# 18VARIANCE1071
# Woodbourne Avenue Garage

**Louisville Metro Board of Zoning Adjustment**

**Public Hearing**

**Zach Schwager, Planner I**

**October 1, 2018**

# Requests

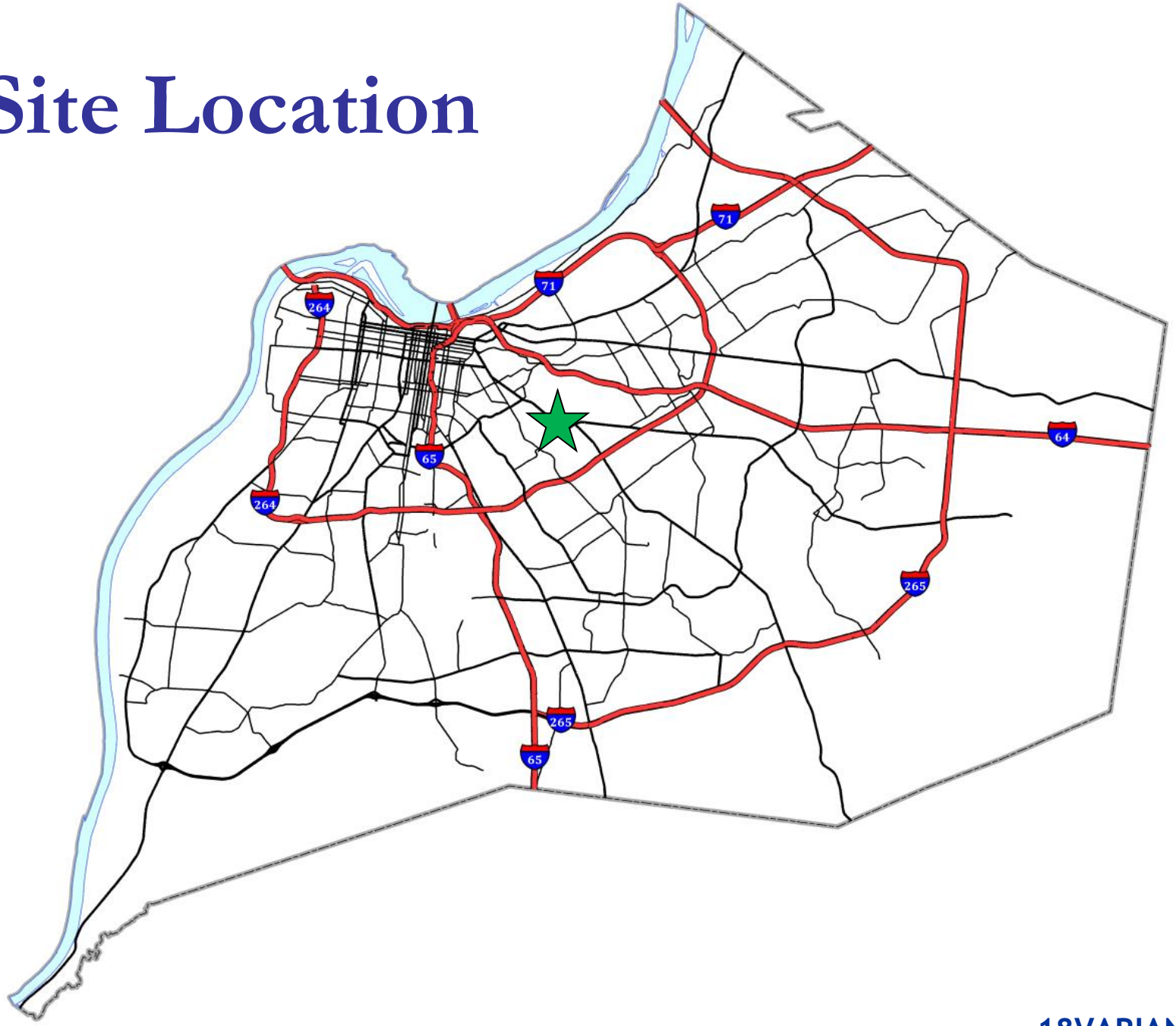
- **Variance:** from Land Development Code table 5.4.1.E.2 to allow a structure to encroach into the required rear yard setback.

