

# 16VARIANCE1051

## 1327 & 1325 Christy Ave



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

**Laura Mattingly, Planner I  
August 29, 2016**

# Request(s)

- Variances from the Land Development Code Section 5.2.2, Table 5.2.2 to allow two existing homes to be less than 3 feet from the side property line in association with a minor subdivision plat to shift the side property line.

Location	Requirement	Request	Variance
Side Yard (1325 Christy Ave)	3ft	1.81ft	1.19ft
Side Yard (1327 Christy Ave)	3ft	.38ft	2.62ft

# Case Summary / Background

- Subject sites are two abutting existing single family homes in the Highlands neighborhood.
- Applicant is remodeling 1327 Christy Avenue, triggering the need to correct an existing rear addition encroachment over the property line shared with 1325 Christy Avenue.
- A minor subdivision plat was submitted to shift property line, which affects both sites' side yard setback.

# Zoning/Form Districts

## Subject Property:

- Existing: UN / Traditional Neighborhood
- Proposed: UN / Traditional Neighborhood

## Adjacent Properties:

- North: UN / Traditional Neighborhood
- South: UN / Traditional Neighborhood
- East: UN / Traditional Neighborhood
- West: UN / Traditional Neighborhood





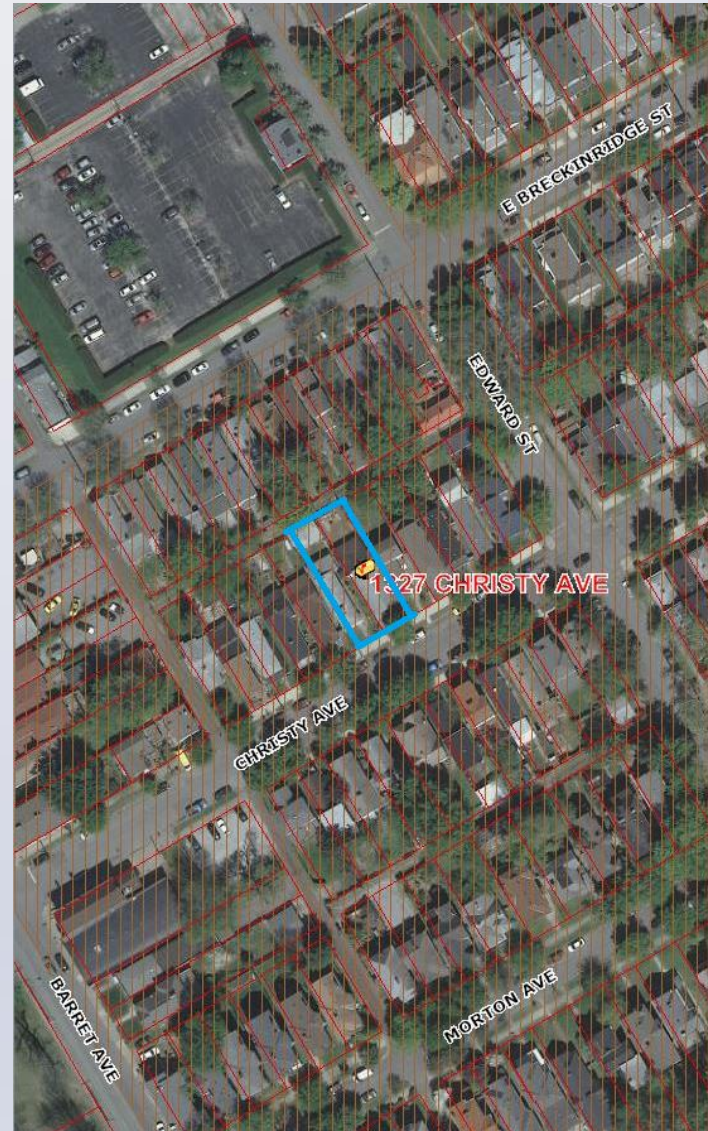
# Aerial Photo/Land Use

## Subject Property:

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

## Adjacent Properties:

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



# Site Photos-Subject Property





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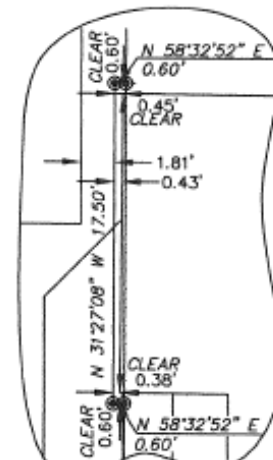
