17VARIANCE1003
1942 Payne Street

Louisville Metro Board of Zoning Adjustment

Public Hearing

Dante St. Germain, Planner I

February 20, 2017

Requests

- **Variance:** from the Land Development Code section 5.4.1.D.2 to allow the private yard area to be less than the required 30% in the Traditional Neighborhood Form District.
- **Variance:** from the LDC section 5.2.2 to allow a structure to encroach into the 3' required side yard.

Location	Requirement	Request	Variance
Private Yard Area	2,015 sq. ft. (30%)	1,469.5 sq. ft. (22%)	545.5 sq. ft. (8%)
Side Yard Setback	3 ft.	1.5 ft.	1.5 ft.

Case Summary / Background

- The applicant proposes a new 330 sq. ft. bedroom addition onto the principle structure, and a new 541 sq. ft. garage.
- The addition onto the principle structure is proposed to encroach 1.5 ft. into the required side yard in order to align with an existing stair.
- The addition and the garage together reduce the private yard area below the 30% required by the Land Development Code for lots over 6,000 sq. ft. in area. The garage is proposed to be built significantly forward of the rear alley in order to preserve a large existing tree.

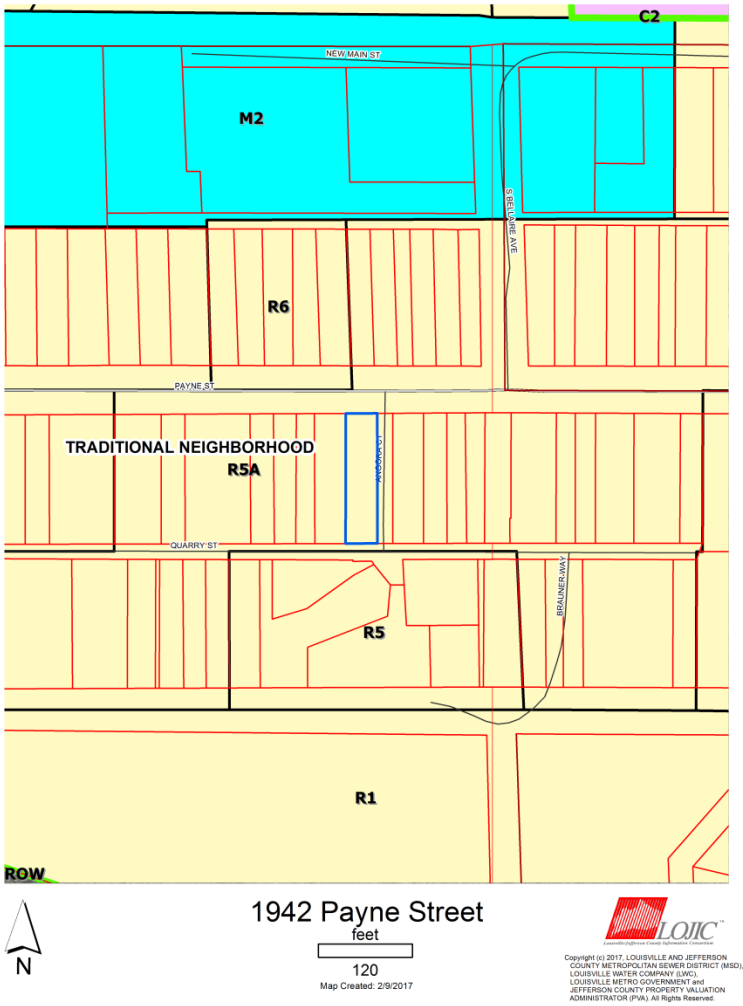
Zoning/Form Districts

Subject Property:

- Existing: R-5A/Traditional Neighborhood
- Proposed: R-5A/Traditional Neighborhood

Adjacent Properties:

- North: R-5A & R-6/ Traditional Neighborhood
- South: R-5/Traditional Neighborhood
- East: R-5A/Traditional Neighborhood
- West: R-5A/Traditional Neighborhood



METRO Louisville

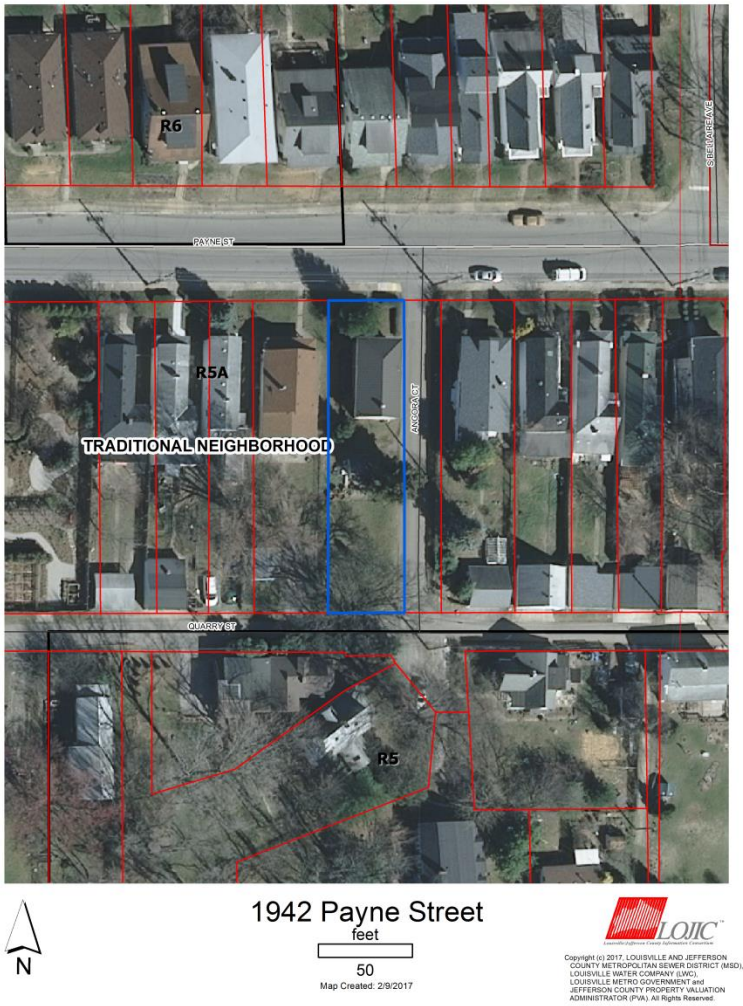
Aerial Photo/Land Use

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



Site Photos-Subject Property

Looking along the side alley where the addition would be built.