| Location | Requirement | Request | Variance |
|---|---|---|---|
| Rear Yard Setback | 5 ft. | 0 ft. | 5 ft. |

# Case Summary / Background

- The subject property is located in the Sils Addition subdivision.
- The applicant proposes to construct a detached garage to replace an existing carport.
- The structure is proposed to encroach into the rear yard setback.
- The existing curb cut/driveway is proposed to be widened from approximately 10 ft. to 20 ft.

# Site Location

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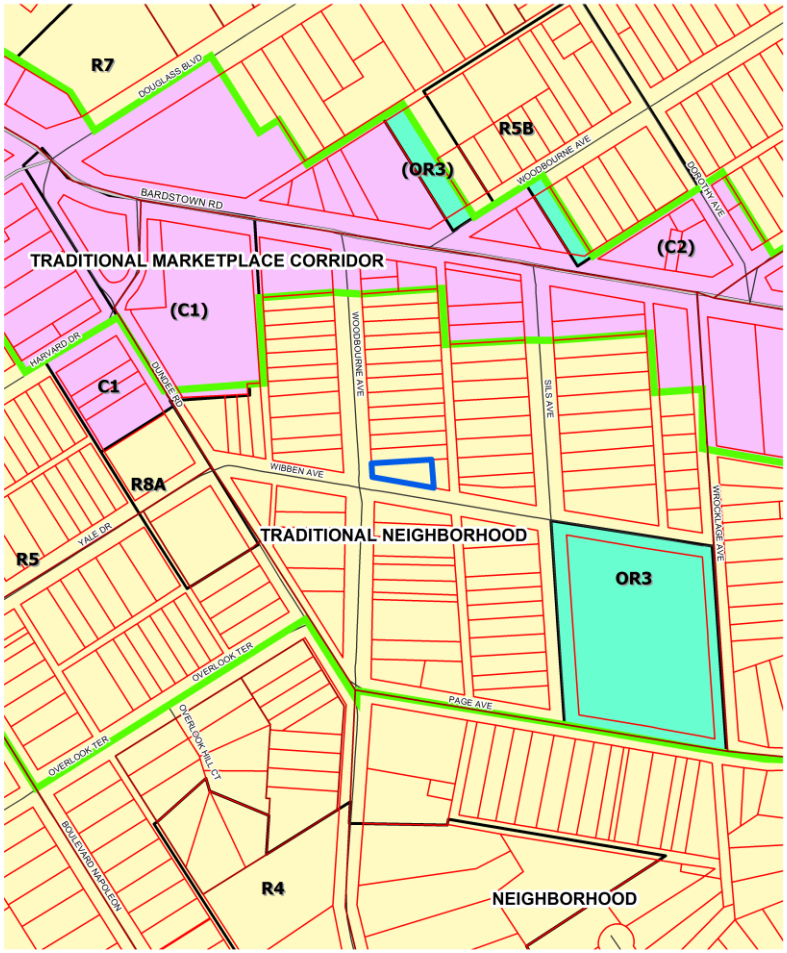
# Zoning/Form Districts

