

18VARIANCE1039

Caledonia Avenue Residence



Louisville Metro Board of Zoning Adjustment
Public Hearing

Dante St. Germain, Planner II
October 1, 2018

Requests

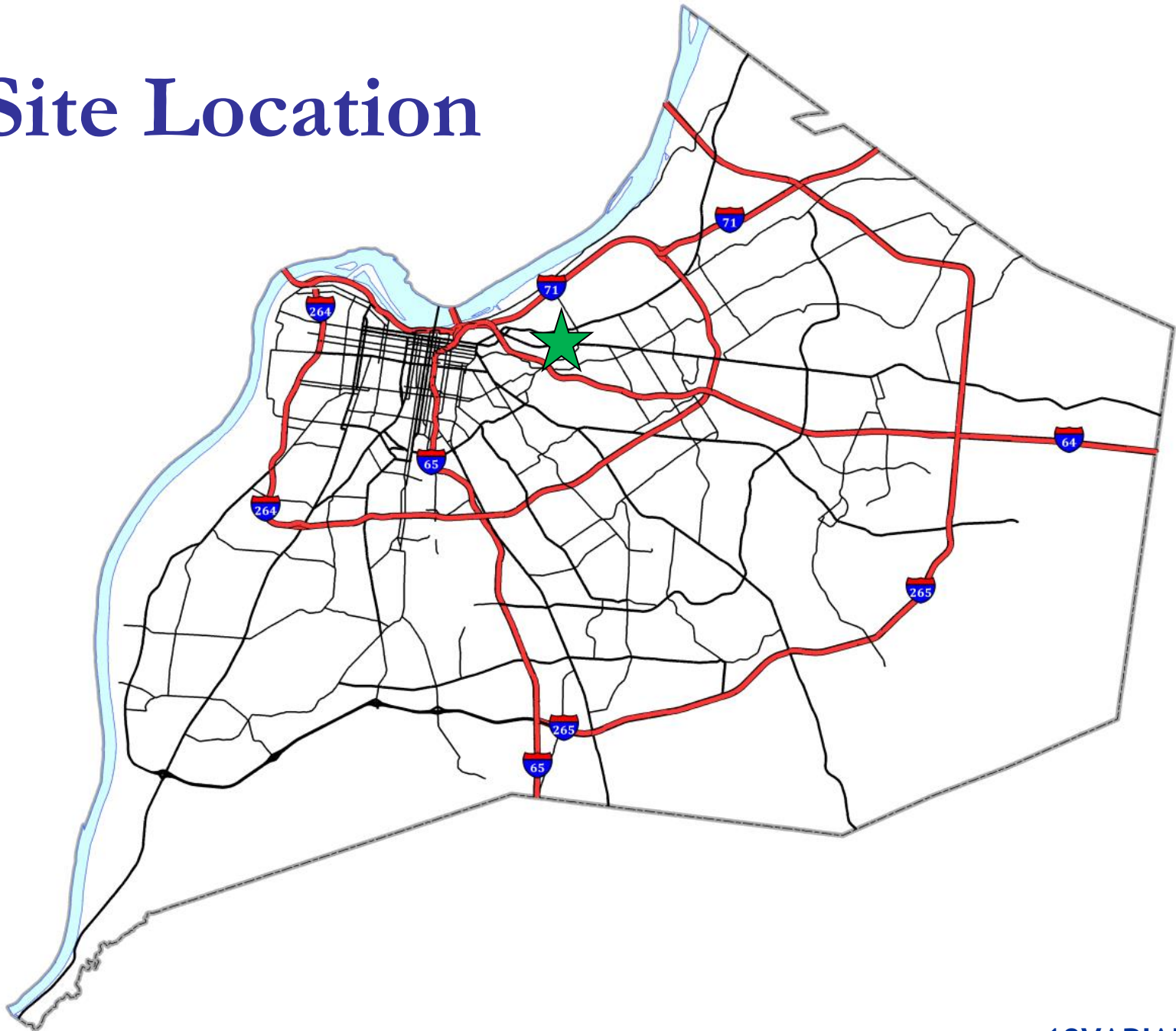
- **Variance**: from Land Development Code section 5.1.12.A.2.a to allow a structure to exceed the maximum allowed infill front yard setback.
- **Waiver**: from Land Development Code section 5.4.1.C.3 to allow a front-loaded garage to not be set back 4 feet from the front façade of the house in the Traditional Neighborhood form.

