

# 19VARIANCE1010

## Etawah Avenue Variance



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

**Zach Schwager, Planner I  
March 18, 2019**

# Request

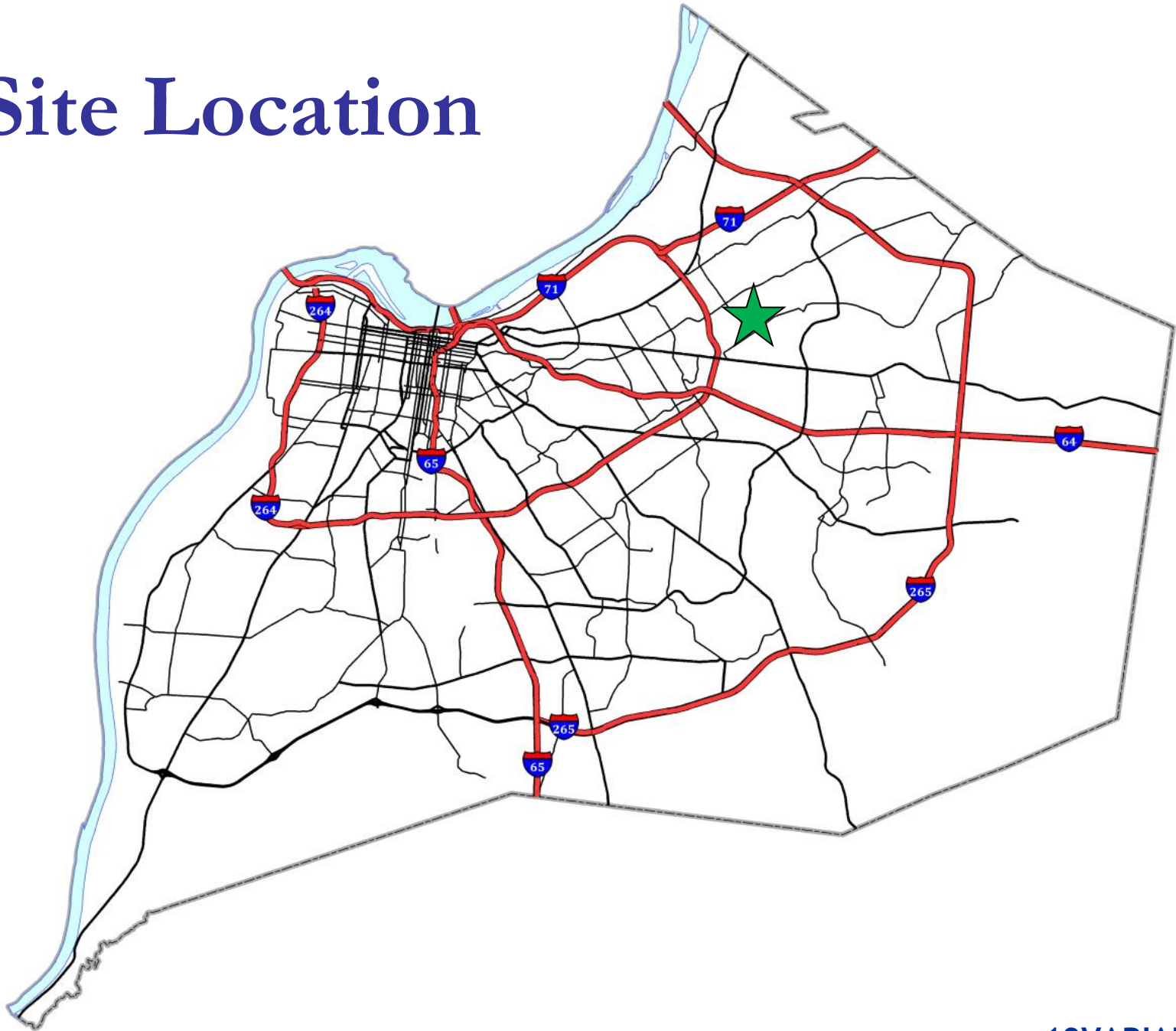
- **Variance:** from Lyndon Development Code table 5.3.1 to allow a structure to encroach into the required side yard setback.

Location	Requirement	Request	Variance
Side yard	5 ft.	3 ft.	2 ft.

# Case Summary / Background

- The subject property is undeveloped and is located in the Eastview subdivision in the City of Lyndon.
- The property was part of a minor subdivision that was approved under case number 18MINORPLAT1161 on January 23, 2019.
- The applicant is proposing to construct a two-story single-family residence on the lot.