**Subject Property**:

- Existing: R-5/Traditional Neighborhood

**Adjacent Properties:**

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




N

1900 Woodbourne Avenue

feet

210

Map Created: 9/12/2018

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# Aerial Photo/Land Use

**Subject Property**:

- Existing: Single Family Residential

**Adjacent Properties:**

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

N

1900 Woodbourne Avenue

feet

100

Map Created: 9/12/2018

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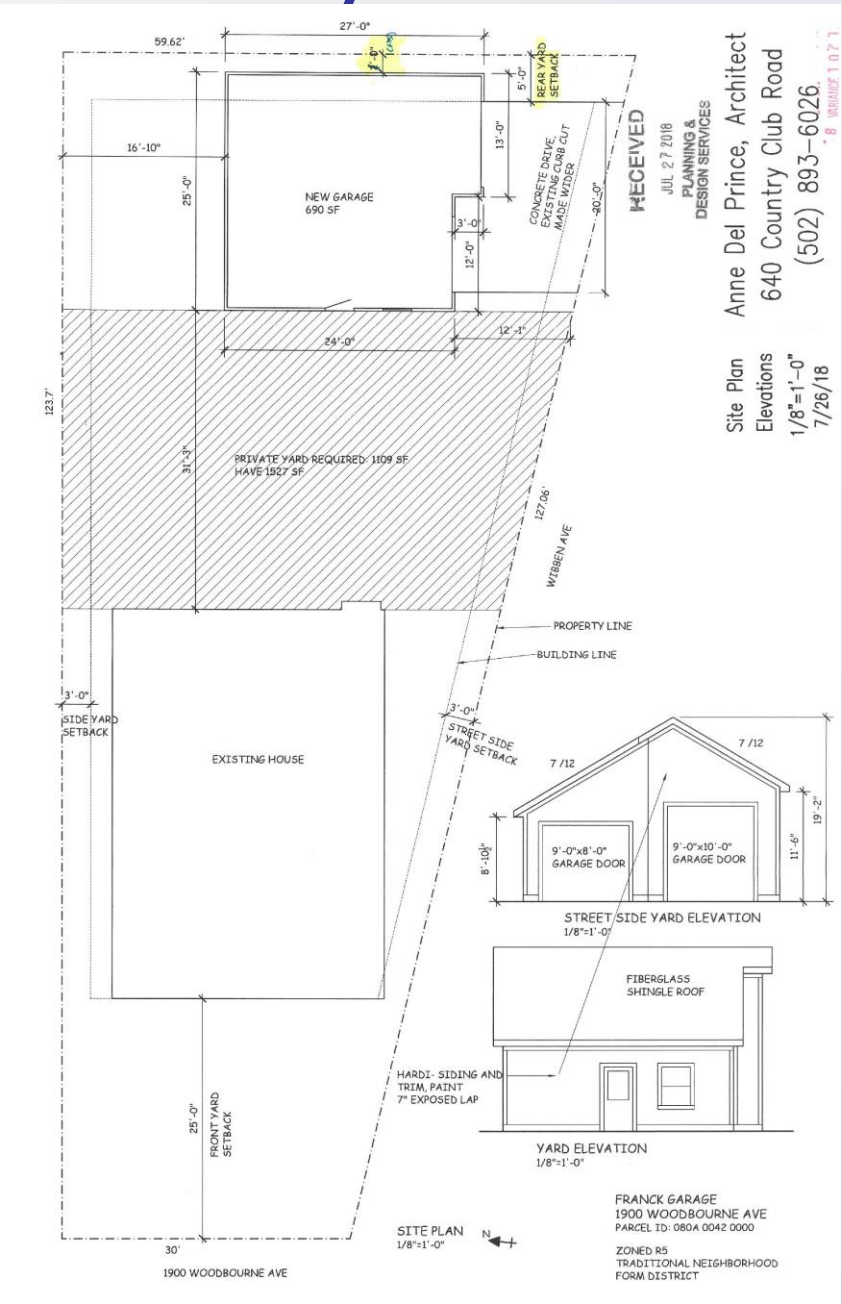
# Site Plan/Elevations

