20-VARIANCE-0142
20-VARIANCE-0143
20-VARIANCE-0144
20-VARIANCE-0145
20-VARIANCE-0146
NuLu Variances

Louisville Metro Board of Zoning Adjustment

Public Hearing

Zach Schwager, Planner I

November 16, 2020

Request

- **Variances:** from Land Development Code table 5.2.2 to allow new single-family residential structures to encroach into the side yard setback(s).

Location (1001 E. Liberty Street and 317 S. Wenzel Street)	Requirement	Request	Variance
Side Yard	5 ft.	3 ft.	2 ft.

Louisville METRO

20-VARIANCE-0142
20-VARIANCE-0143
20-VARIANCE-0144
20-VARIANCE-0145
20-VARIANCE-0146

Request

- **Variances:** from Land Development Code table 5.2.2 to allow new single-family residential structures to encroach into the side yard setback(s).

Location (934, 930, and 912 E. Jefferson Street)	Requirement	Request	Variance
Western Side Yard	5 ft.	2 ft.	3 ft.
Eastern Side Yard	5 ft.	4 ft.	1 ft.

Louisville METRO

20-VARIANCE-0142
20-VARIANCE-0143
20-VARIANCE-0144
20-VARIANCE-0145
20-VARIANCE-0146

Case Summary / Background

- The subject properties are in the NuLu overlay district.
- They are in the OR-2 Office/Residential Zoning District and the Traditional Neighborhood Form District.

Case Summary / Background

- They are vacant lots and the applicant proposes to construct single-family residences that would encroach into the side yard setback(s).

- If the subject properties were in a residential zoning district, variances would not be required.

Metro Louisville

20-VARIANCE-0142
20-VARIANCE-0143
20-VARIANCE-0144
20-VARIANCE-0145
20-VARIANCE-0146

Case Summary / Background

- Variances are required in this situation because the properties are zoned OR-2 Office/Residential and could potentially change to non-residential uses.

- The applicant has laid the foundation for 1001 E. Liberty Street and 317 S. Wenzel Street; however, they did receive building permits prior to construction activity.

