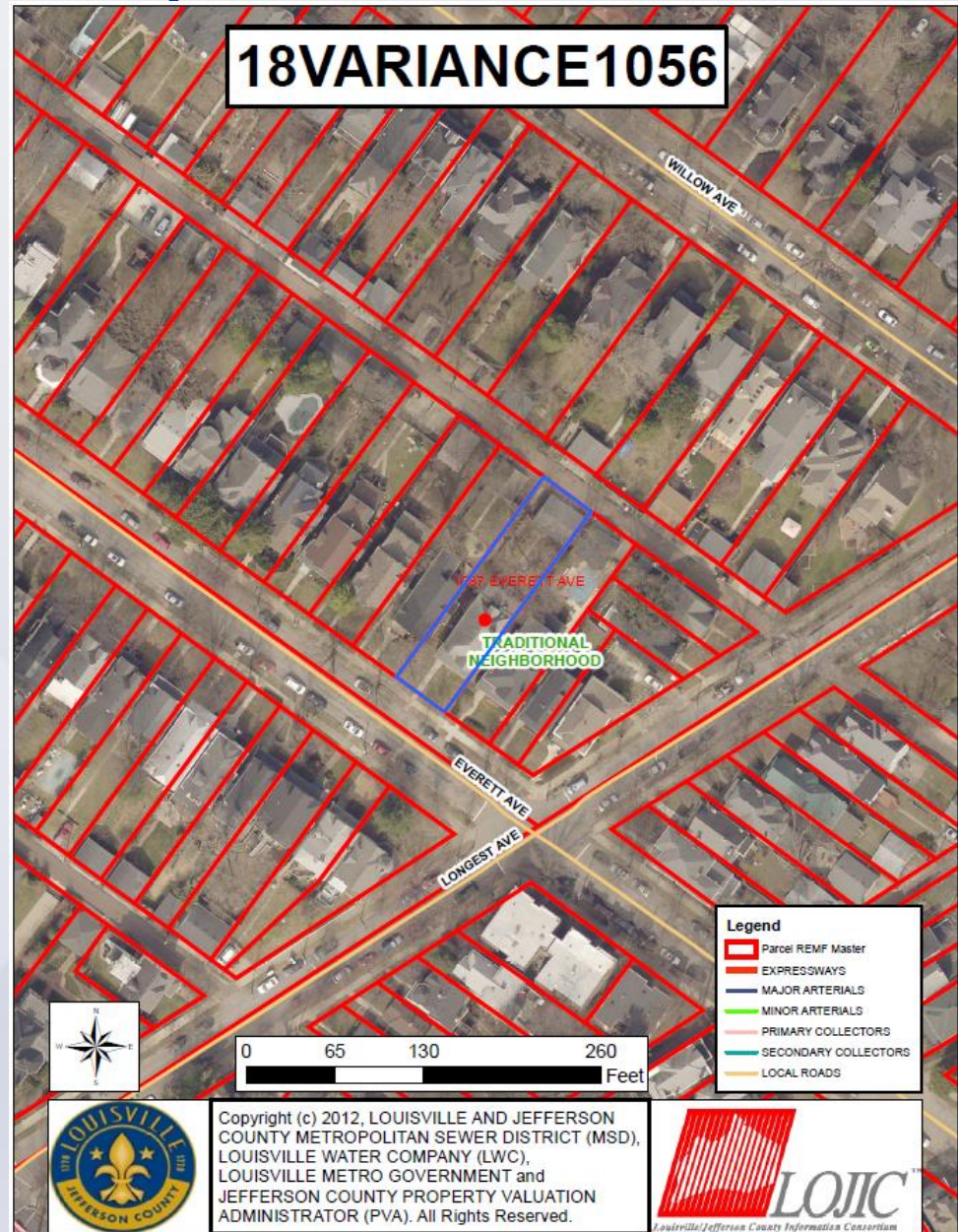
Aerial Photo/Land Use

Subject Property:

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

Adjacent Properties:

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



Site Photos-Subject Property



Site Photos-Adjacent Property



Site Photos-Adjacent Property



Site Photos-Adjacent Properties



Site Photos-Subject Property



Site Photos-Subject Property



Rear yard where the proposed rear porch addition will be added.
The rear deck had already been removed.

