

17VARIANCE1059

1133 Everett Avenue Addition



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

Dante St. Germain, Planner I

October 16, 2017

Requests

- **Variance**: from Land Development Code table 5.2.2 to allow a structure to encroach into the required side yard setback

Location	Requirement	Request	Variance
Side Yard	3 ft.	2 ft.	1 ft.

Case Summary / Background

- The subject property is located in the Cherokee Triangle neighborhood.
- The applicant proposes to construct a new two-story addition onto the rear of the existing two-story single-family residence.
- The addition is proposed on the same footprint as a previous one-story addition which has been demolished, and is to be in-line with the existing structure. The existing structure is 2 feet from the side property line, encroaching into the side yard by 1 foot.

Case Summary / Background

Previous Cases on Site

- 17COA1200 - Historic Landmarks and Preservation Districts Commission staff approved an amended Certificate of Appropriateness for the demolition of the previous addition, the construction of the new addition, and the construction of a new detached garage.

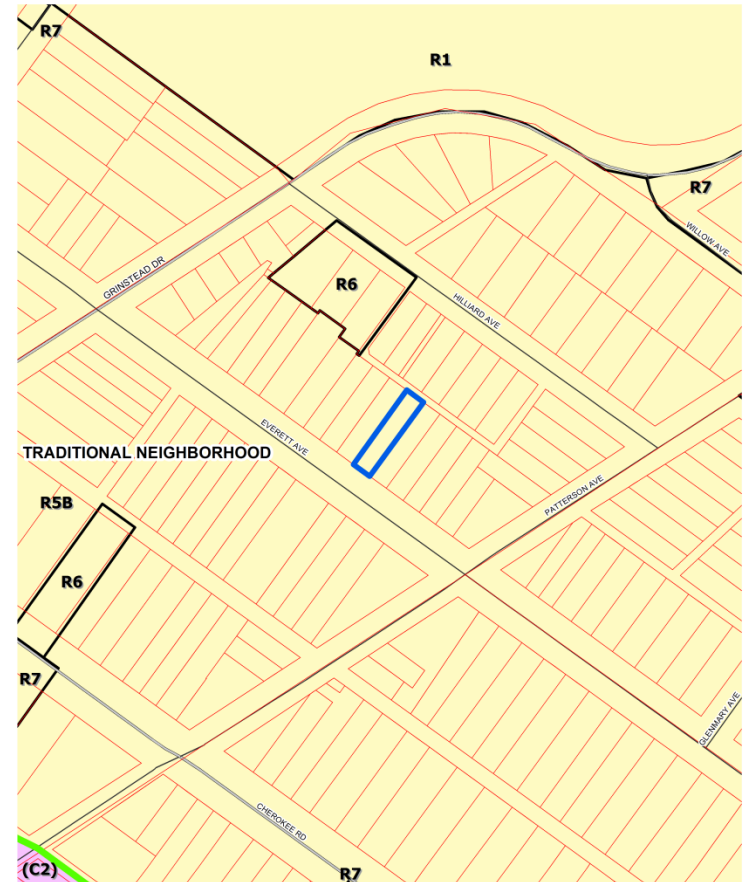
Zoning/Form Districts

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



1133 Everett Avenue
feet

130
Map Created: 10/4/2017



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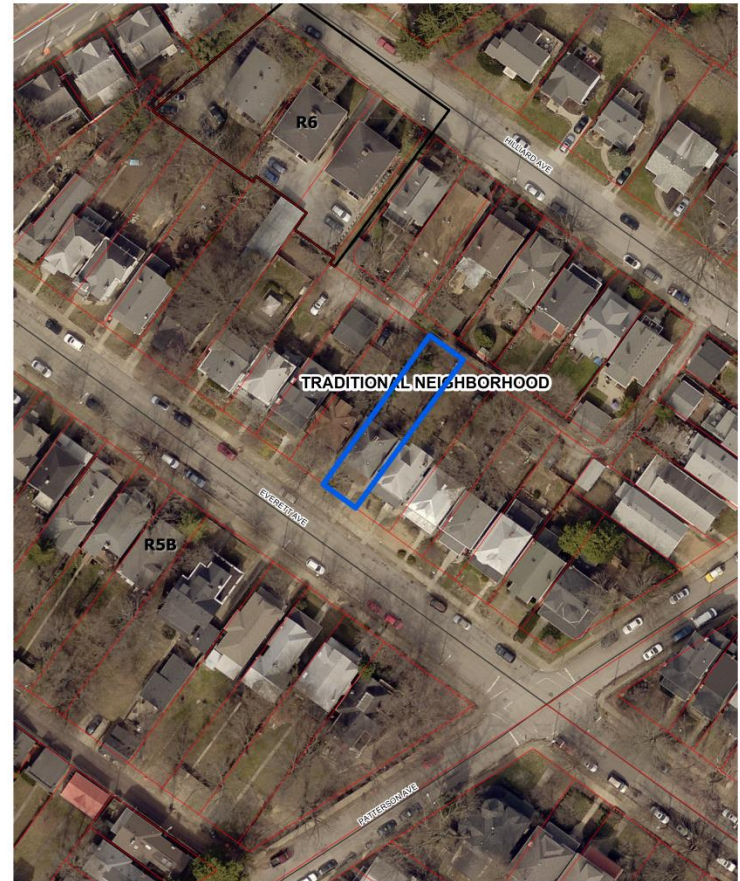
Aerial Photo/Land Use