Louisville METRO

20-VARIANCE-0142
20-VARIANCE-0143
20-VARIANCE-0144
20-VARIANCE-0145
20-VARIANCE-0146

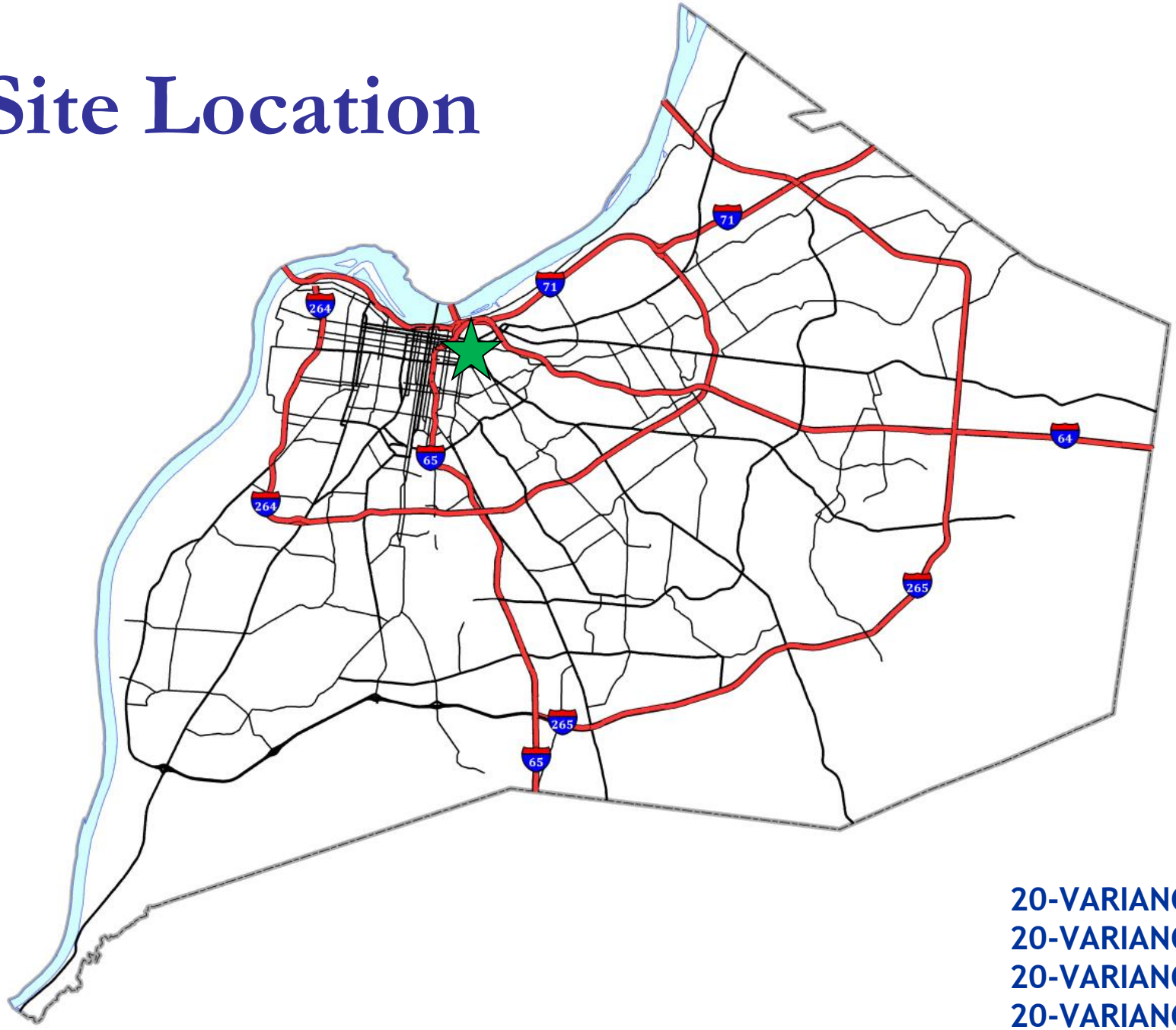
Case Summary / Background

- The NuLu Review Overlay Committee approved the structures under case numbers 20-OVERLAY-0029, 20-OVERLAY-0030, 20-OVERLAY-0031, 20-OVERLAY-0032, and 20-OVERLAY-0033 on August 5, 2020.

