

**Case No. 15VARIANCE1085**  
**2025 Baringer Ave.**



**Louisville Metro Board of Zoning Adjustment**

**Ross Allen, Planner I**

**Feb. 1, 2016**

# Requests

- Variance from the Land Development Code (LDC), Section 5.2.2 and table 5.2.2, to allow a proposed garage to have a 3 foot setback rather than the required 5 foot setback.

	Requirement	Request	Variance
Variance:	5 ft.	3 ft.	2 ft.

# Case Summary / Background

The applicant is proposing to build a new garage that would not meet the minimum rear yard setback of 5' in the rear of the property abutting the alley at 2025 Baringer Ave. The applicant has received a Certificate of Appropriateness (COA) 15COA1225 (see pages 6-8).

# Previous Cases

No known previous cases

# Zoning/Form Districts

## Subject Property:

**Existing:** Residential Two Family (R5B), Traditional Neighborhood (TN)

**Proposed:** Residential Two Family (R5B), Traditional Neighborhood (TN)

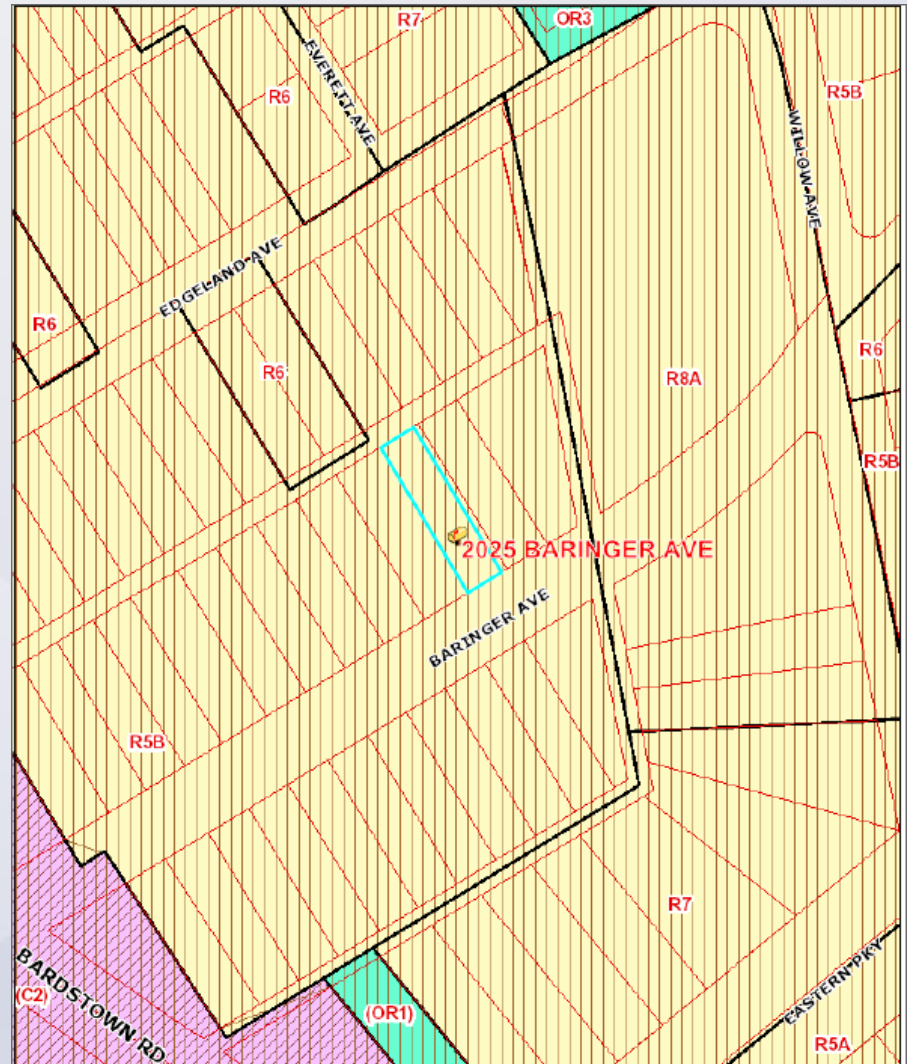
## Surrounding Properties:

**North:** Residential Two-Family (R5B), Residential Multi-Family(R6), Traditional Neighborhood (TN)

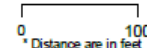
**South:** Residential Two-Family (R5B), Traditional Neighborhood (TN)