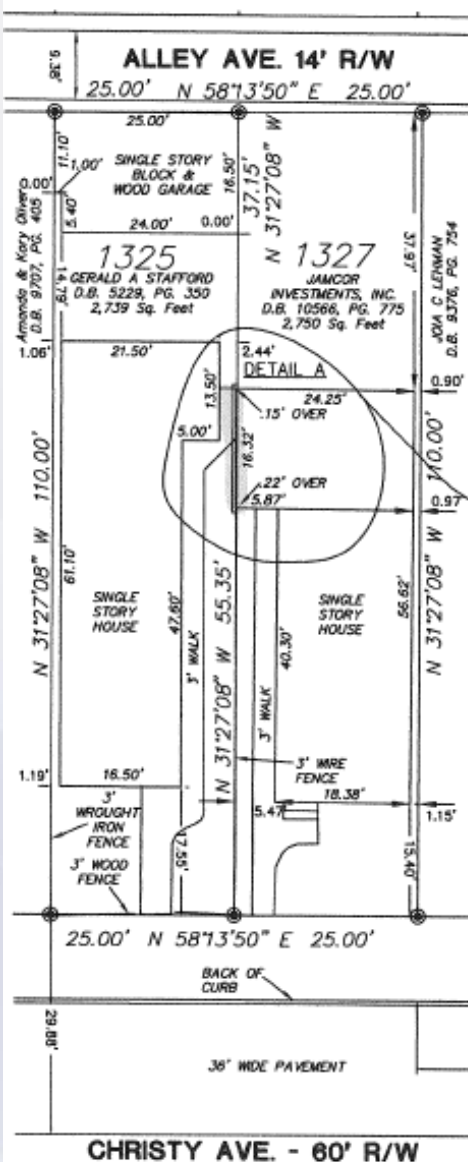


Close up of 1325 and 1327 Christy Ave side yard setbacks

APPROVAL SUBJECT TO ATTACHED CERTIFICATES.

**SPECIAL REQUIREMENT(S):**

DOCKET NUMBER:



DETAIL A

BEARING DATUM

The horizontal datum, bearing N 31° 15' 00" E, is based on Lojica.

## NOTES

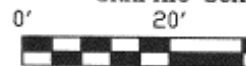
1. This plot is subdivided into lots, with various covenants and restrictions, which may or may not be revealed, whether shown or not.
2. This site lies within the boundaries of the subsequent development requirements of the Development Code.

## FLOOD NOTE

Flood Plain Determination to a review of the Rate Maps latest not be construed as a denial of flooding property shown here within a 100 year flood indicated by F.E.M. 21111C0100E dated

—●— Indicates set cap stamped  
\*\*\*Unless otherwise noted

GRAPHIC SCAL



MINOR SUBDIVISION BLAT



# Technical Review

- The minor subdivision plat, 16MINORPLAT1088, to shift the property line between the properties, is currently under review and approval is contingent upon the approval of the variances.

# Staff Analysis and Conclusions

- The variances appear to be adequately justified; and the Standard of Review has been met. Based upon the information in the staff report, the Board of Zoning Adjustments must determine if the proposal meets the standards for approving the variances.

# Required Actions

- **APPROVE or DENY**

- Variance of Table 5.2.2 to allow a .38 foot side yard setback at 1327 Christy Ave.
- Variance of Table 5.2.2 to allow a 1.81 foot side yard setback at 1325 Christy Ave.

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