

19VARIANCE1011

Etawah Avenue Variance



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

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

Request

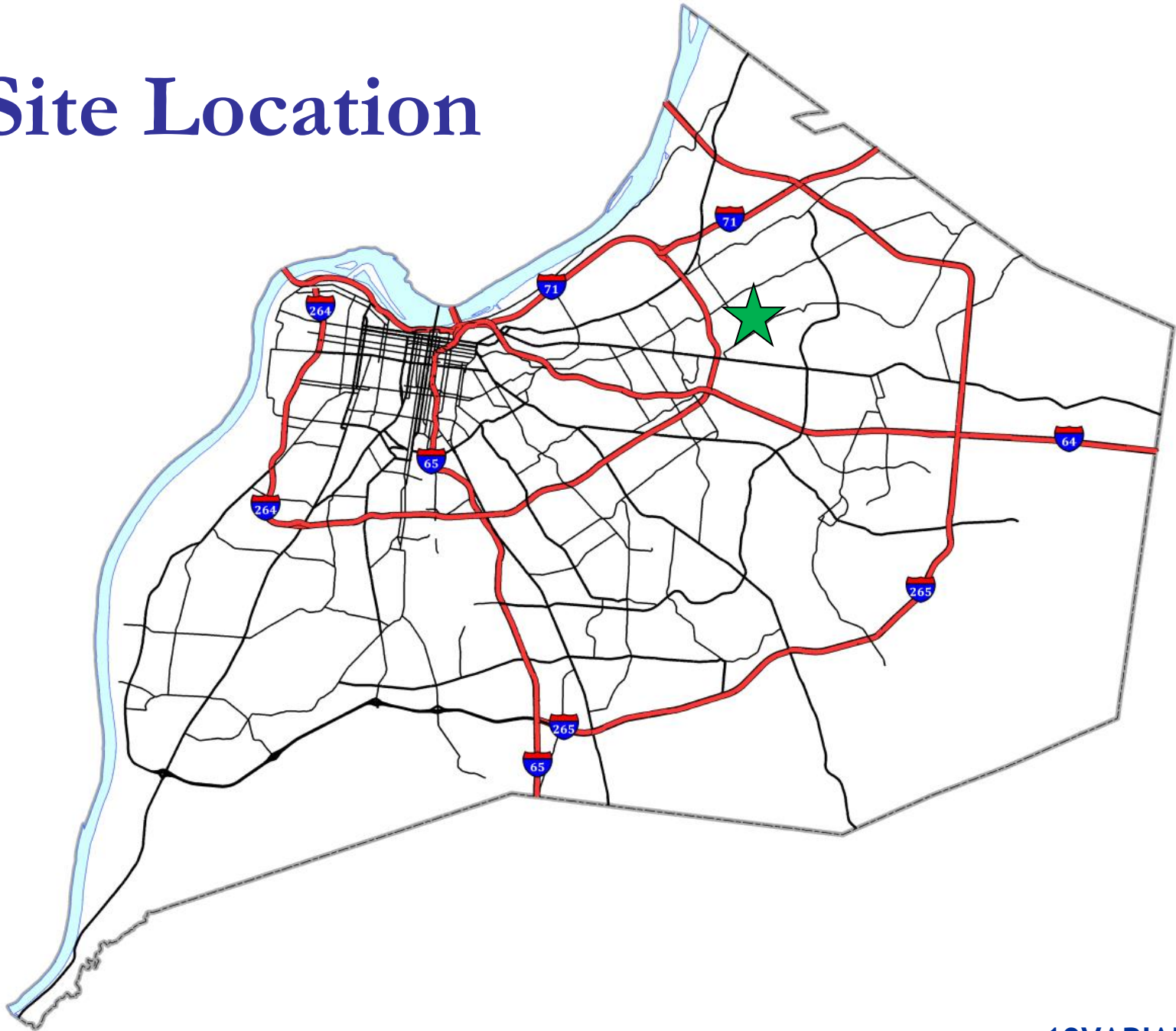
- **Variance:** from Lyndon Development Code section 5.1.10.F to allow a structure to encroach into the required side yard setback.

| Location | Requirement | Request | Variance |
|-----------|-------------|---------|-----------|
| Side yard | 3.368 ft. | 3 ft. | 0.368 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



