

17VARIANCE1057

1133 Reutlinger Ave Residence



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

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

Requests

- **Variances:** from Land Development Code section 5.1.10.F to allow a structure to encroach into the required side yard setbacks

Location	Requirement	Request	Variance
Side Yard	2.4 ft.	1 ft.	1.4 ft.
Side Yard	2.4 ft.	1 ft.	1.4 ft.

Case Summary / Background

- This lot is located in the Germantown neighborhood and is currently undeveloped.
- The applicant proposes to construct a new two-story single-family residence on the lot.
- The lot is 24 feet in width. LDC section 5.1.10.F allows for the side yard setbacks to be 2.4 feet.
- The first floor is proposed to observe a 3 foot setback, but the second floor is proposed to have cantilevered extensions on both sides. The extensions will encroach into the 2.4 foot side yard setbacks.

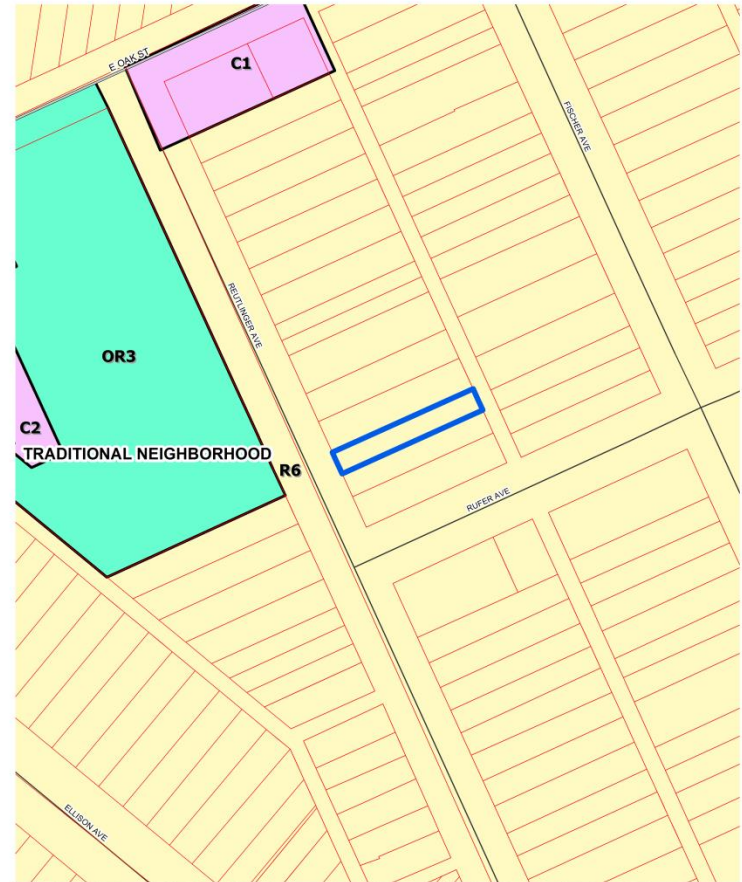
Zoning/Form Districts

Subject Property:

- Existing: R-6/Traditional Neighborhood
- Proposed: R-6/Traditional Neighborhood

Adjacent Properties:

- North: R-6/Traditional Neighborhood
- South: R-6/Traditional Neighborhood
- East: R-6/Traditional Neighborhood
- West: OR-3/Traditional Neighborhood



