

# **19VARIANCE1043**

## **Everett Avenue Variance**



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

**Zach Schwager, Planner I  
June 17, 2019**

# Request

- **Variance:** from Land Development Code table 5.2.2 to allow a structure to encroach into the required western side yard setback.
- **Variance:** from Land Development Code table 5.2.2 to allow a structure to encroach into the required eastern side yard setback.
- **Variance:** from Land Development Code table 5.2.2 to allow a structure to encroach into the required rear yard setback.

Location	Requirement	Request	Variance
Western Side Yard	3 ft.	0.19 ft.	2.81 ft.
Eastern Side Yard	3 ft.	0.02 ft.	2.98 ft.
Rear Yard	5 ft.	4 ft.	1 ft.

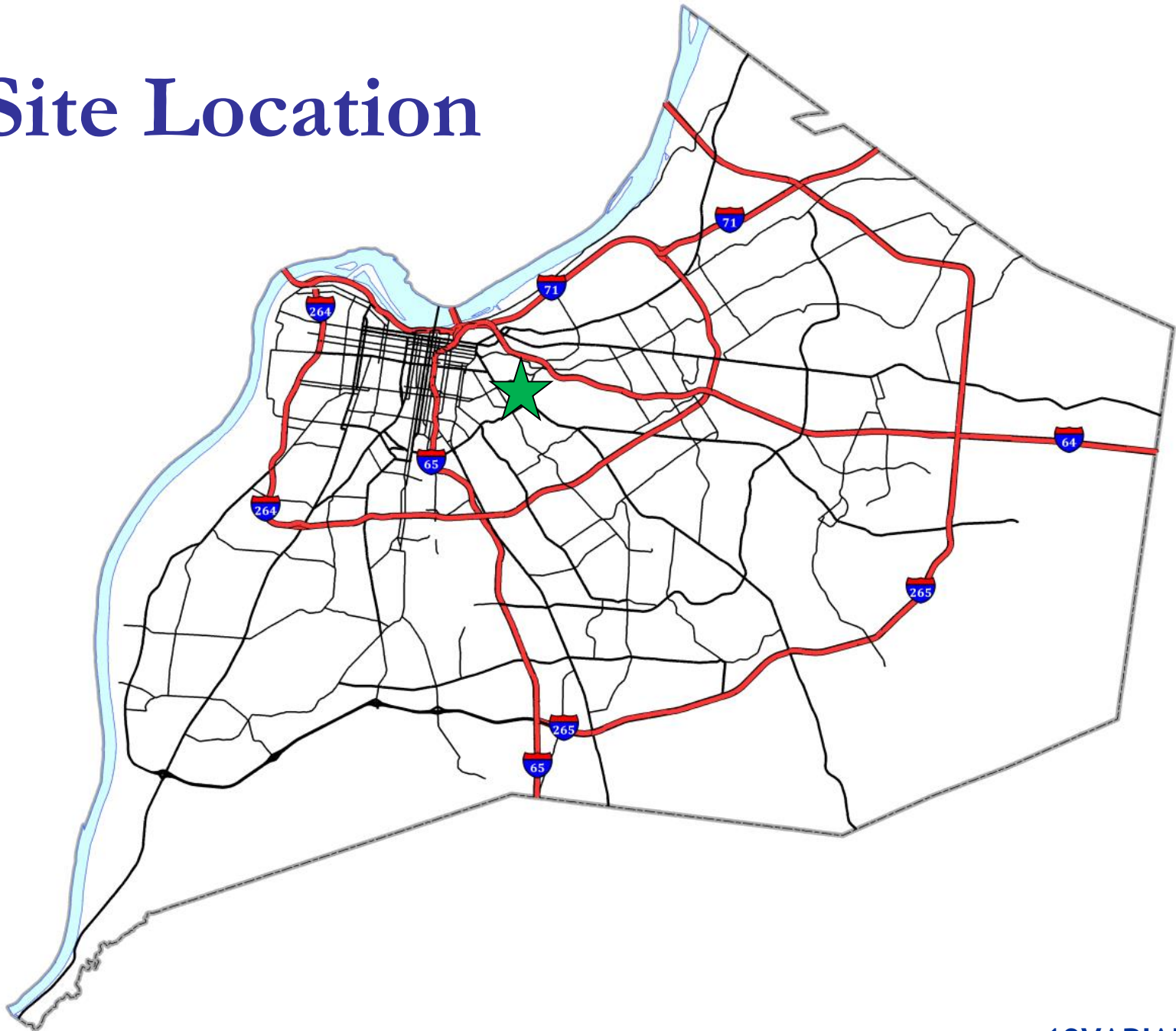
# Case Summary / Background

- The subject property is located in the Cherokee Triangle neighborhood and preservation district and contains a two-story single-family residence.
- The applicant proposes to replace an existing garage with a new garage with the same side and rear yard setbacks.