# Site Location



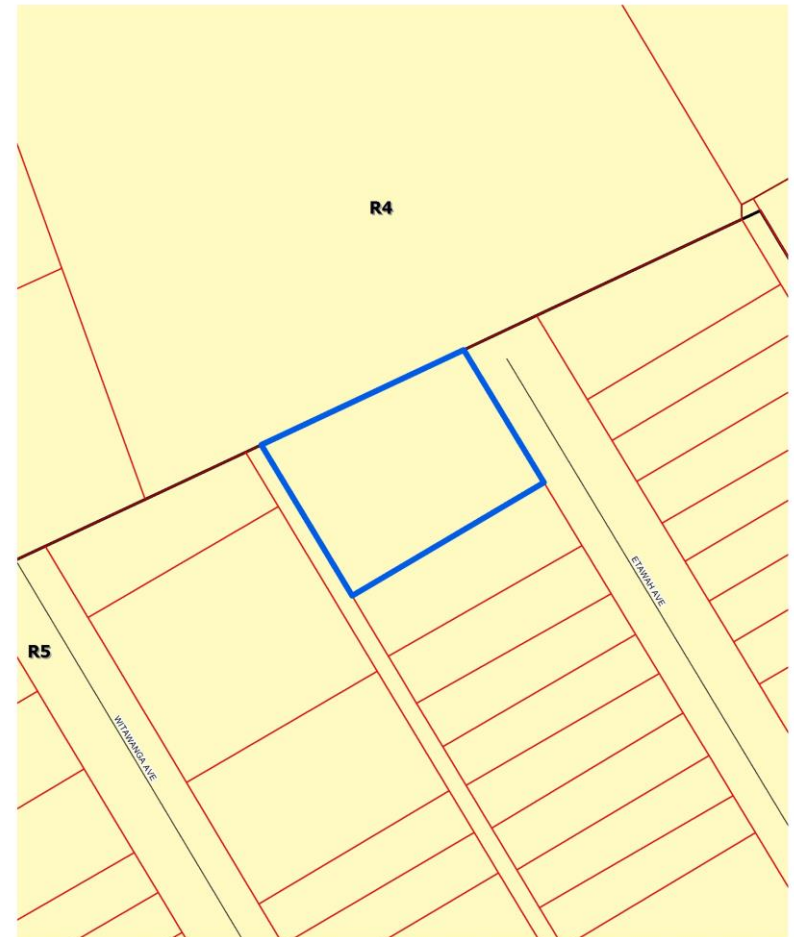
# Zoning/Form Districts

## Subject Property:

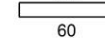
- Existing: R-5/Neighborhood

## Adjacent Properties:

- North: R-4/Neighborhood
- South: R-5/Neighborhood
- East: R-5/Neighborhood
- West: R-5/Neighborhood



1328 & 1330 Etawah Avenue  
feet



Map Created: 3/7/2019



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# Aerial Photo/Land Use

## Subject Property:

- Existing: Undeveloped
- Proposed: Single-Family Residential

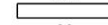
## Adjacent Properties:

