17VARIANCE1065
2391 Hawthorne Avenue Deck

Louisville Metro Board of Zoning Adjustment

Public Hearing

Dante St. Germain, Planner I

October 30, 2017

Requests

- **Variance:** from Land Development Code section 5.1.12.B.2.e.i.1 to allow a structure to encroach into the required infill street side yard setback.

Location	Requirement	Request	Variance
Street Side Yard	6.5 ft.	0 ft.	6.5 ft.

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Case Summary / Background

- The subject property is located in the Hawthorne neighborhood, and contains a 1 ½ story single-family residence with a detached garage. The form district is Neighborhood, but the area has a traditional street grid with alleys (which are unused and unimproved).
- The applicant proposes to construct a new attached deck on the side of the residence encroaching into the street side yard.
- Infill standards apply. Without infill standards, the street side yard would be 25 feet. With infill standards, the street side yard is 6.5 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

2391 Hawthorne Avenue

N

feet

130

Map Created: 10/19/2017

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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 to the right of the subject property across Montrose Avenue.

Site Photos-Subject Property

The properties across Hawthorne Avenue.

Site Photos-Subject Property

The street side yard where the variance is requested.

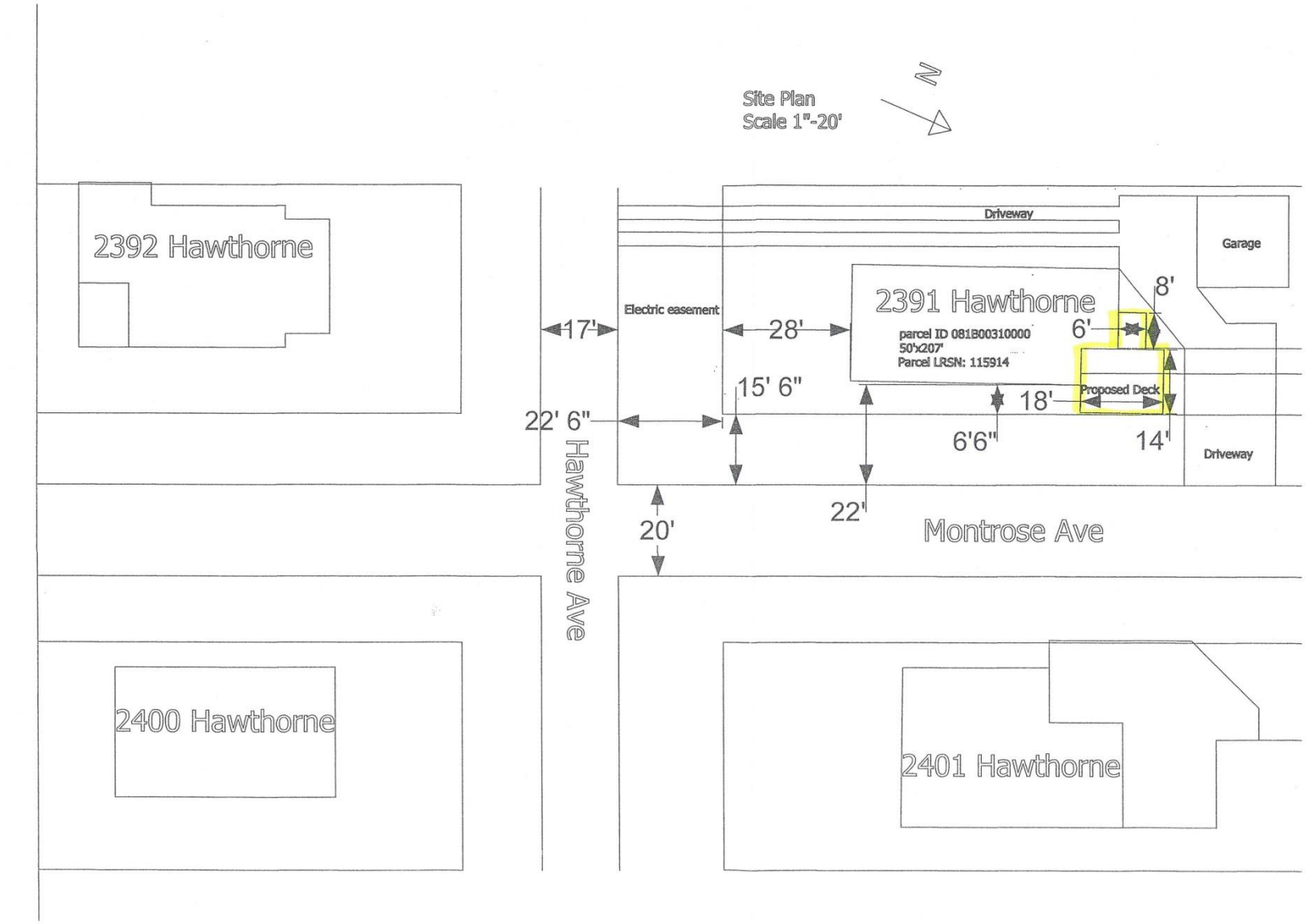
Site Photos-Subject Property

The staked out area where the deck is proposed.