Louisville METRO

20-VARIANCE-0142
20-VARIANCE-0143
20-VARIANCE-0144
20-VARIANCE-0145
20-VARIANCE-0146

Site Location



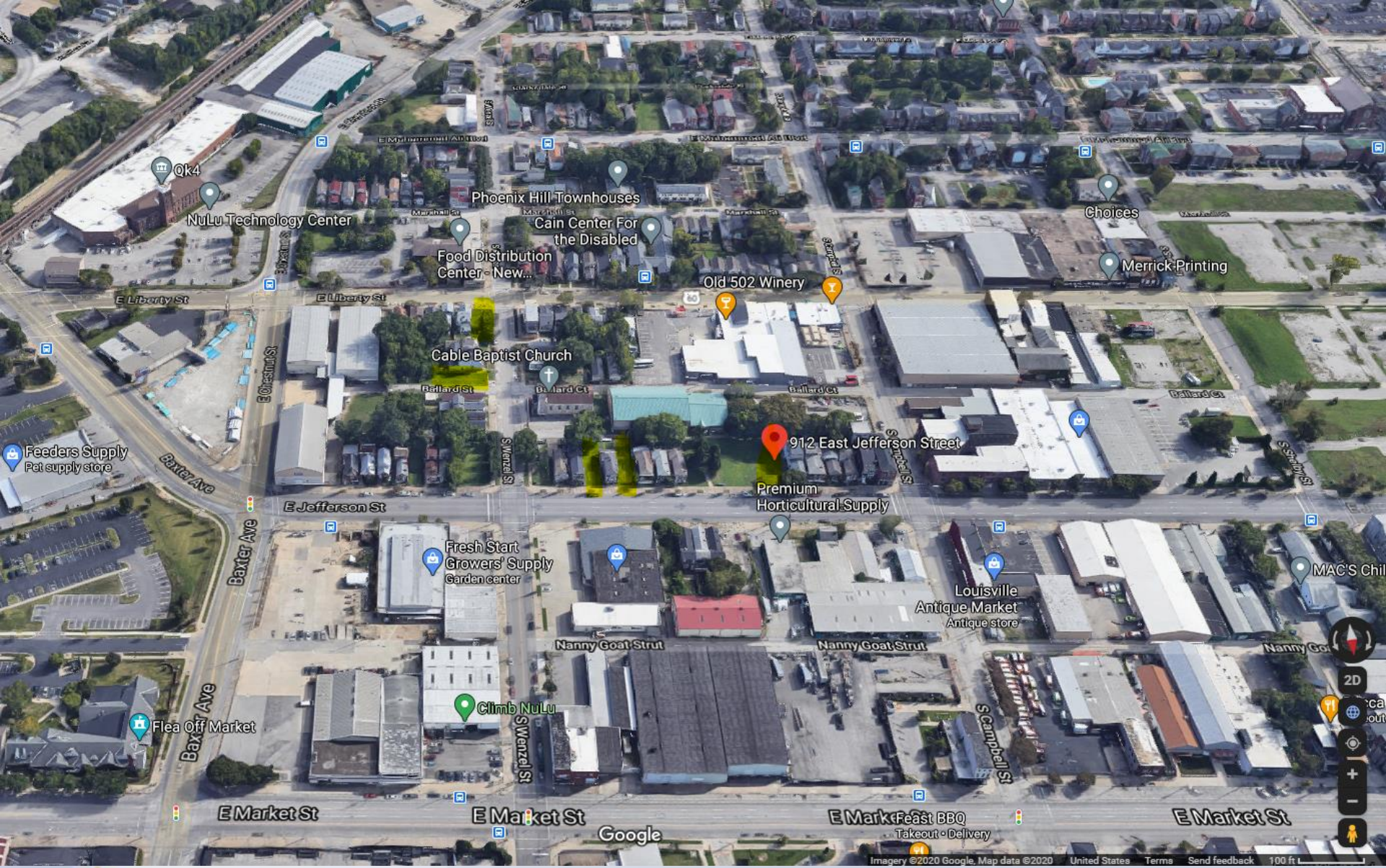
20-VARIANCE-0142
20-VARIANCE-0143
20-VARIANCE-0144
20-VARIANCE-0145
20-VARIANCE-0146

Louisville METRO

20-VARIANCE-0142
20-VARIANCE-0143
20-VARIANCE-0144
20-VARIANCE-0145
20-VARIANCE-0146

Louisville METRO

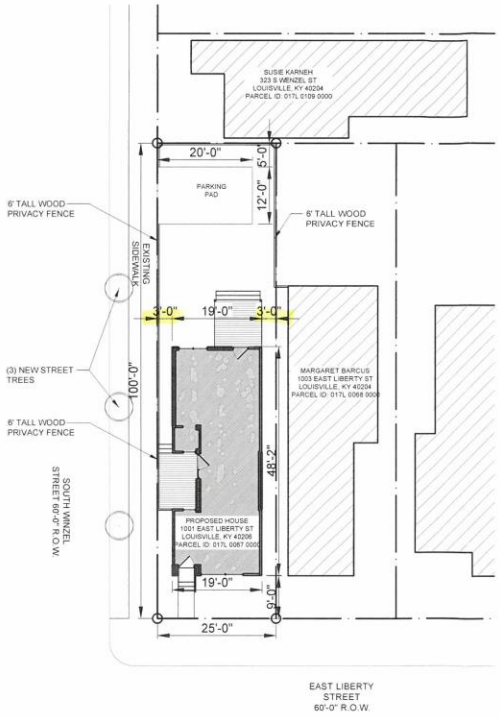
20-VARIANCE-0142
20-VARIANCE-0143
20-VARIANCE-0144
20-VARIANCE-0145
20-VARIANCE-0146



