

Variance of LDC Table 5.2.2 Side yard set backs

1327 and 1325 Christy Avenue
16Variance1051

Applicant: Jamcor Investments, Inc.

Presented by:

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Subject House- 1327 Christy Avenue Front view



Second Home 1325 Christy Avenue



Existing side yard between two homes.
Area of Minor Plat with lot line change.



View of side yard variance area from the street



History

- A Minor Plat is pending to move the lot line between the two lots to make a .6 foot jog in a portion of the lot line to address the existing condition that 1327 Christy Avenue house's rear portion is over the property line by about .2 feet.
- Both houses have rear portions which are wider than the front of the house but the conditions are existing-no new construction is proposed at this time.
- 1327 Christy Avenue was purchased on February 29, 2016-when the original contractor left work unfinished. The first contractor did place new vinyl on outside prior to that time. No change in the footprint occurred in rear portion of the house at that time.

- Historical surveyor field notes show the rear wider rooms on existed on both 1327 Christy Ave and 1325 Christy in 1944.
- In order to approved the Minor Plat to allow 1327 Christy Avenue to purchase the small parcel of land it encroaches on, variances must be granted to allow the existing non conforming houses to alter the amount of their non-conformances with the side yard setbacks in LDC Table 5.2.2

Request for Variances

- The variances are requested as a part of a Minor Plat to transfer a small sliver of land between lots because of an encroachment.
- No new construction is proposed but variances are needed to meet existing conditions and place a jog in the lot line.
- Both the spacing of the houses and these wider rear rooms are consistent with other houses in the area.

Variances Requested

1. 1327 Christy Avenue Variance Left (west) Side Yard Set Back Minimum is 3 feet

Request a variance from 3 feet to .38 feet on the west side yard setback for historical encroachment of house.

Variance is for 2.62 feet.

LDC Chapter 5 Part 2 Table 5.2.2.

2. 1325 Christy Variance Right (East) Side Yard Set Back Minimum is 3 feet

Request a variance from 3 feet to 1.81 feet on the east side yard setback because of the moved property line.

Variance is for 1.19 feet.

LDC Chapter 5 Part 2 Table 5.2.2.