1133 Reutlinger Avenue
feet

90
Map Created: 9/19/2017



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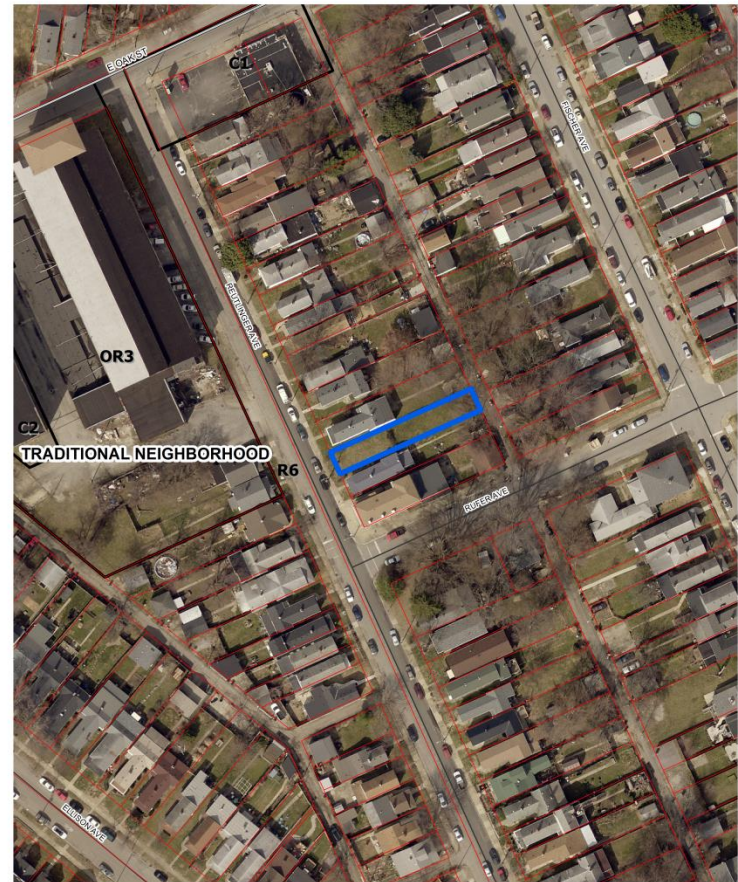
Aerial Photo/Land Use

Subject Property:

- Existing: Undeveloped
- Proposed: Single Family Residential

Adjacent Properties:

- North: Single Family Residential
- South: Single Family Residential
- East: Single Family Residential
- West: Multi Family Residential



1133 Reutlinger Avenue
feet

90

Map Created: 9/19/2017



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Site Photos-Subject Property



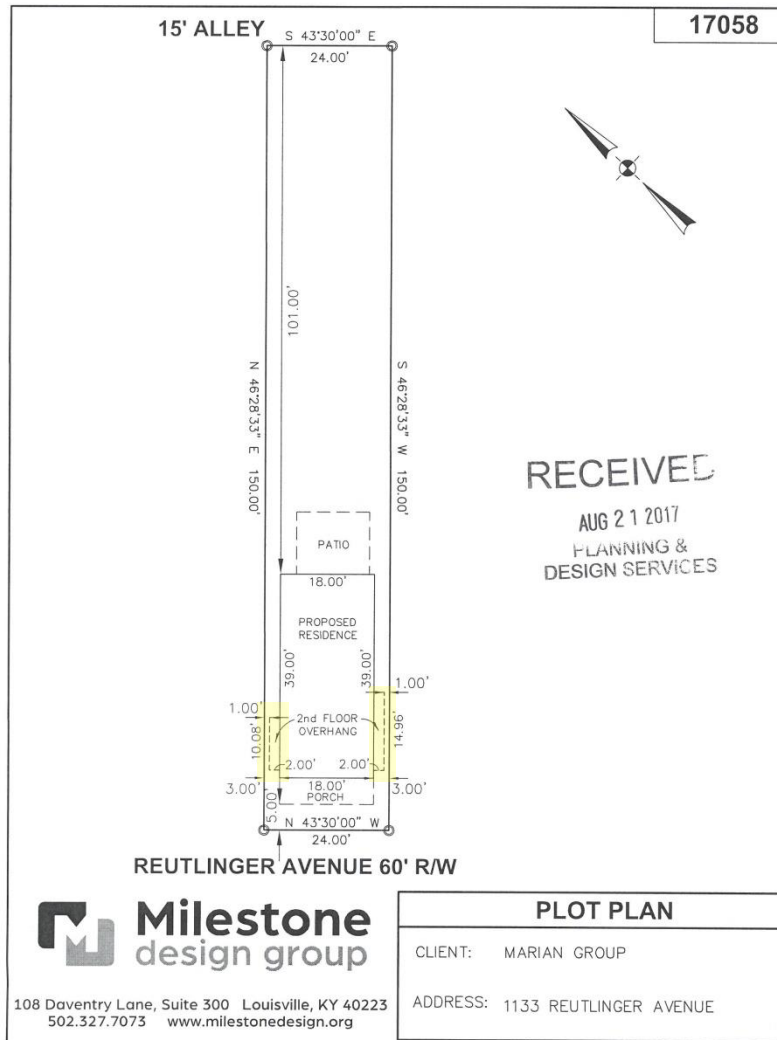
The front of the subject property, currently undeveloped, with adjacent residential.