Location	Requirement	Request	Variance
Front Yard Setback	20.2 ft.	67.5 ft.	47.3 ft.

Case Summary / Background

- The subject property is located in the Crescent Hill neighborhood.
- The property is currently undeveloped. The applicant proposes to construct a new single-family residence which is to be set farther back than the maximum allowed by infill regulations.
- The applicant also proposes to construct a front-loaded garage which is flush with the front of the house, requiring a waiver.

Site Location



Zoning/Form Districts

Subject Property:

- Existing: R-5/Traditional Neighborhood

Adjacent Properties:

- North: R-5/Traditional Neighborhood
- South: R-5A/Traditional Neighborhood
- East: R-5/Traditional Neighborhood
- West: R-5/Traditional Neighborhood



4 Caledonia Avenue
feet

90

Map Created: 9/20/2018



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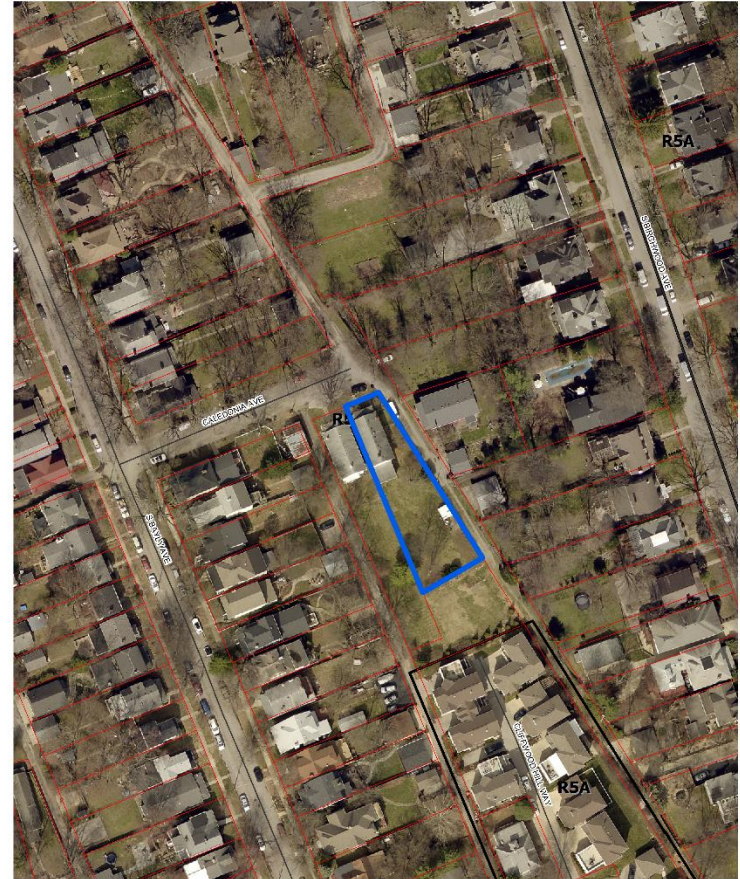
Aerial Photo/Land Use

Subject Property:

- Existing: Undeveloped
- Proposed: Single Family Residential

Adjacent Properties:

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



4 Caledonia Avenue
feet



90
Map Created: 9/20/2018



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COUNTY METROPOLITAN GOVERNMENT DISTRICT (MSD),
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Site Photos-Subject Property



The front of the subject property.

Site Photos-Subject Property



The property across Caledonia Avenue.

Site Photos-Subject Property



Looking down Caledonia Avenue toward the structures setting the infill setback range.