# Case Summary / Background

- The Cherokee Triangle Architectural Review Committee approved the addition on condition under case number 19COA1084 on September, 2019.

# Site Location





# Zoning/Form Districts

## Subject Property:

- Existing: R-5B/Traditional Neighborhood

## Adjacent Properties:

- North: R-5B/Traditional Neighborhood
- South: R-5B and R-7/Traditional Neighborhood
- East: R-5B/Traditional Neighborhood
- West: R-5B and R-7/Traditional Neighborhood



1266 Everett Avenue

feet



Map Created: 6/11/2019



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# Aerial Photo/Land Use

## Subject Property:

- Existing: Single-Family Residential
- Proposed: Single-Family Residential

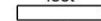
## Adjacent Properties:

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



1266 Everett Avenue

feet



Map Created: 6/11/2019

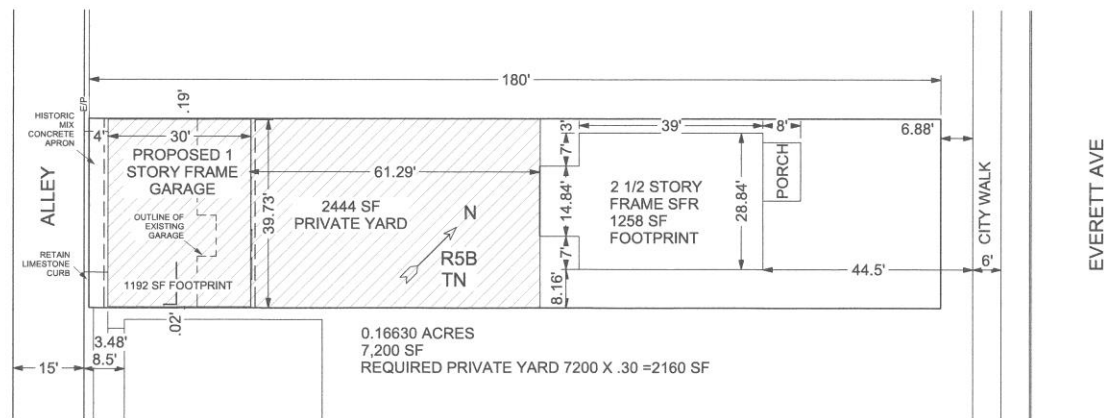


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# Site Plan

1266 EVERETT AVE  
LOUISVILLE, KY 40201

3-16-19



PROPOSED SITE PLAN

SCALE 1"=20'

RECEIVED  
APR 26 2019  
PLANNING &  
DESIGN SERVICES

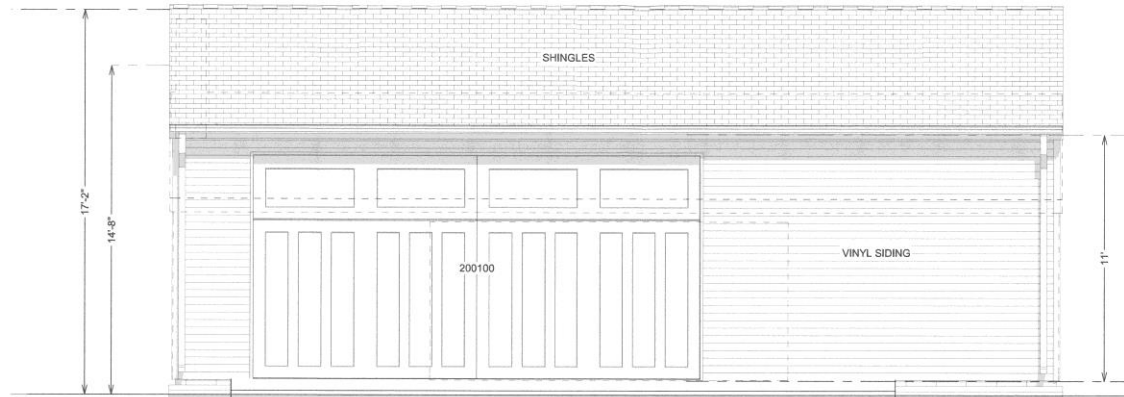


CHARLES WILLIAMS DESIGN, INC.  
100 WENDOR PLACE  
LOUISVILLE, KY 40204  
502-459-1810

19 VARIANCE 1043



# Elevations



PROPOSED GARAGE FRONT (ALLEY) ELEVATION

SCALE 1/4"=1'-0"