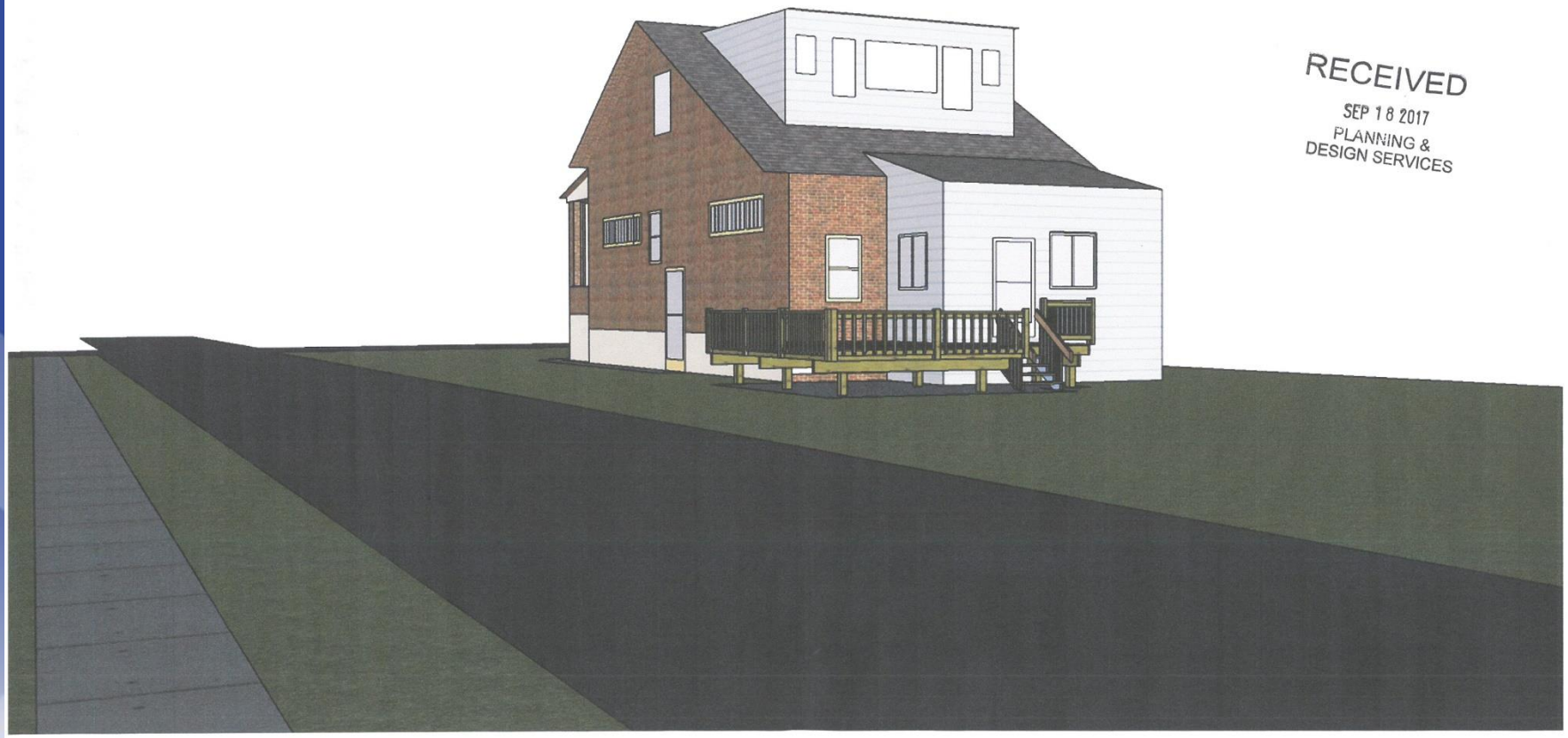
Site Photos-Subject Property

The staked out area where the deck is proposed.

Site Plan


Site Plan
Scale 1"-20'
N
2392 Hawthorne
Driveway
Garage
Electric easement
2391 Hawthorne
parcel ID 081B00310000
50'x207'
Parcel LRSN: 115914
8'
6'
17'
28'
15' 6"
18'
Proposed Deck
22' 6"
6'6"
14'
Driveway
Hawthorne Ave
20'
22'
Montrose Ave
2400 Hawthorne
2401 Hawthorne

Elevations



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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 Land Development Code (August 2017) from section 5.1.12.B.2.e.i.1 to allow a structure to encroach into the required infill street side yard setback.

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Required Actions

- **Variance:** from Land Development Code section 5.1.12.B.2.e.i.1 to allow a structure to encroach into the required infill street side yard setback. Approve/Deny

Location	Requirement	Request	Variance
Street Side Yard	6.5 ft.	0 ft.	6.5 ft.

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