

17VARIANCE1089

509 E Oak Street Renovation



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

**Dante St. Germain, Planner I
December 18, 2017**

Requests

- **Variance:** from Land Development Code section 5.1.10.F to allow a structure to encroach into the required side yard setback

Location	Requirement	Request	Variance
Side Yard	2.5 feet	1.25 feet	1.25 feet

Case Summary / Background

- The subject property is located in the Shelby Park neighborhood.
- The applicant proposes to rebuild the rear portion of the structure on the same footprint, with a second-story camelback-style addition.
- The current structure encroaches into the side yard, and the applicant requests a variance to maintain the encroachment with the rebuilt portion and second-story addition.

Zoning/Form Districts

Subject Property:

- Existing: R-6/Traditional Neighborhood

Adjacent Properties:

- North: R-6/Traditional Neighborhood
- South: R-6/Traditional Neighborhood
- East: R-6/Traditional Neighborhood
- West: R-6/Traditional Neighborhood



509 E Oak Street
feet

70

Map Created: 12/1/2017



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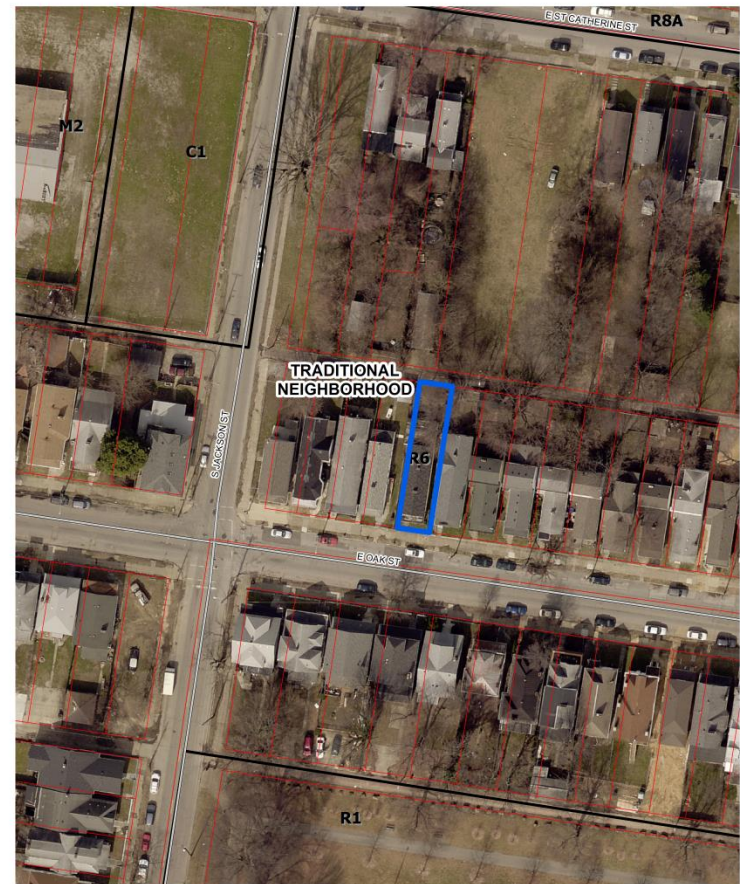
Aerial Photo/Land Use

Subject Property:

- Existing: Single Family Residential

Adjacent Properties:

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



509 E Oak Street
feet

70
Map Created: 12/1/2017



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Site Photos-Subject Property



The front of the subject property.

Site Photos-Subject Property



The property to the right of the subject property.

Site Photos-Subject Property



The property to the left of the subject property.

Site Photos-Subject Property



The properties across E Oak Street.

Site Photos-Subject Property



The location of the proposed variance.

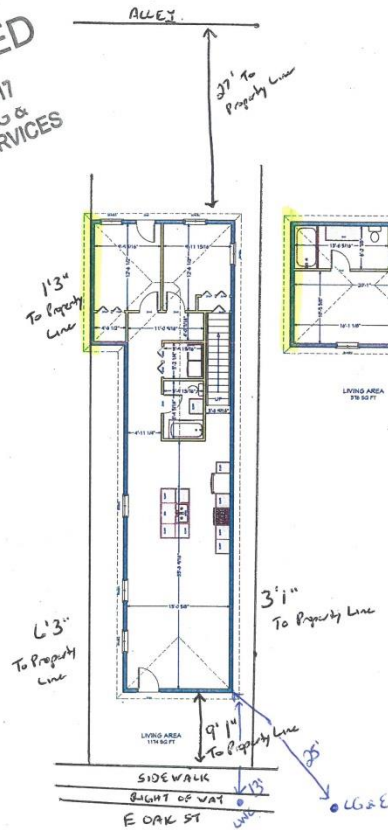
Site Photos-Subject Property



The location of the proposed variance.