METRO Louisville

20-VARIANCE-0142
20-VARIANCE-0143
20-VARIANCE-0144
20-VARIANCE-0145
20-VARIANCE-0146

Site Plan



SITE PLAN

SCALE: 1" = 20'-0" NORTH

LOCATION MAP

NOT TO SCALE NORTH

PROPERTY INFO

PARCEL ID	017L 0067 0000
ZONING	0R2
FORM DISTRICT	TRAD. NEIGHBORHOOD
HISTORIC SITE	NO
CONSTRUCTION TYPE	5B
USE GROUP	R-6
EXISTING USE	VACANT LOT
PROPOSED USE	SINGLE FAMILY
BUILDING FOOTPRINT	858 SQ FT
INTERIOR SQUARE FOOTAGE	1,589 SQ FT
GROSS SITE AREA	2,500 SQ FT.
ACRES	.05560 ACRES

SCOPE OF WORK

- CONSTRUCT NEW SINGLE FAMILY HOUSE ON VACANT LOT ACCORDING TO PLANS

OWNER

PHOENIX HOUSE LLC
1209 GARVIN PLACE
LOUISVILLE KY 40203
DUSTIN HENSLEY 502 442 5151
dustinhensley@me.com

ARCHITECT

ARCHITECTURAL ARTISANS INC
213 SOUTH SHELBY STREET
LOUISVILLE KY 40202
JEFF RAWLINS 502 582 3907
jr@architecturalartisans.net

1001 EAST LIBERTY

RECEIVED
OCT 21 2020
PLANNING & DESIGN SERVICES
20 - VARIANCE - 0142

2015

ARCHITECTURAL ARTISANS INC
213 SOUTH SHELBY STREET LOUISVILLE KY 40202 502 582 3907

PHOENIX HOUSES
NEW CONSTRUCTION
1001 EAST LIBERTY STREET LOUISVILLE KENTUCKY 40208

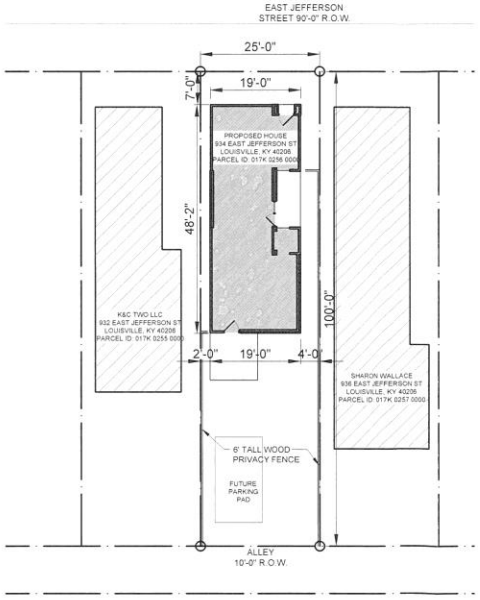
REVISIONS

DATE 13 AUGUST 2020
SHEET 1 OF 2

Metro Louisville

20-VARIANCE-0142
20-VARIANCE-0143
20-VARIANCE-0144
20-VARIANCE-0145
20-VARIANCE-0146

Site Plan



SITE PLAN

SCALE: 1" = 20'-0" NORTH

LOCATION MAP

NOT TO SCALE NORTH

RECEIVED
NOV 02 2020
PLANNING & DESIGN SERVICES

2015

ARCHITECTURAL ARTISANS INC

PROPERTY INFO

PARCEL ID	017K 0256 0000
ZONING	0R2
FORM DISTRICT	TRAD. NEIGHBORHOOD
HISTORIC SITE	NO
CONSTRUCTION TYPE	5B
USE GROUP	R-6
EXISTING USE	VACANT LOT
PROPOSED USE	SINGLE FAMILY
BUILDING FOOTPRINT	858 SQ FT
INTERIOR SQUARE FOOTAGE	1,589 SQ FT
GROSS SITE AREA	2,500 SQ FT.
ACRES	.05710 ACRES

SCOPE OF WORK

- CONSTRUCT NEW SINGLE FAMILY HOUSE ON VACANT LOT ACCORDING TO PLANS

OWNER

PHOENIX HOUSE LLC
1209 GARVIN PLACE
LOUISVILLE KY 40203
DUSTIN HENSLEY 502 442 5151
dustinhensley@me.com

ARCHITECT

ARCHITECTURAL ARTISANS INC
213 SOUTH SHELBY STREET
LOUISVILLE KY 40202
JEFF RAWLINS 502 582 3907
jr@architecturalartisans.net

