

17VARIANCE1030

1122 Rogers Street



Louisville Metro Board of Zoning Adjustment
Public Hearing

Dante St. Germain, Planner I
June 19, 2017

Requests

- **Variance:** from Land Development Code table 5.2.2 to allow a structure to encroach into the required side yard setback.
- **Variance:** from Land Development Code table 5.2.2 to allow a structure to encroach into the required side yard setback.

Location	Requirement	Request	Variance
Side Yard Setback	10 ft.	0 ft.	10 ft.
Side Yard Setback	10 ft.	0 ft.	10 ft.

Case Summary / Background

- The subject property currently contains a two-story, 3,800 square foot structure that is a former firehouse. The structure is used for office space.
- The applicant proposes to build a new one-story, 740 square foot addition onto the rear of the structure, also to be used as office space.
- The existing structure has no side setback. The addition is also proposed to have no side setback, encroaching into the required side yards.

Case Summary / Background

Previous cases on site:

- 9-22-82 - Planning Commission approved a change in zoning from R-6 to R-9 on 06-03-1982.
- 17WAIVER1012 - A request to waive the required side yard landscape buffer areas is currently under review.

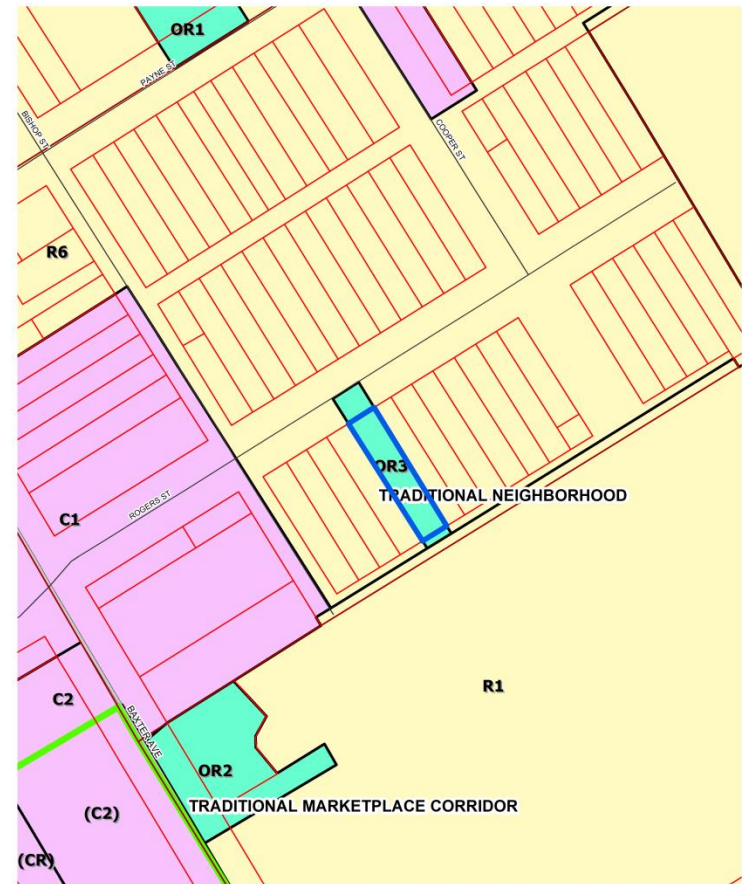
Zoning/Form Districts

Subject Property:

- Existing: OR-3/Traditional Neighborhood
- Proposed: OR-3/Traditional Neighborhood

Adjacent Properties:

- North: R-6/Traditional Neighborhood
- South: R-1/Traditional Neighborhood
- East: R-6/Traditional Neighborhood
- West: R-6/Traditional Neighborhood



Aerial Photo/Land Use

Subject Property:

- Existing: Office
- Proposed: Office

Adjacent Properties:

- North: Single Family Residential
- South: Eastern Cemetery
- East: Single Family Residential
- West: Vacant & Single Family Residential



1122 Rogers Street
feet

50
Map Created: 6/8/2017



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Site Photos-Subject Property



The front of the subject property.

Site Photos-Subject Property



The residence to the north-east.

Site Photos-Subject Property



The vacant lot and residence to the south-west.

Site Photos-Subject Property



The south-west property line and the vacant lot beside the property.

Site Photos-Subject Property



The residence across Rogers Street.