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



1328 & 1330 Etawah Avenue

feet



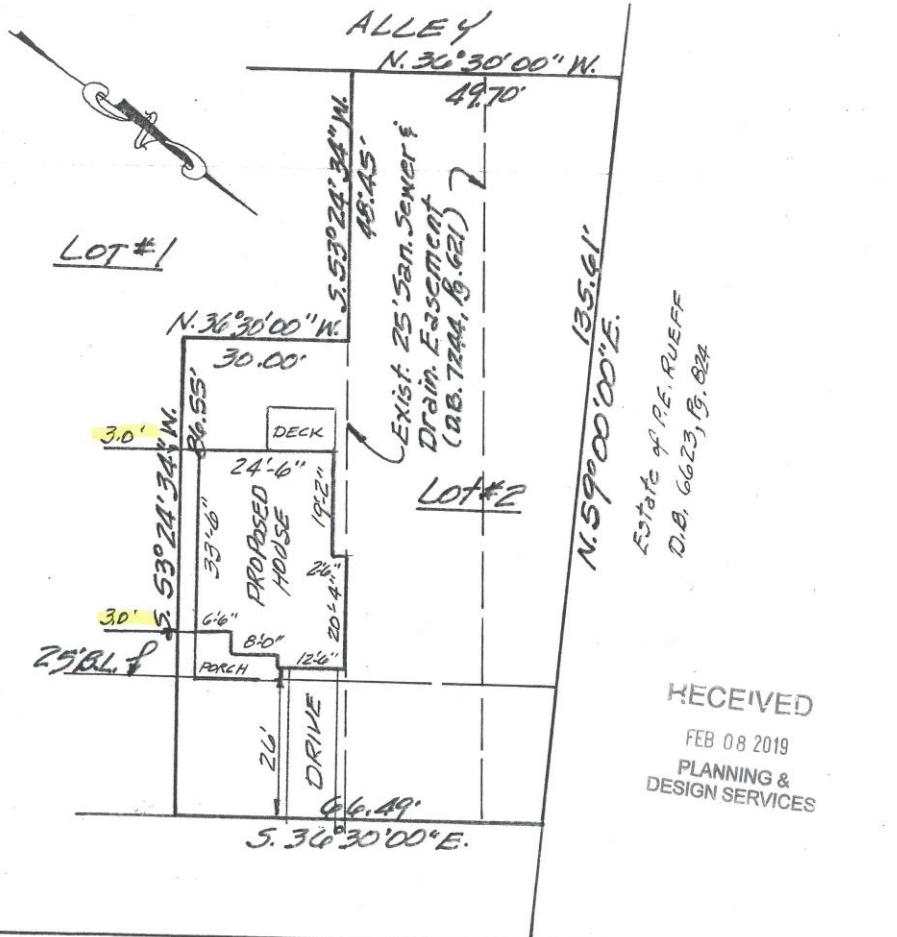
60

Map Created: 3/7/2019



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# Site Plan



RECEIVED  
 FEB 08 2019  
 PLANNING &  
 DESIGN SERVICES

**PLOT PLAN ONLY**  
**DO NOT SCALE**

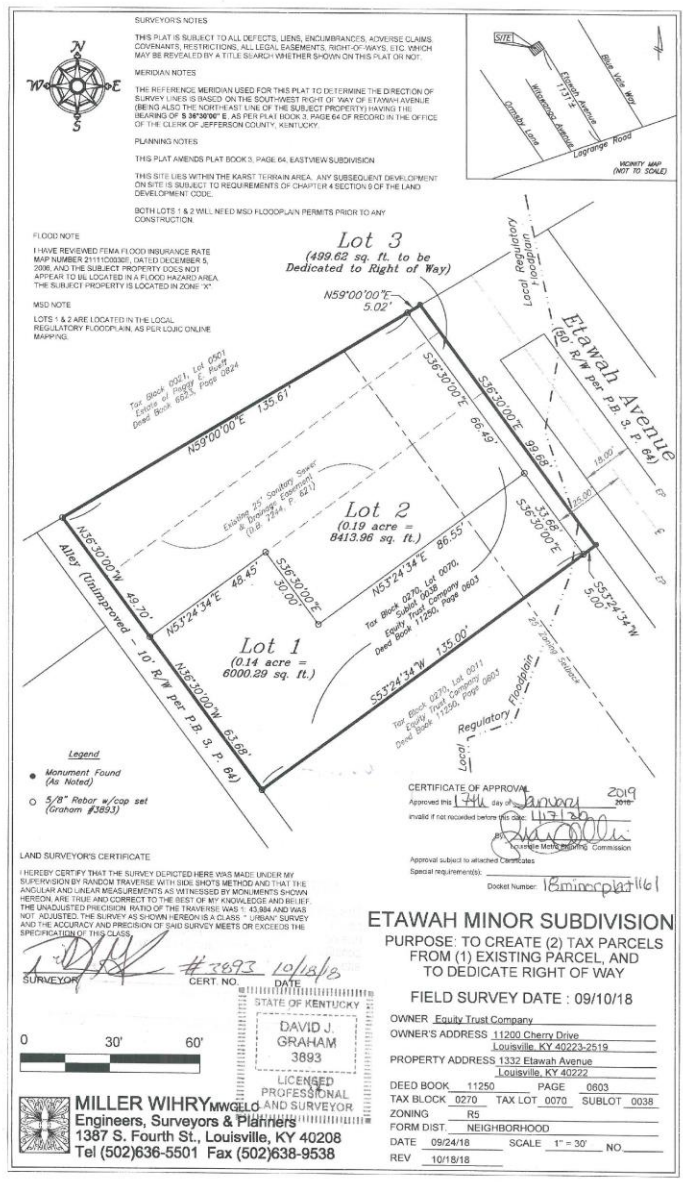
Survey For Equity Trust Company  
 Location 133 ETAWAH AVE.  
Lot # 2 per Minor Plat #11 APR 16  
 D.B. 9 J.C.C. CO  
 Scale: 1" = 20' Date: 2-4-19

**C.R.P. & ASSOC., INC.**  
 7321 New LaGrange Road, Suite 111  
 Louisville, KY 40222  
 (502) 423-8747 • Fax (502) 429-0602

This tract shown on this plot is subject to all easements and rights of way and restrictions usually apparent and of record.