934 EAST JEFFERSON

PHOENIX HOUSES
NEW CONSTRUCTION
934 EAST JEFFERSON STREET LOUISVILLE KENTUCKY 40208

REVISIONS
02 NOVEMBER 2020

DATE
13 AUGUST 2020

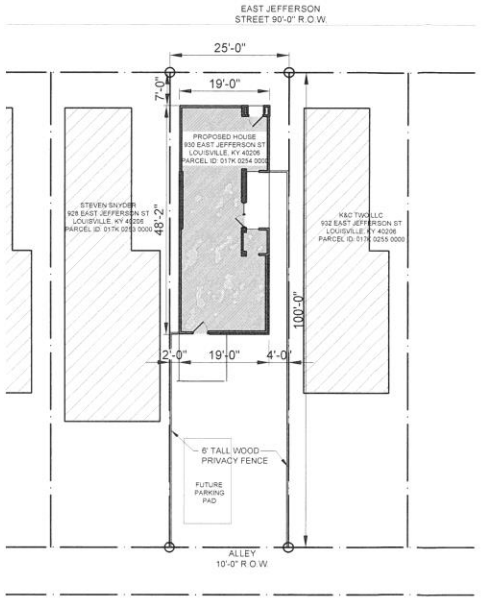
SHEET
1 OF 2

20-VARIANCE-0143

METRO Louisville

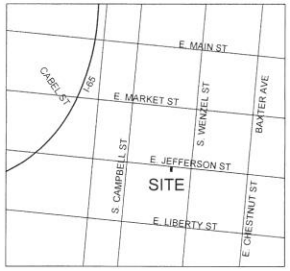
20-VARIANCE-0142
20-VARIANCE-0143
20-VARIANCE-0144
20-VARIANCE-0145
20-VARIANCE-0146

Site Plan



SITE PLAN

SCALE: 1" = 20'-0" NORTH



LOCATION MAP

NOT TO SCALE NORTH

RECEIVED
NOV 02 2020
PLANNING & DESIGN SERVICES

2015

ARCHITECTURAL ARTISANS INC
213 SOUTH SHELBY STREET LOUISVILLE KY 40202 502 582 3907

PROPERTY INFO

PARCEL ID	017K 0254 0000
ZONING	0R2
FORM DISTRICT	TRAD. NEIGHBORHOOD
HISTORIC SITE	NO
CONSTRUCTION TYPE	5B
USE GROUP	R-6
EXISTING USE	VACANT LOT
PROPOSED USE	SINGLE FAMILY
BUILDING FOOTPRINT	858 SQ FT
INTERIOR SQUARE FOOTAGE	1,589 SQ FT
GROSS SITE AREA	2,500 SQ FT.
ACRES	.05660 ACRES

SCOPE OF WORK

- CONSTRUCT NEW SINGLE FAMILY HOUSE ON VACANT LOT ACCORDING TO PLANS

OWNER

PHOENIX HOUSE LLC
1209 GARVIN PLACE
LOUISVILLE KY 40203
DUSTIN HENSLEY 502 442 5151
dustinhensley@me.com

ARCHITECT

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213 SOUTH SHELBY STREET
LOUISVILLE KY 40202
JEFF RAWLINS 502 582 3907
jr@architecturalartisans.net