Site Plan

1. THESE DRAWINGS WERE PREPARED FOR THE RESIDENCE AT 4 CALEDONIA AVE., LOUISVILLE, KY. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE UNAUTHORIZED USE OF THESE DRAWINGS AND SPECIFICATIONS.
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5. CONTRACTOR MUST FOLLOW MANUFACTURER'S GUIDELINES FOR USE AND INSTALLATION INSTRUCTIONS FOR ALL EQUIPMENT AND PRODUCTS IN USE FOR THE PROJECT.

ADDRESS: 4 CALEDONIA AVE.
LOUISVILLE, KY 40206

OWNER: TM FAVERSHAM
970-708-0883
deepcreekbuilders@gmail.com

PROJECT DESCRIPTION: NEW TWO STORY RESIDENCE 2964 S.F.
BASEMENT 1190 S.F.



- A0.1 COVER SHEET / SITE PLAN
- A1.1 FOUNDATION PLAN
- A1.2 FIRST FLOOR PLAN
- A1.3 SECOND FLOOR PLAN
- A2.1 EXTERIOR ELEVATIONS
- A2.2 EXTERIOR ELEVATIONS
- A2.3 EXTERIOR ELEVATIONS

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AUG 20 2018
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GENERAL NOTES

PROJECT INFORMATION

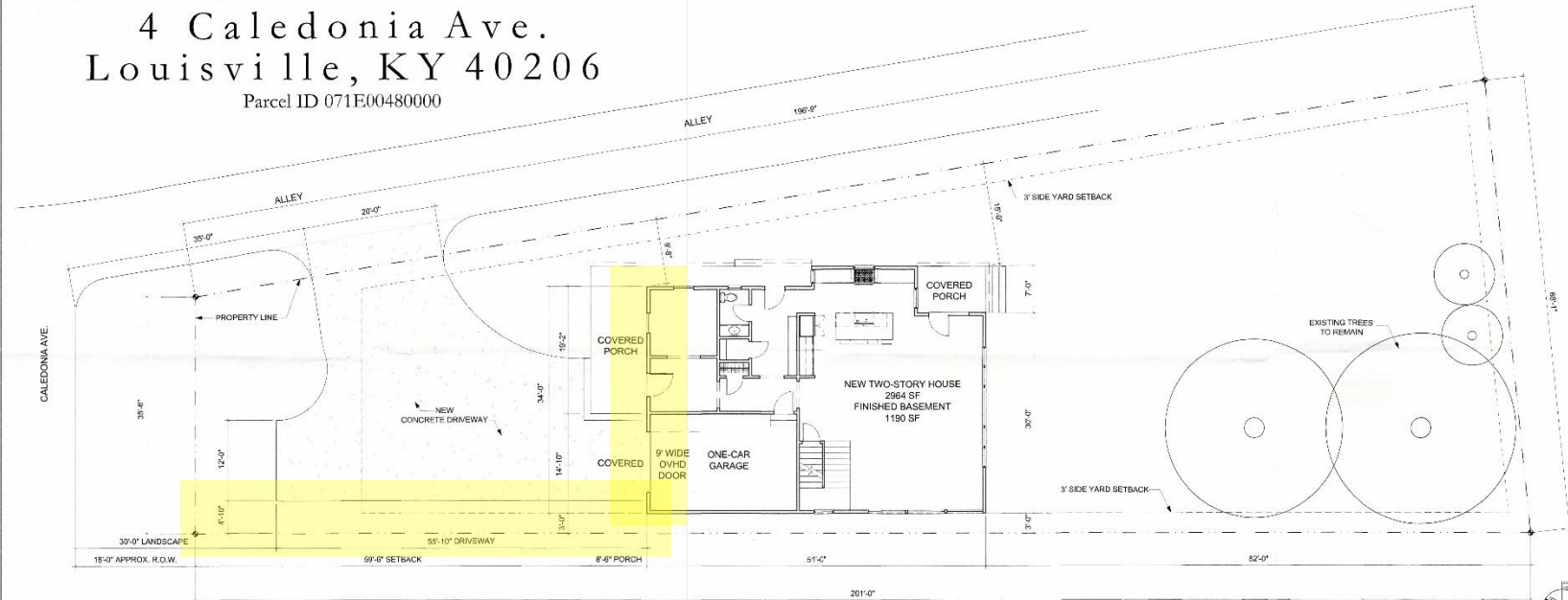
VICINITY MAP

NOT TO SCALE

INDEX OF DRAWINGS

- NEW RESIDENCE - 4 Caledonia Ave. Louisville, KY 40206

Parcel ID 071E00480000



SCALE: 1/8" = 1'-0"