Site Photos-Subject Property

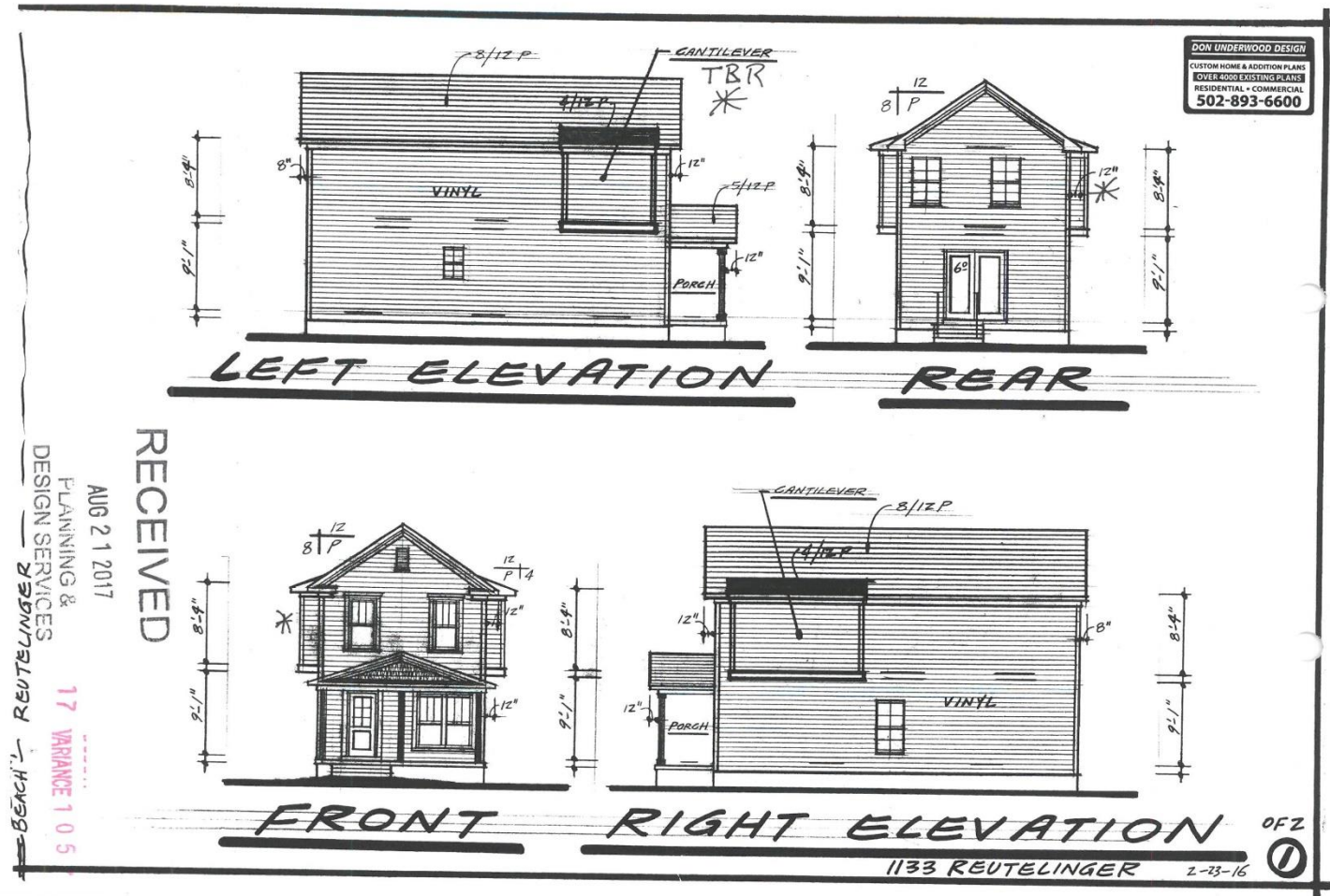


The property across Reutlinger Avenue.

Site Plan



Elevations



* Cantilever will only be present on right side

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 Land Development Code (August 2017) from section 5.1.10.F to allow a structure to encroach into the required side yard setback.

Required Actions

- **Variances:** from Land Development Code section 5.1.10.F to allow a structure to encroach into the required side yard setbacks. Approve/Deny