930 EAST JEFFERSON

PHOENIX HOUSES
NEW CONSTRUCTION
930 EAST JEFFERSON STREET LOUISVILLE KENTUCKY 40206

REVISIONS
02 NOVEMBER 2020

DATE
13 AUGUST 2020

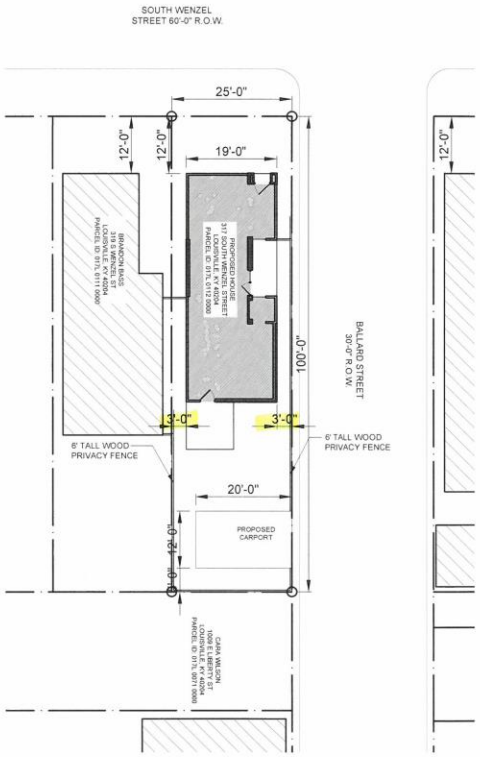
SHEET
1 OF 2

20 - VARIANCE - 0144

METRO Louisville

20-VARIANCE-0142
20-VARIANCE-0143
20-VARIANCE-0144
20-VARIANCE-0145
20-VARIANCE-0146

Site Plan



SITE PLAN

SCALE: 1" = 20'-0" NORTH

LOCATION MAP

NOT TO SCALE NORTH

PROPERTY INFO

PARCEL ID	017L 0112 0000
ZONING	0R2
FORM DISTRICT	TRAD. NEIGHBORHOOD
HISTORIC SITE	NO
CONSTRUCTION TYPE	5B
USE GROUP	R-6
EXISTING USE	VACANT LOT
PROPOSED USE	SINGLE FAMILY
BUILDING FOOTPRINT	858 SQ FT
INTERIOR SQUARE FOOTAGE	1,589 SQ FT
GROSS SITE AREA	2,500 SQ FT.
ACRES	.05050 ACRES

SCOPE OF WORK

- CONSTRUCT NEW SINGLE FAMILY HOUSE ON VACANT LOT ACCORDING TO PLANS

OWNER

PHOENIX HOUSE LLC
1209 GARVIN PLACE
LOUISVILLE KY 40203
DUSTIN HENSLEY 502 442 5151
dustinhensley@me.com

ARCHITECT

ARCHITECTURAL ARTISANS INC
213 SOUTH SHELBY STREET
LOUISVILLE KY 40202
JEFF RAWLINS 502 582 3907
jr@architecturalartisans.net

317 SOUTH WENZEL

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PLANNING & DESIGN SERVICES

20 - VARIANCE - 0145

2015

ARCHITECTURAL ARTISANS INC
213 SOUTH SHELBY STREET LOUISVILLE KY 40202 502 582 3907

PHOENIX HOUSES
NEW CONSTRUCTION
317 SOUTH WENZEL STREET LOUISVILLE KENTUCKY 40204

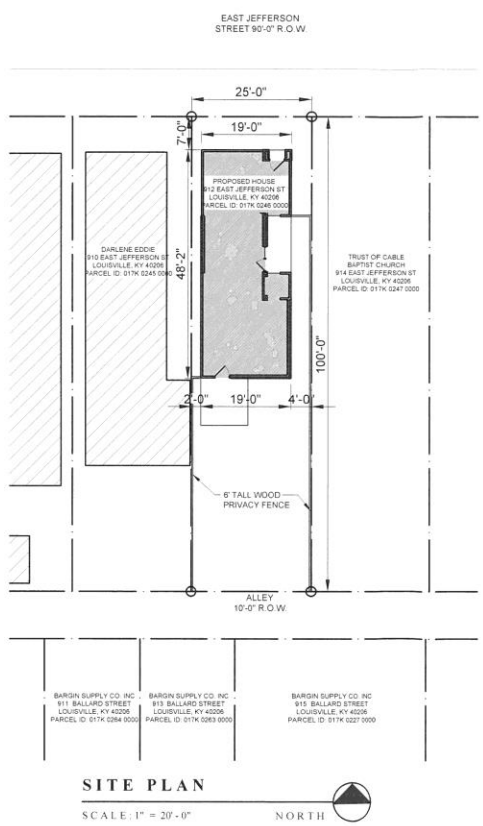
REVISIONS

DATE 13 AUGUST 2020
SHEET 1 OF 2

Metro Louisville

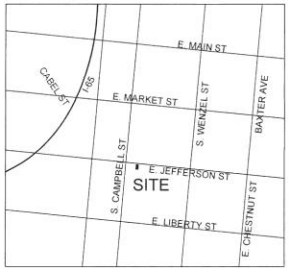
20-VARIANCE-0142
20-VARIANCE-0143
20-VARIANCE-0144
20-VARIANCE-0145
20-VARIANCE-0146