Site Photos-Subject Property



The rear of the structure.

Site Photos-Subject Property



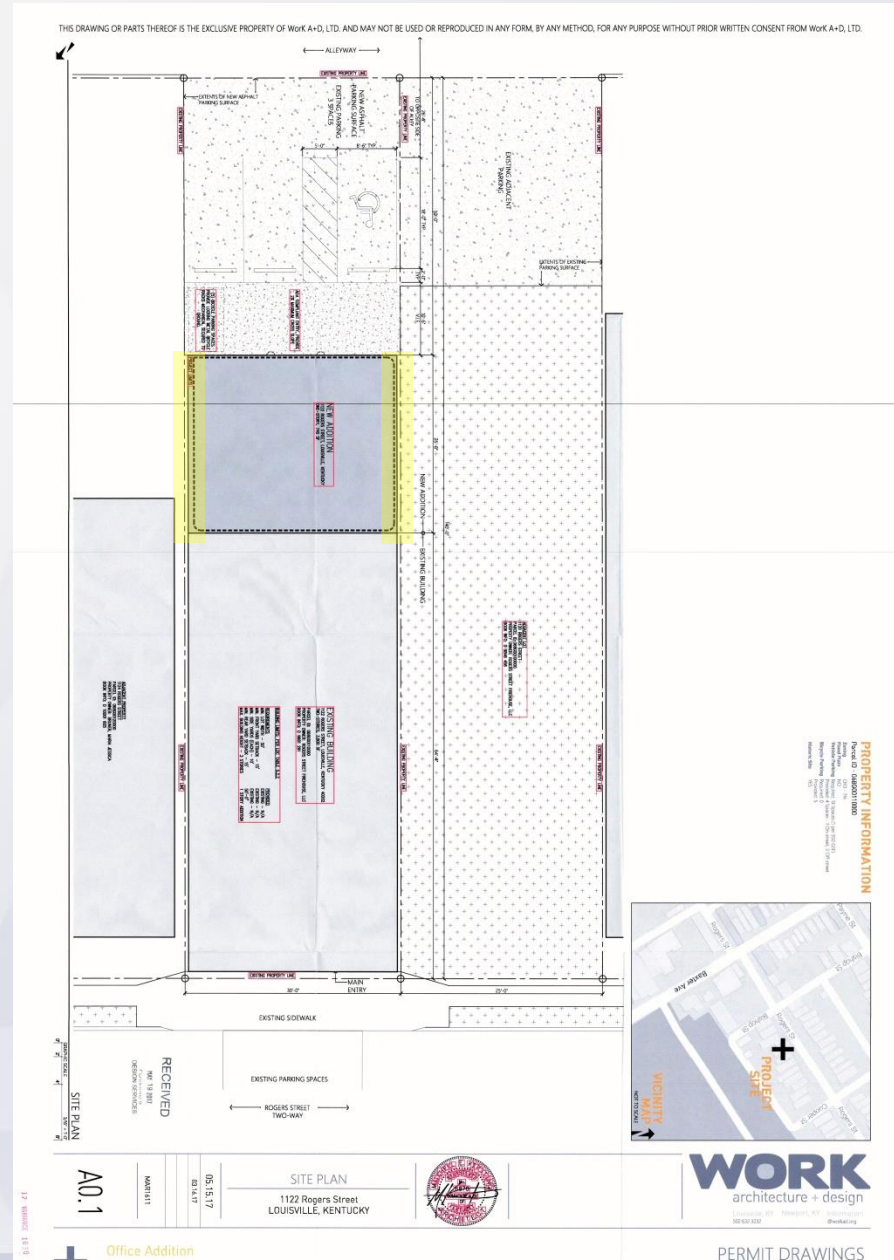
The rear of the property and existing parking.

Site Photos-Subject Property



The white marker on the wall shows the approximate extent of the addition.

Applicant's Site Plan



Conclusions

- Must determine if the proposal meets the standard of review for granting a variance as established in the Land Development Code (May 2017) from table 5.2.2 to allow a structure to encroach into the required side yard setbacks.

Required Actions

- **Variance:** from Land Development Code table 5.2.2 to allow a structure to encroach into the required side yard setback. Approve/Deny
- **Variance:** from Land Development Code table 5.2.2 to allow a structure to encroach into the required side yard setback. Approve/Deny

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