# Approved Minor Plat



**SURVEYOR'S NOTES**  
 THIS PLAT IS SUBJECT TO ALL DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS, COVENANTS, RESTRICTIONS, ALL LEGAL EASEMENTS, RIGHT-OF-WAYS, ETC. WHICH MAY BE REVEALED BY A TITLE SEARCH WHETHER SHOWN ON THIS PLAT OR NOT.  
**MERIDIAN NOTES**  
 THE REFERENCE MERIDIAN USED FOR THIS PLAT TO DETERMINE THE DIRECTION OF SURVEY LINES IS BASED ON THE SOUTH-WEST CORNER OF WAY OF ETAWAH AVENUE (BEING ALSO THE NORTHEAST CORNER OF THE SUBJECT PROPERTY) HAVING THE BEARING OF S 34°30'00\"/>

**PLANNING NOTES**  
 THIS PLAT AMENDS PLAT BOOK 3, PAGE 64, EASTVIEW SUBDIVISION.  
 THIS SITE LIES WITHIN THE KARST TERRAIN AREA. ANY SUBSEQUENT DEVELOPMENT ON SITE IS SUBJECT TO REQUIREMENTS OF CHAPTER 4 SECTION 5 OF THE LAND DEVELOPMENT CODE.  
 BOTH LOTS 1 & 2 WILL NEED MSD FLOODPLAIN PERMITS PRIOR TO ANY CONSTRUCTION.

**FLOOD NOTE**  
 I HAVE REVIEWED FEMA FLOOD INSURANCE RATE MAP NUMBER 2111C0202I, DATED DECEMBER 5, 2006, AND THE SUBJECT PROPERTY DOES NOT APPEAR TO BE LOCATED IN A FLOOD HAZARDOUS AREA. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X".

**MSD NOTE**  
 LOTS 1 & 2 ARE LOCATED IN THE LOCAL REGULATORY FLOODPLAIN AS PER LEGIC ONLINE MAPPING.

- Legend**
- Monument Found (As Noted)
  - 5/8" Rebar w/cap set (Graham #2893)

**LAND SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT THE SURVEY DENOTED HEREIN WAS MADE UNDER MY SUPERVISION BY RANDOM TRAVERSE WITH SIGHT SHOTS METHOD AND THAT THE ANGULAR AND LINEAR MEASUREMENTS AS HEREIN SET FORTH BY MONUMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE UNADJUSTED PRECISION RATIO OF THIS TRAVELING WALK IS 1:43,884 AND WAS NOT ADJUSTED. THE SURVEY AS SHOWN HEREON IS A CLASS "1" SURVEY. SURVEY AND THE ACCURACY AND PRECISION OF SAID SURVEY MEETS OR EXCEEDS THE SPECIFICATIONS OF THIS CLASS.

DAVID J. GRAHAM  
 #2893 10/12/18  
 SURVEYOR CERT. NO. DATE



STATE OF KENTUCKY  
 DAVID J. GRAHAM  
 3893  
 LICENSED PROFESSIONAL AND SURVEYOR  
 MILLER WILHRY MWGLO  
 Engineers, Surveyors & Planners  
 1387 S. Fourth St., Louisville, KY 40208  
 Tel (502)636-5501 Fax (502)638-9538

**CERTIFICATE OF APPROVAL**  
 Approved this 14th day of January, 2019  
 Invalid if not recorded before this date: 1/17/20  
 Kentucky Metropolitan Planning Commission

**ETAWAH MINOR SUBDIVISION**  
 PURPOSE: TO CREATE (2) TAX PARCELS FROM (1) EXISTING PARCEL, AND TO DEDICATE RIGHT OF WAY  
 FIELD SURVEY DATE : 09/10/18

OWNER: Equity Trust Company  
 OWNER'S ADDRESS: 11250 Cherry Drive, Louisville, KY 40223-2519  
 PROPERTY ADDRESS: 1332 Etawah Avenue, Louisville, KY 40222  
 DEED BOOK 11250 PAGE 0803  
 TAX BLOCK 0270 TAX LOT 0070 SUBLOT 0038  
 ZONING: RS  
 FORM DIST: NEIGHBORHOOD  
 DATE: 09/24/18 SCALE: 1" = 30' NO.  
 REV: 10/18/18





# Elevation



# Site Photos-Subject Property



# Site Photos-Subject Property



# Site Photos-Subject Property



# Site Photos-Subject Property



# Site Photos-Subject Property



# Site Photos-Subject Property



# Conclusion

- The variance request appears to be adequately justified and meets the standard of review.



# Required Action

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

Location	Requirement	Request	Variance
Side yard	5 ft.	3 ft.	2 ft.