17VARIANCE1018 2001 Winston Avenue





Louisville Metro Board of Zoning Adjustment
Public Hearing

Dante St. Germain, Planner I May 1, 2017

Requests

Variance: from Land Development Code table
 5.3.1 to allow a structure to encroach into the required street side yard setback.

Location	Requirement	Request	Variance
Street Side Yard Setback	25 ft.	11 ft.	14 ft.



Case Summary / Background

- The applicant proposes to replace an existing sun porch on the side of the existing 1 ½ story residential home with a new sun porch.
- The existing sun porch, which has been in place since at least 2000, encroaches into the street side yard setback by 12 feet. The new sun porch is proposed to encroach by 14 feet.
- The existing sun porch is 23.5 feet long. The new sun porch is proposed to be 16 feet.



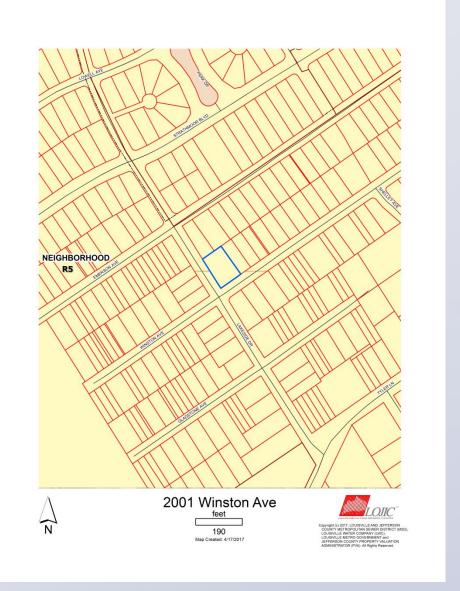
Zoning/Form Districts

Subject Property:

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

Adjacent Properties:

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





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







The front of the subject property Louisville



The existing sun porch.

Louisville



The existing sun porch.

Louisville



The property across Winston Avenue.

Louisville



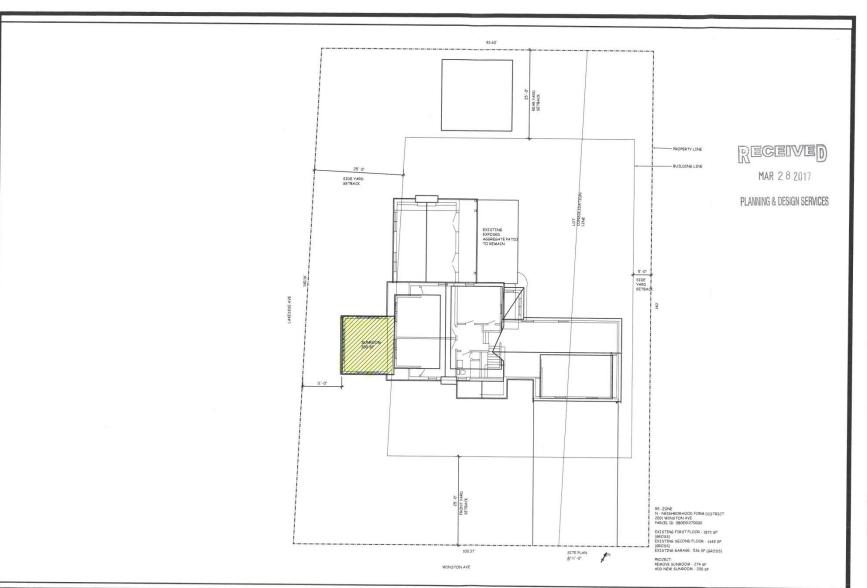
The property across Lakeside Drive.

Louisville



The side of the subject property. The sun Louisville porch is screened by the large tree.

Applicant's Site Plan



Anne Del Prince, Architect 640 Country Club Road Louisville, KY 40206

Gregory Remodel 2001 Winston Ave Louisville, KY 40205

> 1/16"=1'-0" 3/27/17

A-1

Elevations



Anne Del Prince, Architect 640 Country Club Road Louisville, KY 40206

Gregory Remodel 2001 Winston Ave Louisville, KY 40205

Elevations 1/8"=1'-0" 3/27/17

A-2

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 table 5.3.1 to allow a structure to encroach into the required street side yard.



Required Actions

Variance: from Land Development Code table 5.3.1 to allow a structure to encroach into the required street side yard. <u>Approve/Deny</u>

Location	Requirement	Request	Variance
Street Side Yard Setback	25 ft.	11 ft.	14 ft.