Site Plan



SITE PLAN

SCALE: 1" = 20'-0" NORTH



LOCATION MAP

NOT TO SCALE NORTH

RECEIVED
NOV 02 2020
PLANNING & DESIGN SERVICES

PROPERTY INFO

PARCEL ID	017K 0246 0000
ZONING	0R2
FORM DISTRICT	TRAD. NEIGHBORHOOD
HISTORIC SITE	NO
CONSTRUCTION TYPE	5B
USE GROUP	R-6
EXISTING USE	VACANT LOT
PROPOSED USE	SINGLE FAMILY
BUILDING FOOTPRINT	858 SQ FT
INTERIOR SQUARE FOOTAGE	1,589 SQ FT
GROSS SITE AREA	2,500 SQ FT.
ACRES	.0575 ACRES

SCOPE OF WORK

- CONSTRUCT NEW SINGLE FAMILY HOUSE ON VACANT LOT ACCORDING TO PLANS

OWNER

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LOUISVILLE KY 40203
DUSTIN HENSLEY 502 442 5151
dustinhensley@me.com

ARCHITECT

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213 SOUTH SHELBY STREET
LOUISVILLE KY 40202
JEFF RAWLINS 502 582 3907
jr@architecturalartisans.net

912 EAST JEFFERSON

2015

ARCHITECTURAL ARTISANS, INC.

PHOENIX HOUSES
NEW CONSTRUCTION
912 EAST JEFFERSON STREET LOUISVILLE KENTUCKY 40206

REVISIONS
02 NOVEMBER 2020

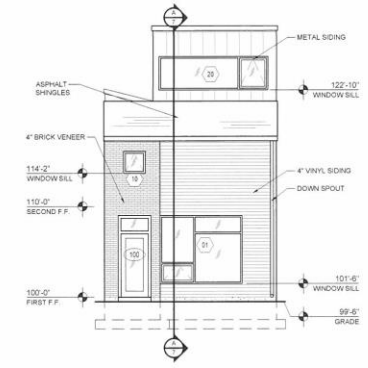
DATE
13 AUGUST 2020

SHEET
1 OF 2

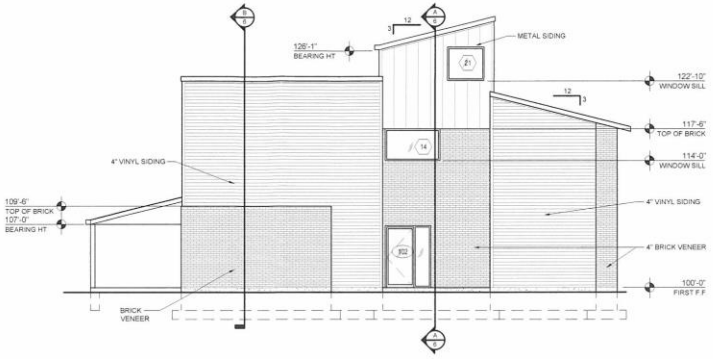
20 - VARIANCE - 0146

20-VARIANCE-0142
20-VARIANCE-0143
20-VARIANCE-0144
20-VARIANCE-0145
20-VARIANCE-0146

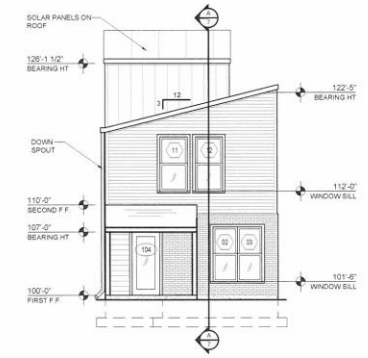
Elevations



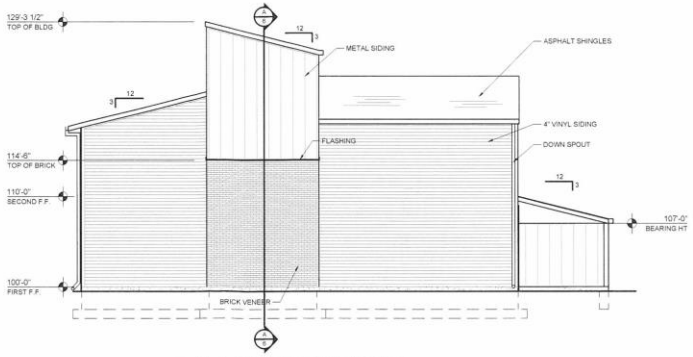
A NORTH ELEVATION
SCALE: 3/32 = 1'-0"