Subject Property:

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

Adjacent Properties:

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



1133 Everett Avenue
feet



60
Map Created: 10/4/2017



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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



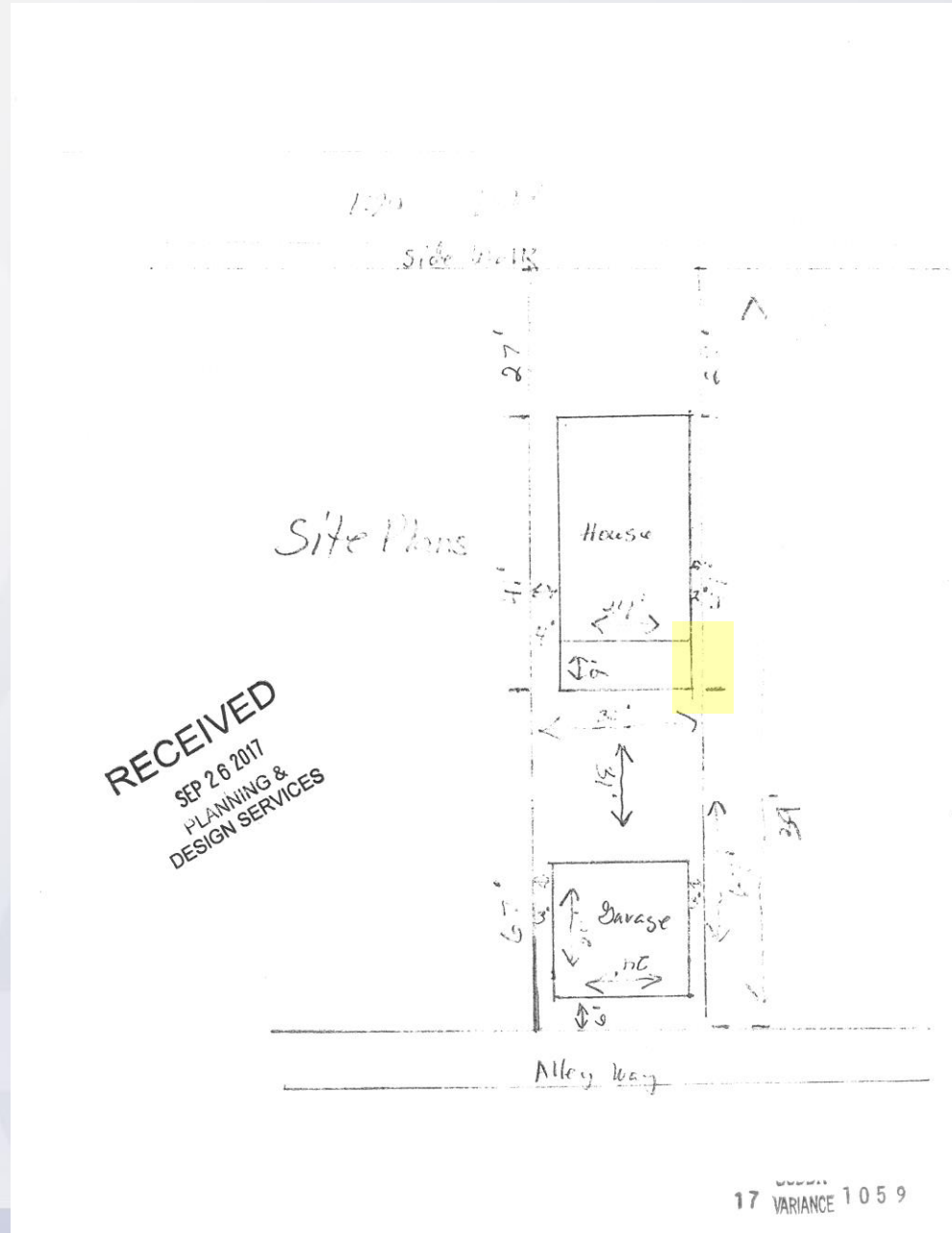
The property across Everett Avenue.