4 Caledonia Ave.
- New Residence -
Louisville, Kentucky 40206

DRAWING
Cover Sheet / Site Plan

ISSUE DATE
VARIANCE 4/10/18
REVISED 5/28/18
REVISED 7/18/18

SCALE: AS NOTED

A0.1

1 SITE PLAN

Elevations

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paper
hammer

ARCHITECTURE + CONSTRUCTION
38 Bedford Avenue, Louisville, KY 40202
Emily Feltz Paprocki, AIA
502.333.4006
info@rockpaperhammer.com

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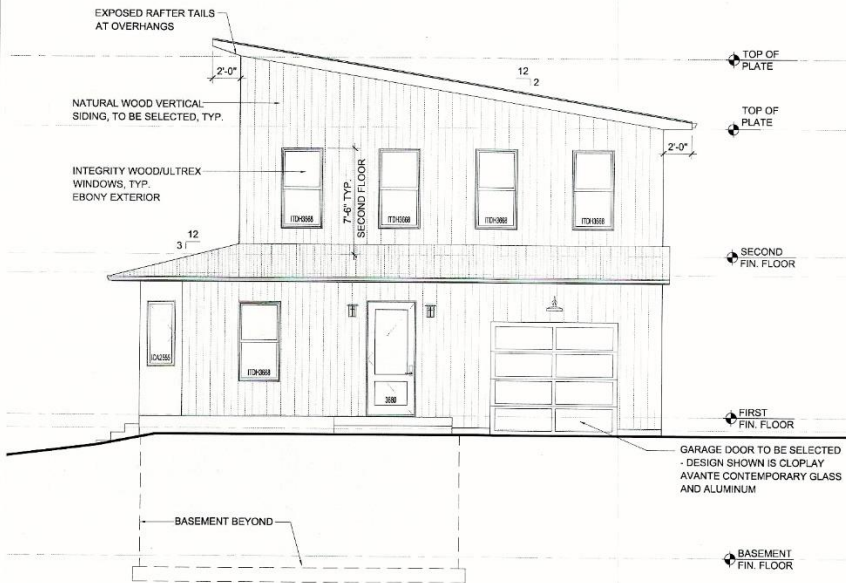
PROJECT
4 Caledonia Ave.
- New Residence -
Louisville, Kentucky 40206

DRAWING
Exterior Elevations

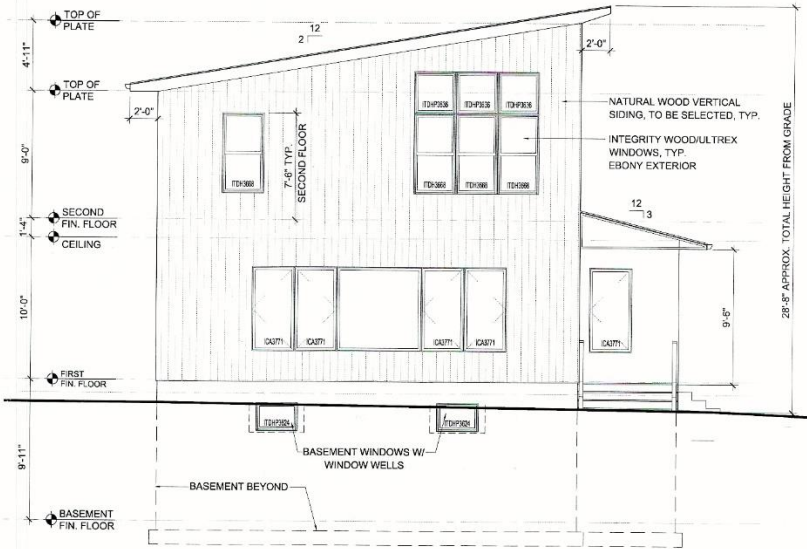
ISSUE DATE
VARIANCE 4/10/18

SCALE AS NOTED

A2.1



1 PROPOSED WEST (FRONT) ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED EAST (REAR) ELEVATION
SCALE: 1/4" = 1'-0"