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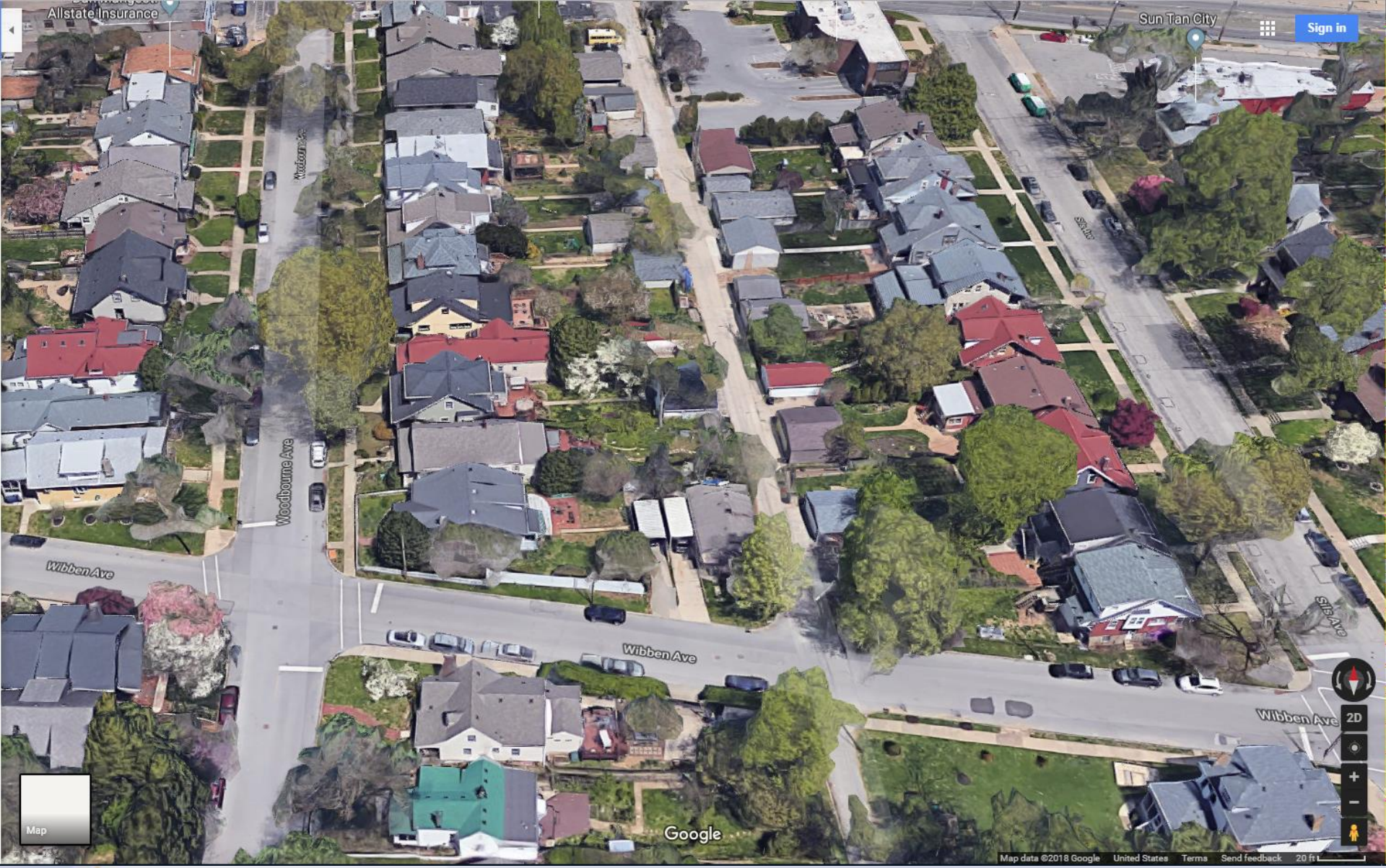


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# Site Photos-Subject Property

The front of the subject property.

# Site Photos-Subject Property

Property to the left of the subject property.

# Site Photos-Subject Property

Property across Woodbourne Avenue from subject property.

# Site Photos-Subject Property

Area of proposed garage and existing carport/curb cut.

# Site Photos-Subject Property

Property across Wibben Avenue from proposed garage.

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# Site Photos-Subject Property

BOZA public hearing notice sign.

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# Conclusions

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

# Required Actions

- **Variance:** from Land Development Code table 5.4.1.E.2 to allow a structure to encroach into the required rear yard setback. Approve/Deny

| Location | Requirement | Request | Variance |
|---|---|---|---|
| Rear Yard Setback | 5 ft. | 0 ft. | 5 ft. |

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