Site Photos-Subject Property

The new addition is proposed to align with the existing side stair seen here.

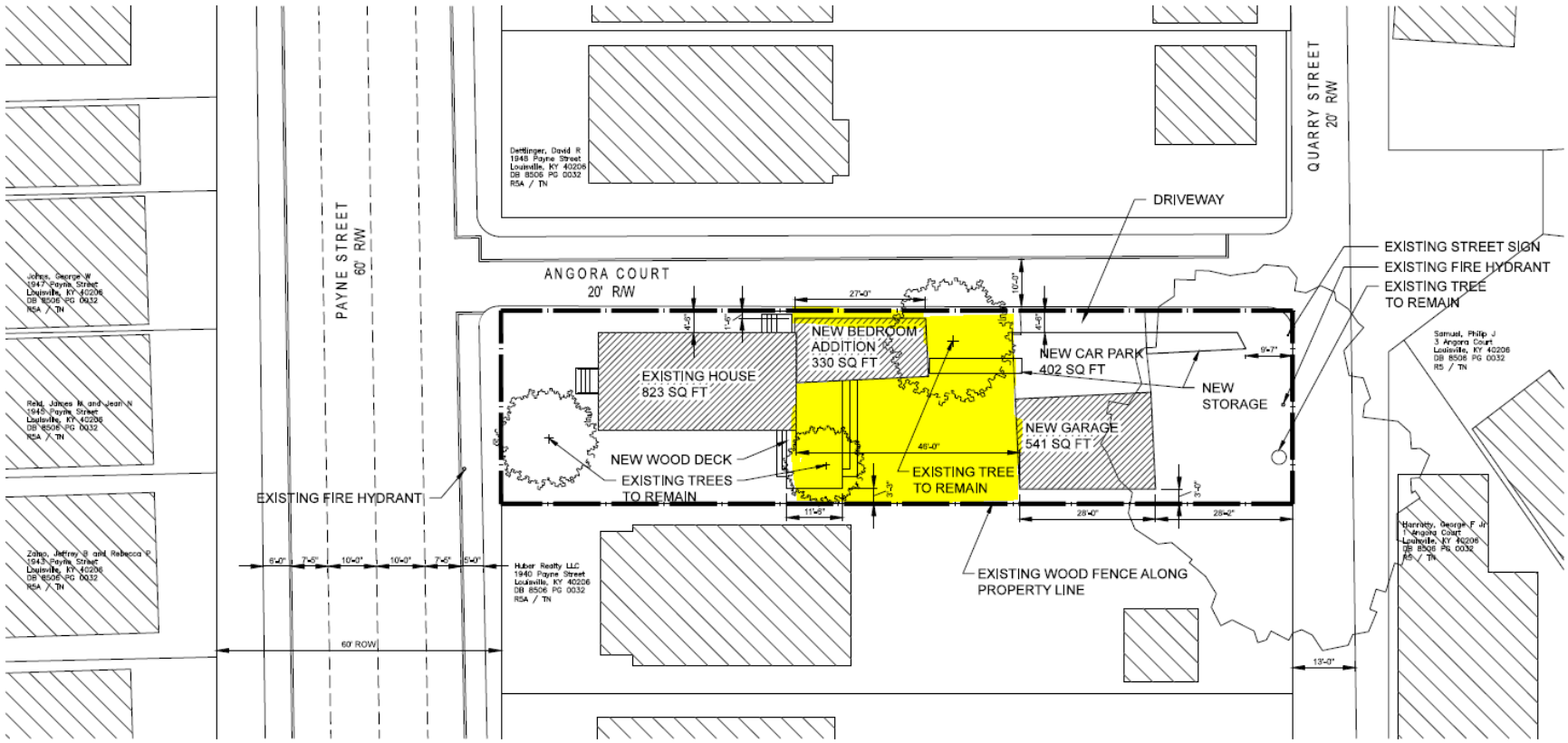
Site Photos-Subject Property

Looking toward the rear of the house from the intersection of the side and rear alleys.

Site Photos-Subject Property

Looking toward the location where the garage is is proposed to be built. The large tree is visible.

Applicant's Site Plan



Elevations

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PLANNING & DESIGN SERVICES
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Elevations

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17 VARIANCE 1003

Elevations

Conclusions

- Must determine if the proposal meets the standard of review for granting a variance as established in the Land Development Code (Jan. 2017) from section 5.4.1.D.2 to allow the private yard area to be less than the required 30% in the Traditional Neighborhood Form District, and for granting a variance from LDC section 5.2.2 to reduce the required side yard from 3’ to 1.5’.

Required Actions

- **Variance:** from the Land Development Code section 5.4.1.D.2 to allow the private yard area to be less than the required 30% in the Traditional Neighborhood Form District. Approve/Deny
- **Variance:** from the Land Development Code section 5.2.2 to allow a structure to encroach into the 3' required side yard setback. Approve/Deny

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