18 VARIANCE 1039

Elevations



1 PROPOSED NORTH (SIDE) ELEVATION
SCALE: 1/4" = 1'-0"

**rock
paper
hammer**

ARCHITECTURE + CONSTRUCTION
133 Boottorium Avenue • Lakewood, CO 80226

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emily@rockpaperhammer.com

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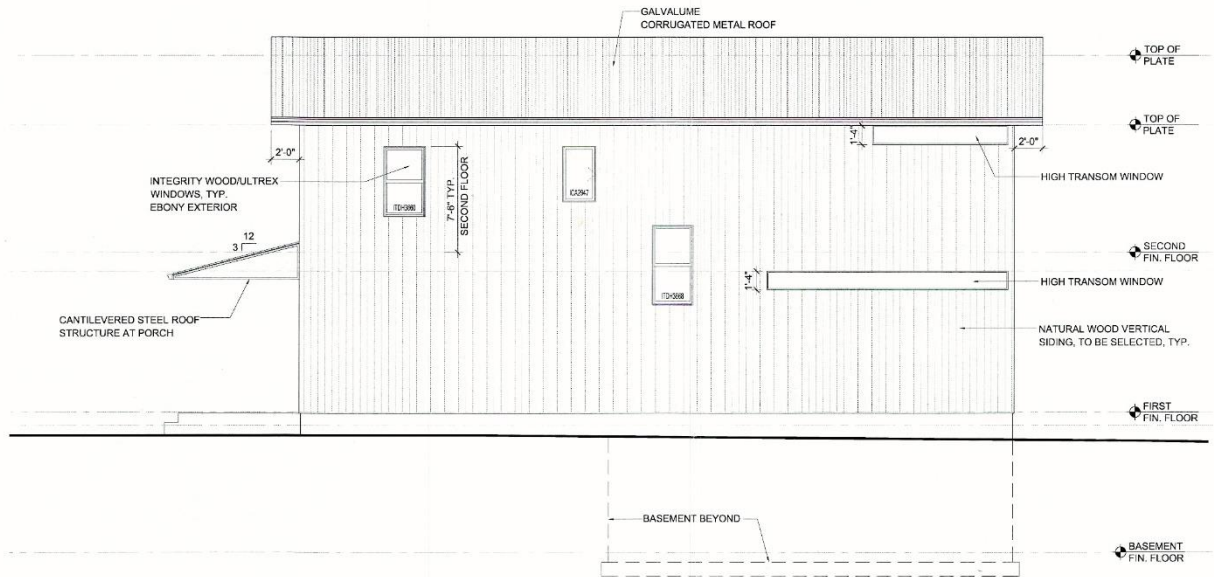
Exterior Elevations

ISSUE	DATE
VARIANCE	4/10/18

SCALE: AS NOTED

18 VARIANCE 1039 A2.2

Elevations



1 PROPOSED SOUTH (SIDE) ELEVATION
SCALE: 1/4" = 1'-0" 0 2 4'

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PROJECT

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DRAWING

Exterior Elevations

ISSUE DATE
VARIANCE 4/10/18

SCALE: AS NOTED

18 VARIANCE 1039 A2.3

Conclusions

- The variance request appears to be adequately justified and meets the standard of review.
- The waiver request appears to be adequately justified and meets the standard of review.

Required Actions

- **Variance:** from Land Development Code section 5.1.12.A.2.a to allow a structure to exceed the maximum infill front yard setback. Approve/Deny
- **Waiver:** from Land Development Code section 5.4.1.C.3 to allow an attached front-loaded garage to not be set back 4 feet from the front façade of the house. Approve/Deny

Location	Requirement	Request	Variance
Front Yard Setback	20.2 ft.	67.5 ft.	47.3 ft.