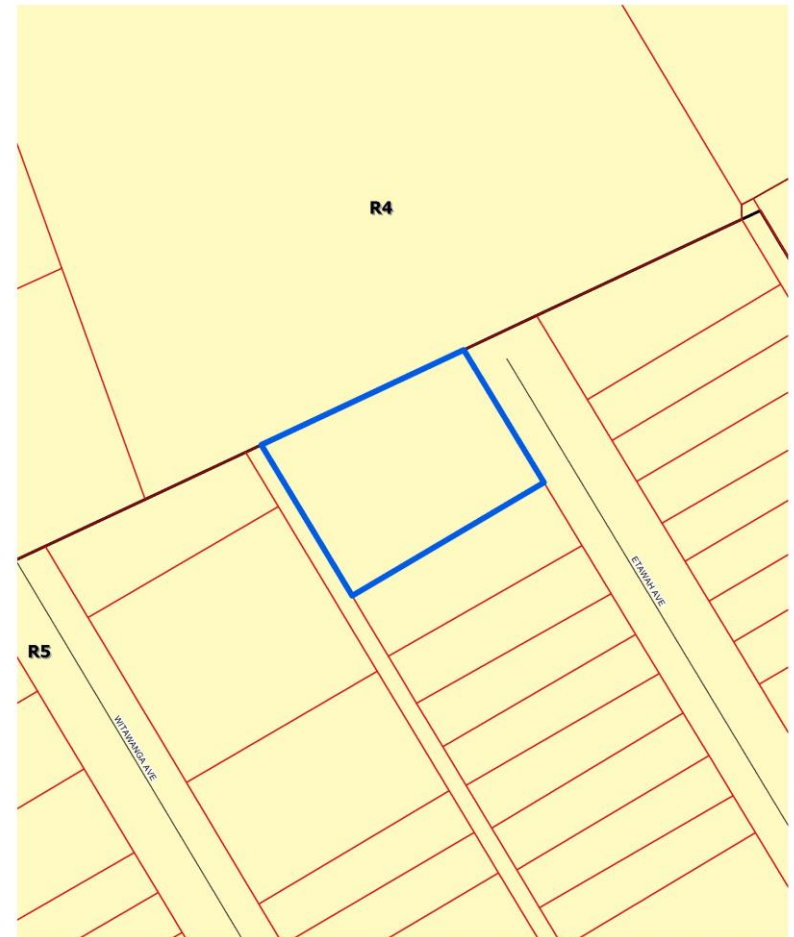
Zoning/Form Districts

Subject Property:

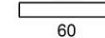
- Existing: R-5/Neighborhood

Adjacent Properties:

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



1328 & 1330 Etawah Avenue
feet



60
Map Created: 3/7/2019



Copyright © 2019, LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT (MSD), LOUISVILLE WATER COMPANY (LWC), LOUISVILLE METRO GOVERNMENT AND JEFFERSON COUNTY PROPERTY VALUATION ADMINISTRATOR (PVA). All Rights Reserved.

