17VARIANCE1082 2502 Hawthorne Avenue Garage





Louisville Metro Board of Zoning Adjustment Public Hearing

Dante St. Germain, Planner I December 4, 2017

Requests

Variance: from Land Development Code section
5.1.12.B.2.e.i.1 to allow a structure to exceed the allowed infill street side yard setback.

Location	Requirement	Request	Variance
Street Side Yard	15 feet	23 feet	8 feet



Case Summary / Background

- The subject property is located in the Hawthorne neighborhood.
- The applicant proposes to demolish the existing garage on the property and construct a new onestory detached garage, accessed from the alley.
- Infill standards apply to the subject property. The infill standard allows a maximum setback of 15 feet in the street side yard, which the garage is proposed to exceed by 8 feet.



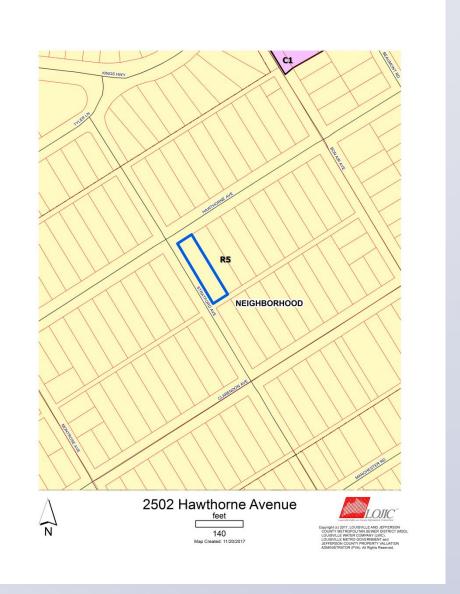
Zoning/Form Districts

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.





The property to the left of the subject property.





The property to the right of the subject property across Stratford Avenue.





The property across Hawthorne Avenue.



The existing garage which is to be removed. Louisville





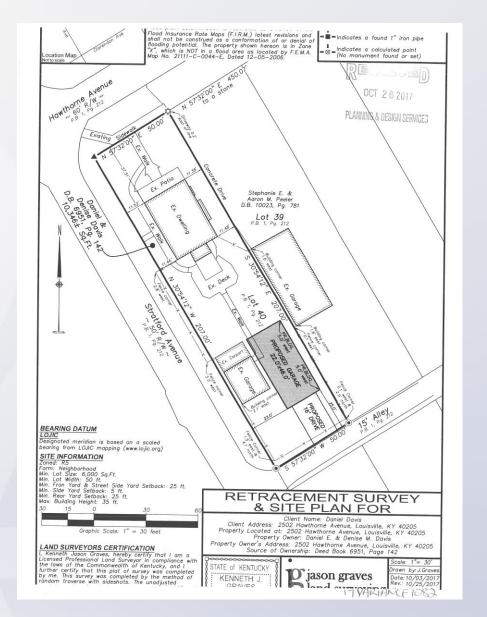
The location of the proposed garage.





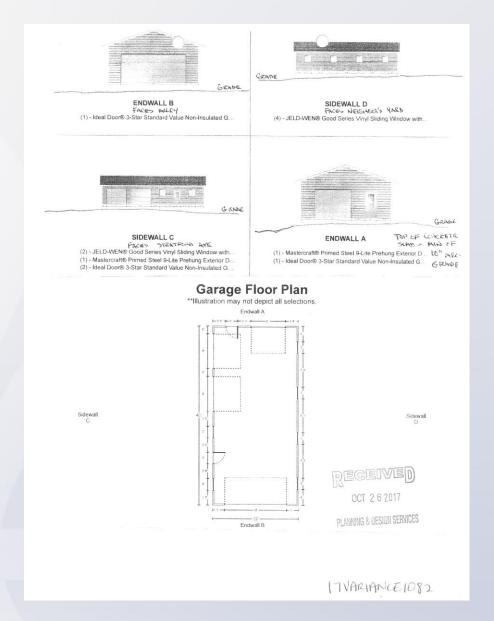
The south-west corner of the proposed garage.

Site Plan





Elevation





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 exceed the allowed infill street side yard setback.



Required Actions

Variance: from Land Development Code section
5.1.12.B.2.e.i.1 to allow a structure to exceed the allowed infill street side yard setback. Approve/Deny

Location	Requirement	Request	Variance
Street Side Yard	15 feet	23 feet	8 feet