Site Photos-Subject Property

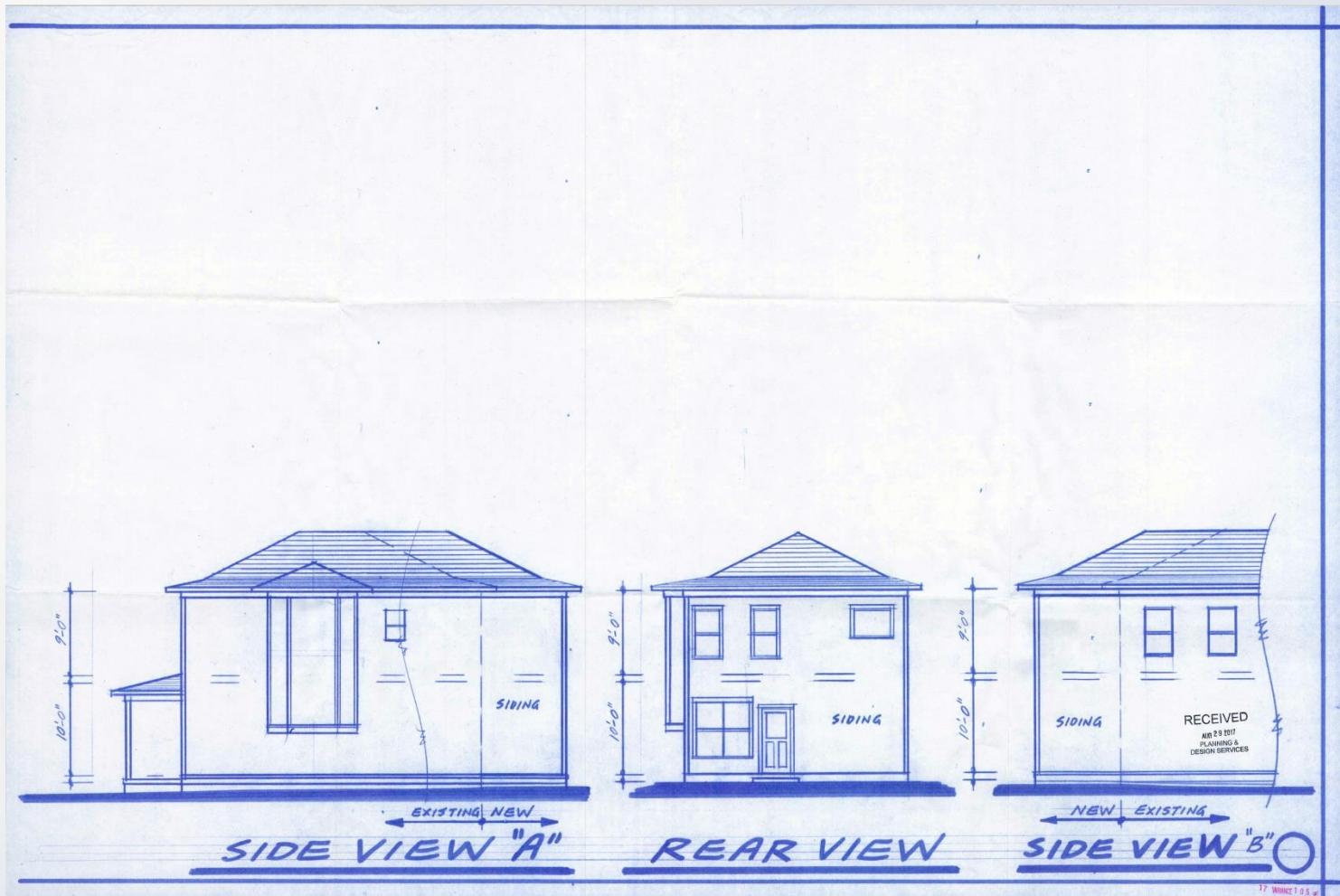


The location of the demolished addition
and location of proposed encroachment.

Site Plan



Elevations



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 table 5.2.2 to allow a structure to encroach into the required side yard setback.

Required Actions

- **Variance**: from Land Development Code table 5.2.2 to allow a structure to encroach into the required side yard setback. Approve/Deny

Location	Requirement	Request	Variance
Side Yard	3 ft.	2 ft.	1 ft.