**East:** Residential Two-Family (R5B), Traditional Neighborhood (TN)

**West:** Residential Two-Family (R5B), Traditional Neighborhood (TN)



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Plot Date 1/6/2016

# Aerial Photo/Land Use

## Subject Property:

**Existing:** Residential Two Family (R5B), Traditional Neighborhood (TN)

**Proposed:** Residential Two Family (R5B), Traditional Neighborhood (TN)

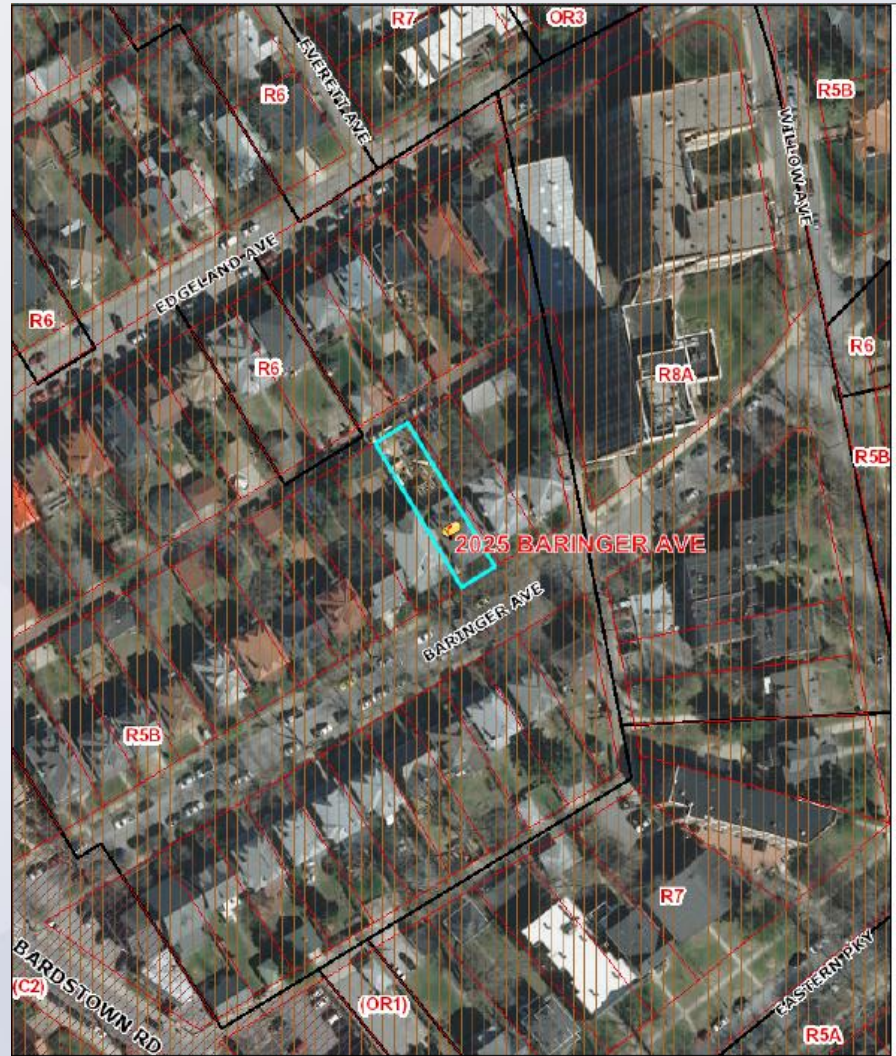
## Surrounding Properties:

**North:** Residential Two-Family (R5B), Residential Multi-Family(R6), Traditional Neighborhood (TN)

**South:** Residential Two-Family (R5B), Traditional Neighborhood (TN)

**East:** Residential Two-Family (R5B), Traditional Neighborhood (TN)

**West:** Residential Two-Family (R5B), Traditional Neighborhood (TN)



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0 100  
Distance are in feet

Plot Date 1/6/2016

# Site Plan

Jeanne James    Danis Hestharen

Variance for Rear Yard/Alley Setback

Required: 5 ft.

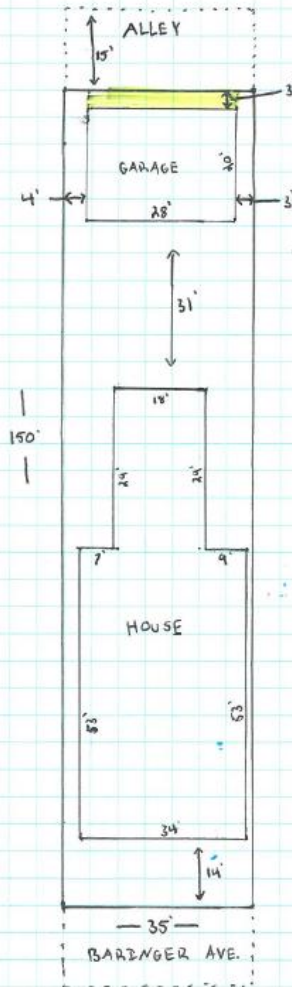
Requested: 3 ft.

2025 Baringer Avenue  
Louisville, KY 40204

Parcel ID: 077A00230000

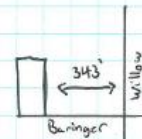
Zoning: R5B - Traditional Neighborhood

Scale:  $\frac{1}{4}'' = 6'$



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15 Variance 1095

# Looking Northwest 2025 Baringer Ave.





# Looking at the western side yard



12/31/2015 02:30

# Looking SE (Side rear yard area)



# Looking at the Rear Yard Area



# Looking Southeast Rear of 2025 Baringer Ave.



# Looking Southwest (alley)



12/31/2015 02:33

# Technical Review

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

# Applicable Plans & Policies

- Development Code

# Standard of Review and Staff Analysis

## Standards of review : Variance

The proposal will NOT: alter the essential character of the general vicinity since the applicant has obtained a Certificate of Appropriateness (COA) for the design of the garage, adversely affect public health, safety, or welfare, cause a hazard or nuisance to the public, 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



# Conclusions

Therefore, the Board of Zoning Adjustment must determine if the proposal meets the standard for a variance established in the Development Code based on the testimony and evidence provided at the public hearing.

# Approve or Deny

- Variance from the Land Development Code (LDC), Section 5.2.2 and table 5.2.2, to allow a proposed garage to have a 3 foot setback rather than the required 5 foot setback.

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