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



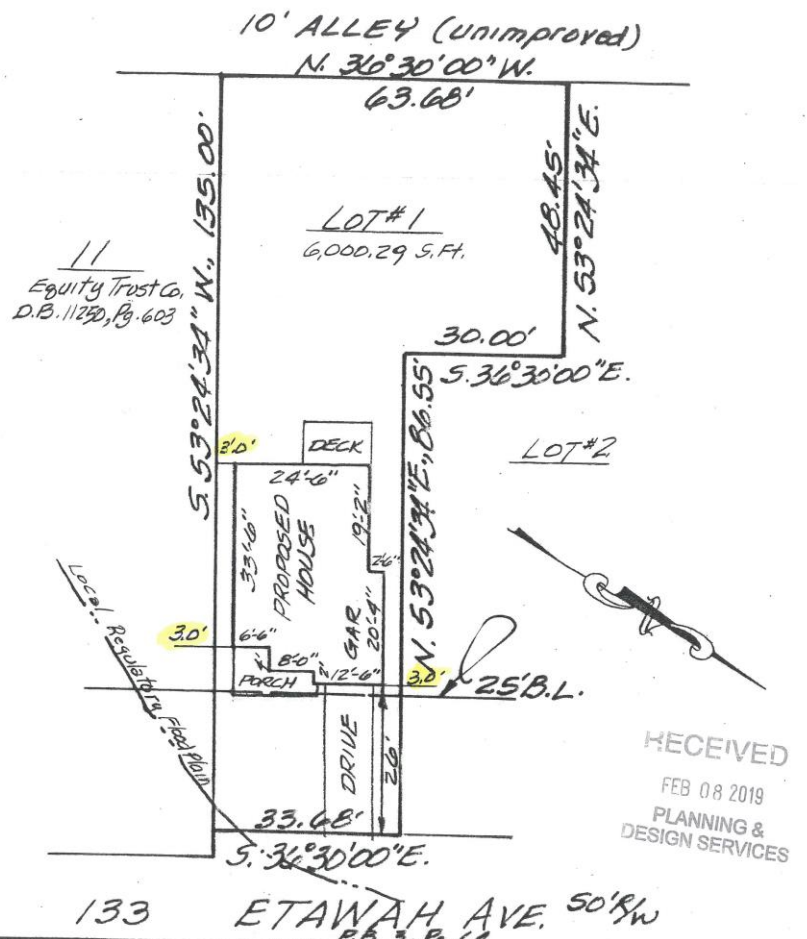
60

Map Created: 3/7/2019



Copyright © 2019, LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT (MSD), LOUISVILLE WATER COMPANY (LWC), LOUISVILLE METRO GOVERNMENT and JEFFERSON COUNTY PROPERTY VALUATION ADMINISTRATOR (PVA). All Rights Reserved.

Site Plan



RECEIVED
FEB 08 2019
PLANNING &
DESIGN SERVICES

PLOT PLAN ONLY
DO NOT SCALE

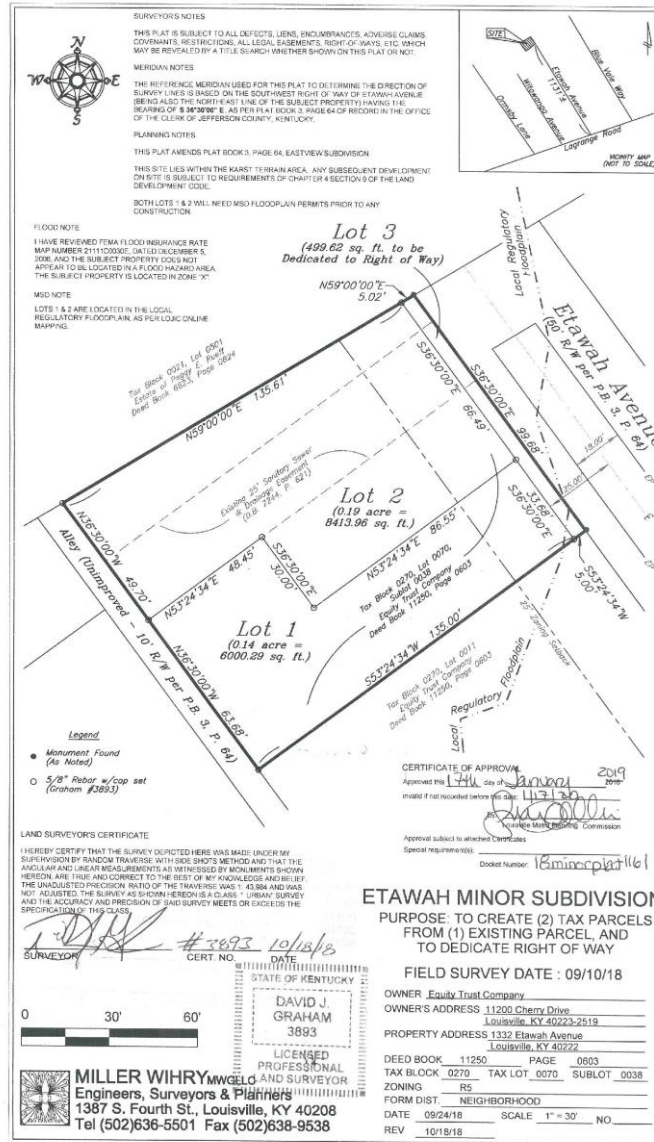
Survey For Equity Trust Comp.
Location 133 ETAWAH AVE.
LOT #1 per Minor Plat #111P111
D.B. Pg. Jeff. Co.
Scale: 1" = 20' Date: 2-4-19
2' 0' 20' 40'

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 plat is subject to all easements and right-of-way and restrictions view.



Approved Minor Plat



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 | 3.368 ft. | 3 ft. | 0.368 ft. |