

# 17VARIANCE1049

## 11700 Wetherby Avenue Garage



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

**Dante St. Germain, Planner I  
October 2, 2017**

# Requests

- **Variance:** from City of Middletown 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	25 ft.	22.5 ft.	2.5 ft.

# Case Summary / Background

- The property is located in the City of Middletown.
- The applicant proposes a new detached garage to be connected to the two-story existing residence by a roofed patio. The garage is proposed to encroach into the street side yard setback by 2.5 feet.
- The proposal has received preliminary Transportation approval from the City of Middletown.

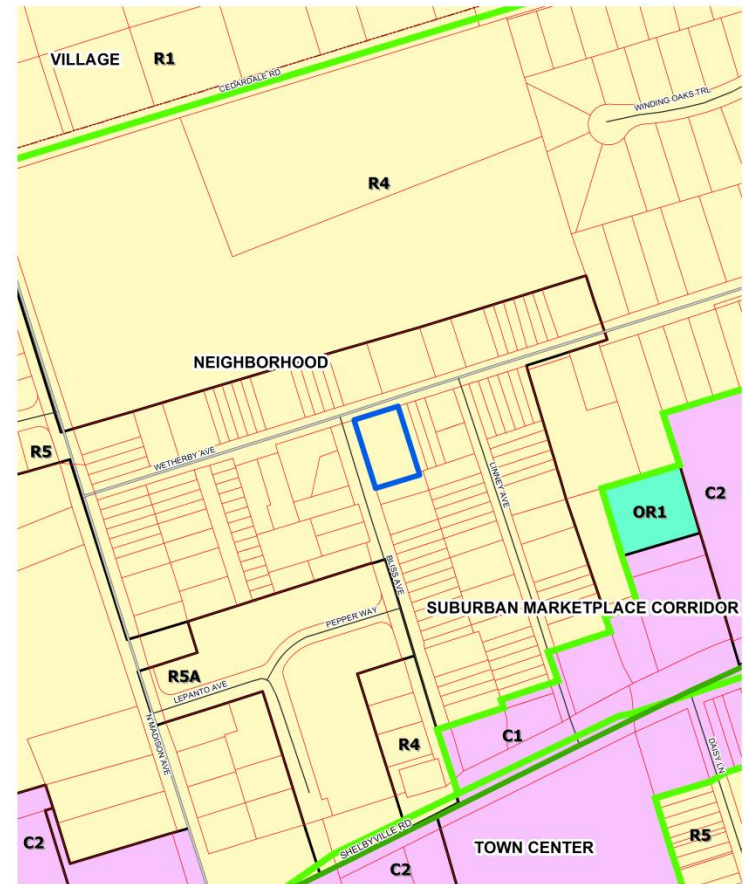
# Zoning/Form Districts

## 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



11700 Wetherby Ave  
feet

230  
Map Created: 9/18/2017



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# Aerial Photo/Land Use

## Subject Property:

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

## Adjacent Properties:

- North: Single Family Residential, Crosby Park
- South: Single Family Residential
- East: Single Family Residential
- West: Single Family Residential



11700 Wetherby Avenue  
feet

140  
Map Created: 9/18/2017



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# Site Photos-Subject Property



The front of the subject property.



# Site Photos-Subject Property



The property to the left of the subject property.

# Site Photos-Subject Property



The property across Bliss Avenue.



# Site Photos-Subject Property



The property across Wetherby Avenue.

# Site Photos-Subject Property



The property's street side yard where the encroachment is proposed.



# Site Photos-Subject Property



The rear yard facing where the garage is proposed to be constructed.



# Site Photos-Subject Property



The rear of the existing residence.

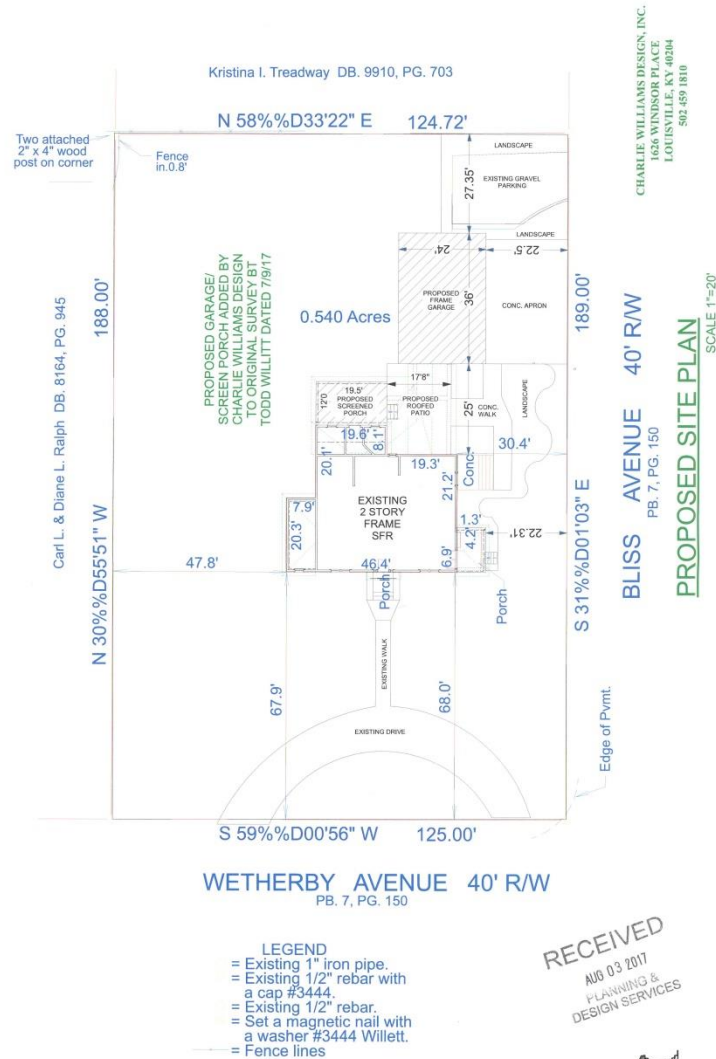


# Site Photos-Subject Property



The existing gravel parking pad where the garage is proposed.

# Site Plan





# Elevations

GAMWELL RESIDENCE  
GARAGE ADDITION  
11700 WETHERBY AVE  
LOUISVILLE, KY 40243

7-27-2017



WEST ELEVATION

SCALE 1/8"=1'-0"



EAST ELEVATION

SCALE 1/8"=1'-0"

CHARLIE WILLIAMS DESIGN, INC.  
1626 WINDSOR PLACE  
LOUISVILLE, KY 40204  
502 459 1810



RECEIVED  
AUG 03 2017  
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DESIGN SERVICES

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GAMWELL RESIDENCE  
GARAGE ADDITION  
11700 WETHERBY AVE  
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7-27-2017



NORTH ELEVATION

SCALE 1/8"=1'-0"



SOUTH ELEVATION

SCALE 1/8"=1'-0"

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# Conclusions

- The variance request appears to be adequately justified and meets the standard of review.
- Must determine if the proposal meets the standard of review for granting a variance as established in the City of Middletown Land Development Code (May 2017) from table 5.3.1 to allow a structure to encroach into the required street side yard setback.

# Required Actions

- **Variance:** from City of Middletown Land Development Code table 5.3.1 to allow a structure to encroach into the required street side yard setback. Approve/Deny

Location	Requirement	Request	Variance
Street Side Yard	25 ft.	22.5 ft.	2.5 ft.