Site Photos-Subject Property



Site Plan

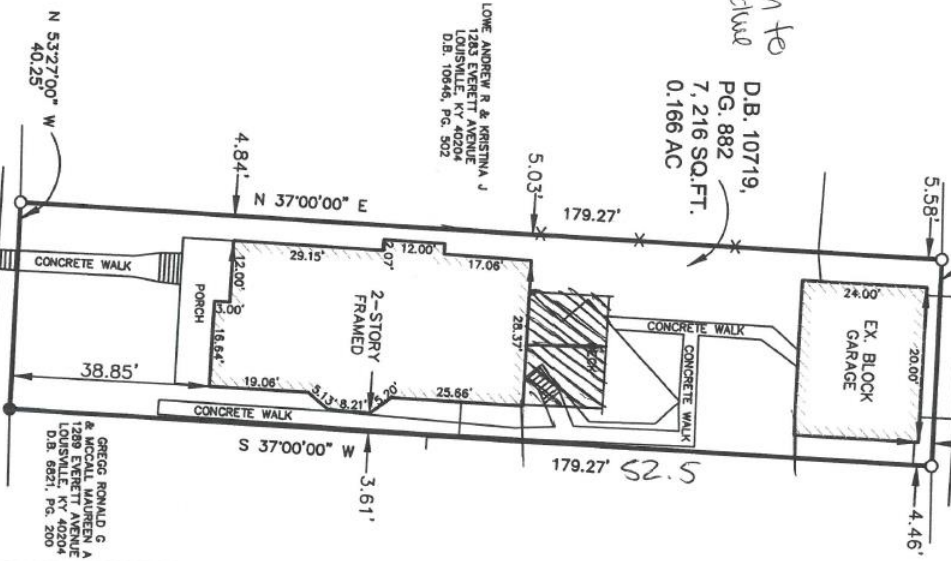


PHA = 52.5 x 40.25 = 2113 SF
New Const: 308 - 308
1805.00 SF
24' ALLEY

- Addition to Structure

D.B. 10719,
PG. 882
7,216 SQ.FT.
0.166 AC

LOVE ANDREW R & KRISTINA J
1285 EVERETT AVENUE
LOUISVILLE, KY 40204
D.B. 10846, PG. 502



GREGG RONALD C & MICHAEL J
1289 EVERETT AVENUE
LOUISVILLE, KY 40204
D.B. 6821, PG. 200

RECEIVED

JUN 18 2018

PLANNING &
DESIGN SERVICES

THIS SURVEY IS SUBJECT TO ALL LEGAL
ROADWAYS, EASEMENTS, AND RIGHT OF WAYS,
IF ANY, WHETHER SHOWN HEREON OR NOT.
● INDICATES FOUND IRON PIN WITH
SURVEY CAP
○ INDICATES SET 1/2\"-1\" IRON REBAR
WITH CAP OR WOOD NAIL WITH DISC
STAMPED \"ICW\" R. 4050

LAND SURVEYOR'S CERTIFICATE

I, RICHARD C. WILLIAMSON, JR., HEREBY CERTIFY THAT I AM A
LICENSED PROFESSIONAL LAND SURVEYOR LICENSED IN COMPLIANCE
WITH THE LAWS OF THE COMMONWEALTH OF KENTUCKY, AND I
STAND READY TO SUBSCRIBE TO THE OATH OF OFFICE. I HAVE
PERSONALLY CONDUCTED THE SURVEY AND THE INSTRUMENTS
AND MEASUREMENTS WERE MADE UNDER MY SUPERVISION AND
THEY ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. THE
SURVEY WAS MADE BY THE METHOD OF RANDOM TRAVERSE WITH SINE
SQUARES. THIS SURVEY AND PLAT MEETS OR EXCEEDS THE MINIMUM
STANDARDS GOVERNING AUTHORITIES FOR AN URBAN SURVEY.

RICHARD C. WILLIAMSON, JR.
LICENSED PROFESSIONAL LAND SURVEYOR # 4050
5/23/18
DATE



STATE OF KENTUCKY
RICHARD C.
WILLIAMSON, JR.
4050
LICENSED
PROFESSIONAL
LAND SURVEYOR

Milestone
design group
106 Doverity Lane, Suite 300
Louisville, KY 40223
502.327.7073
www.milestonedesign.org

BOUNDARY SURVEY				
THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLES WITH 201 KAR 18:150				
LOCATION: 1287 EVERETT AVENUE				
ADAMS GRANT MCKAY & ANN MCCAULEY WILLIAMS				
1287 EVERETT AVENUE				
LOUISVILLE, KY 40204				
DEED BOOK 10719, PAGE 882				
EASTERN PARKLAND CO., LOT 3				
JOB #	DRAWN BY	CHECKED BY	DATE	SCALE
02510	B.K.	R.C.W.	5/13/18	1\" = 25'

18VARIANCE1056

Conclusions

- Variance request appears to be adequately justified and meet the standard of review.

Required Actions

- Approve/Deny the Variance: from LDC 5.4.1.D.2, to reduce the private yard area to less than 30% on a lot greater than 6,000 sq. ft. on a R-5B zoned lot within a Traditional Neighborhood Form District.

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