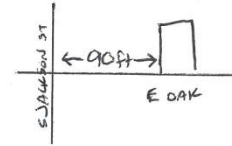
Site Plan

RECEIVED
NOV 13 2017
PLANNING &
DESIGN SERVICES



50' E OAK ST

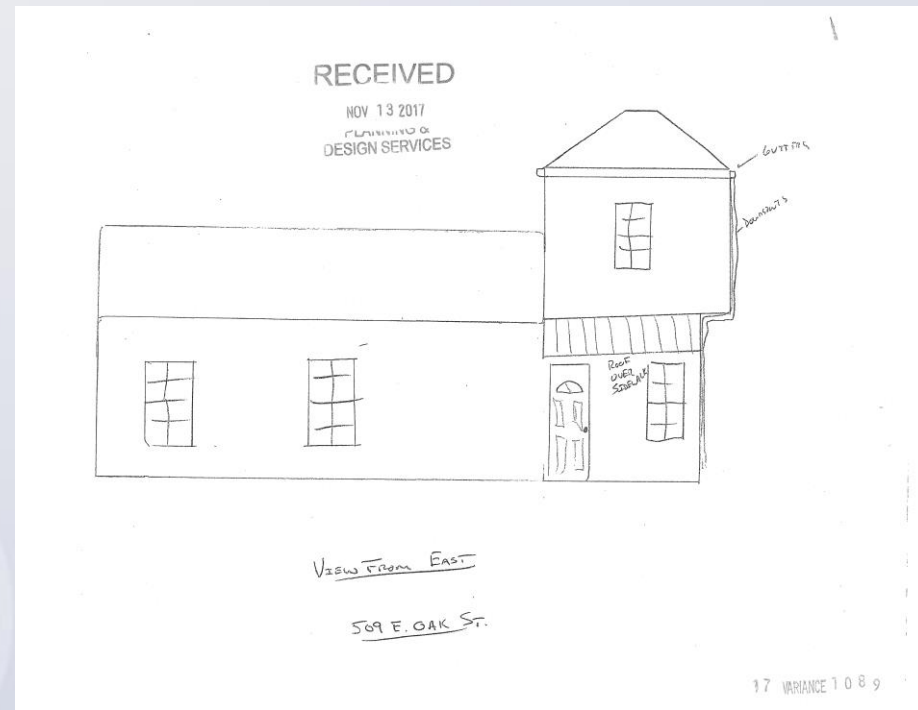
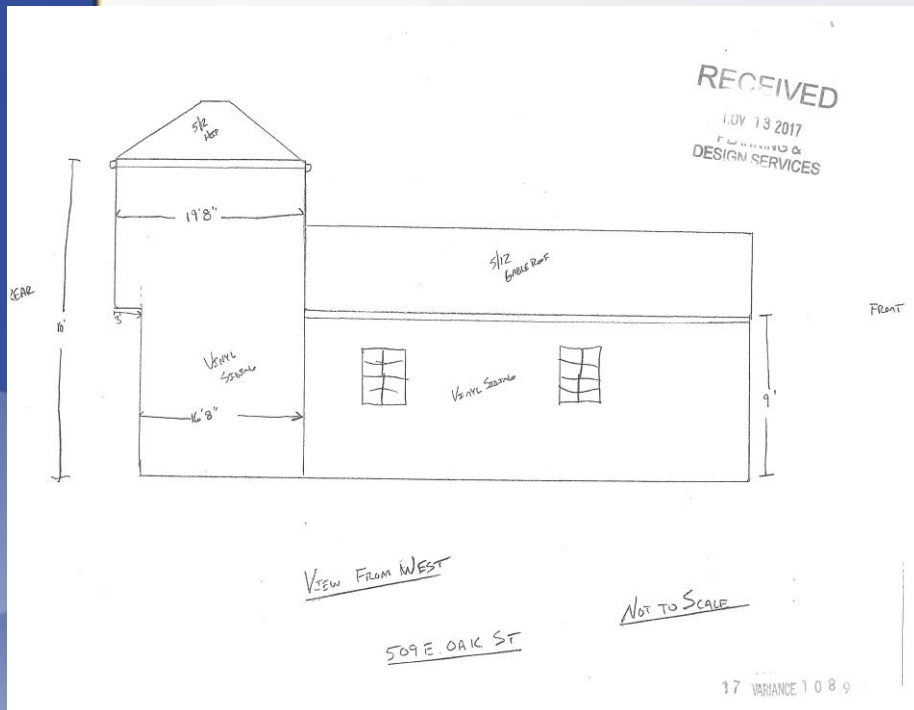
$$\frac{1}{4} \text{ in} = 4 \text{ ft}$$



Variance to Rebuild
request to rebuild
rear of house and
add combodeck/2nd
floor to rear along
left side zero lot
line

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Elevation



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 Land Development Code (August 2017) from section 5.1.10.F to allow a structure to encroach into the required side yard setback.

Required Actions

- **Variance:** from Land Development Code section 5.1.10.F to allow a structure to encroach into the required side yard setback. Approve/Deny

Location	Requirement	Request	Variance
Side Yard	2.5 feet	1.25 feet	1.25 feet