PROPOSED GARAGE REAR (YARD) ELEVATION

SCALE 1/4"=1'-0"

1266 EVERETT AVE  
LOUISVILLE, KY 40201

3-16-19

RECEIVED  
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DESIGN SERVICES

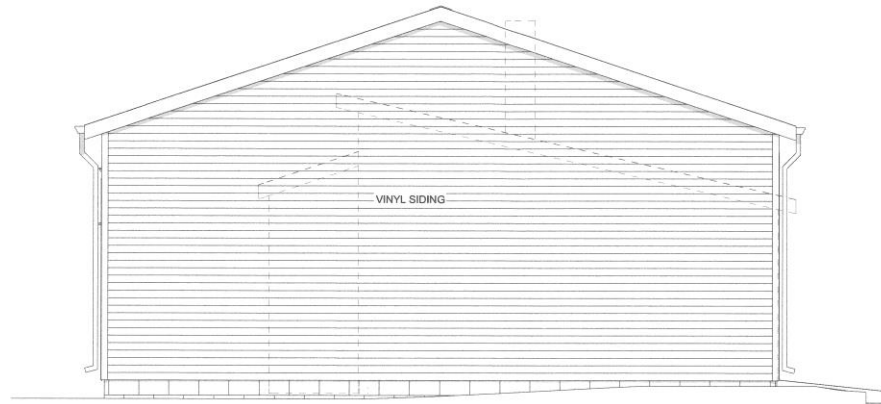


CHARLIE WILLIAMS DESIGN  
1625 WINDSOR PLACE  
LOUISVILLE, KY 40204  
502-458-1818

# Elevations

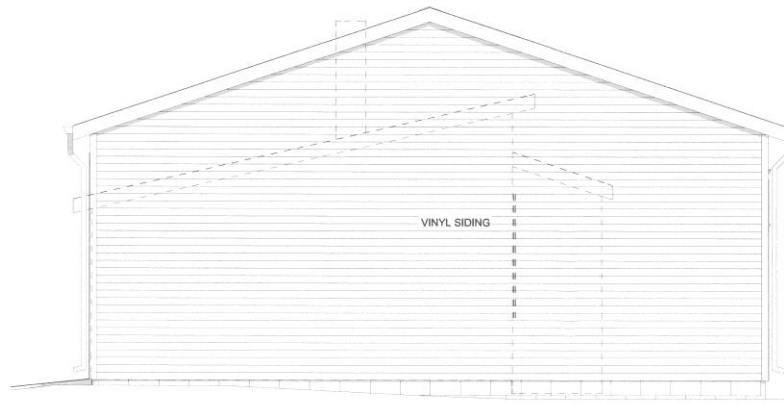
1266 EVERETT AVE  
LOUISVILLE, KY 40201

3-16-19



PROPOSED GARAGE LEFT SIDE ELEVATION

SCALE 1/4"=1'-0"



PROPOSED GARAGE RIGHT SIDE ELEVATION

SCALE 1/4"=1'-0"

RECEIVED  
APR 26 2014  
PLANNING &  
DESIGN SERVICES



CHARLIE WILLIAMS DESIGN  
1625 WINDSOR PLACE  
LOUISVILLE, KY 40204  
502-459-1818



# Site Photos-Subject Property





# Site Photos-Subject Property





# Site Photos-Subject Property





# Site Photos-Subject Property





# Site Photos-Subject Property





# Site Photos-Subject Property



# Site Photos-Subject Property





# Site Photos-Subject Property





# Site Photos-Subject Property



# Conclusion

- The variance requests appear to be adequately justified and meet the standards of review.

# Required Action

- **Variance:** from Land Development Code table 5.2.2 to allow a structure to encroach into the required side yard setbacks. Approve/Deny
- **Variance:** from Land Development Code table 5.2.2 to allow a structure to encroach into the required rear yard setback. Approve/Deny

Location	Requirement	Request	Variance
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