B WEST ELEVATION
SCALE: 3/32 = 1'-0"



C SOUTH ELEVATION
SCALE: 3/32 = 1'-0"



D EAST ELEVATION
SCALE: 3/32 = 1'-0"

2015

ARCHITECTURAL ARTISANS INC

PHOENIX HOUSES
NEW CONSTRUCTION

RECEIVED
OCT 21 2020
PLANNING & DESIGN SERVICES

REVISIONS
DATE 13 AUGUST 2020
SHEET 2 OF 2

20 - VARIANCE - 0143

Metro Louisville

20-VARIANCE-0142
20-VARIANCE-0143
20-VARIANCE-0144
20-VARIANCE-0145
20-VARIANCE-0146

Site Photos-Subject Property

Variance area for 1001 E. Liberty Street.

20-VARIANCE-0142
20-VARIANCE-0143
20-VARIANCE-0144
20-VARIANCE-0145
20-VARIANCE-0146

Louisville METRO

Site Photos-Subject Property

Western side of 934 E. Jefferson Street.

20-VARIANCE-0142
20-VARIANCE-0143
20-VARIANCE-0144
20-VARIANCE-0145
20-VARIANCE-0146

Site Photos-Subject Property

Eastern side of 934
E. Jefferson Street.

20-VARIANCE-0142
20-VARIANCE-0143
20-VARIANCE-0144
20-VARIANCE-0145
20-VARIANCE-0146

Site Photos-Subject Property

Western side of 930 E. Jefferson Street.

20-VARIANCE-0142
20-VARIANCE-0143
20-VARIANCE-0144
20-VARIANCE-0145
20-VARIANCE-0146

Site Photos-Subject Property

Eastern side of 930 E. Jefferson Street.

20-VARIANCE-0142
20-VARIANCE-0143
20-VARIANCE-0144
20-VARIANCE-0145
20-VARIANCE-0146

Site Photos-Subject Property

Variance area for 317 S. Wenzel Street.

20-VARIANCE-0142
20-VARIANCE-0143
20-VARIANCE-0144
20-VARIANCE-0145
20-VARIANCE-0146

Site Photos-Subject Property

Western side of 912 E. Jefferson Street.

20-VARIANCE-0142
20-VARIANCE-0143
20-VARIANCE-0144
20-VARIANCE-0145
20-VARIANCE-0146

Louisville METRO

Site Photos-Subject Property

Eastern side of 912
E. Jefferson Street.

20-VARIANCE-0142
20-VARIANCE-0143
20-VARIANCE-0144
20-VARIANCE-0145
20-VARIANCE-0146

Conclusion

- Staff finds that the requested variances are adequately justified and meet the standards of review.

Required Action

- **Variance:** from Land Development Code table 5.2.2 to allow new single-family residential structures to encroach into the side yard setback(s). Approve/Deny

Location (1001 E. Liberty Street and 317 S. Wenzel Street)	Requirement	Request	Variance
Side Yard	5 ft.	3 ft.	2 ft.

Louisville METRO

20-VARIANCE-0142
20-VARIANCE-0143
20-VARIANCE-0144
20-VARIANCE-0145
20-VARIANCE-0146

Required Action

- **Variance:** from Land Development Code table 5.2.2 to allow new single-family residential structures to encroach into the side yard setback(s). Approve/Deny

Location (934, 930, and 912 E. Jefferson Street)	Requirement	Request	Variance
Western Side Yard	5 ft.	2 ft.	3 ft.
Eastern Side Yard	5 ft.	4 ft.	1 ft.

Louisville METRO

20-VARIANCE-0142
20-VARIANCE-0143
20-VARIANCE-0144
20-VARIANCE-0145
20-VARIANCE-0146