

**20-VARIANCE-0128**

**S. 1<sup>st</sup> Street Variance**



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

**Zach Schwager, Planner I  
November 16, 2020**

# Request

- **Variance:** from Land Development Code section 5.4.1.E.5 to allow an accessory structure to encroach into the required side yard setback.

Location	Requirement	Request	Variance
Side Yard	2 ft.	0 ft.	2 ft.

# Case Summary / Background

- The subject property is in the Old Louisville neighborhood and preservation district on the west side of S. 1st Street in between W. Burnett Avenue and W. Magnolia Avenue.

# Case Summary / Background

- It is in the Traditional Neighborhood Zoning District (TNZD) and the Traditional Neighborhood Form District.
- There is a single-family structure on the property and the applicant proposes to construct a carriage house at the rear that would have a zero-foot setback from the northern property line.

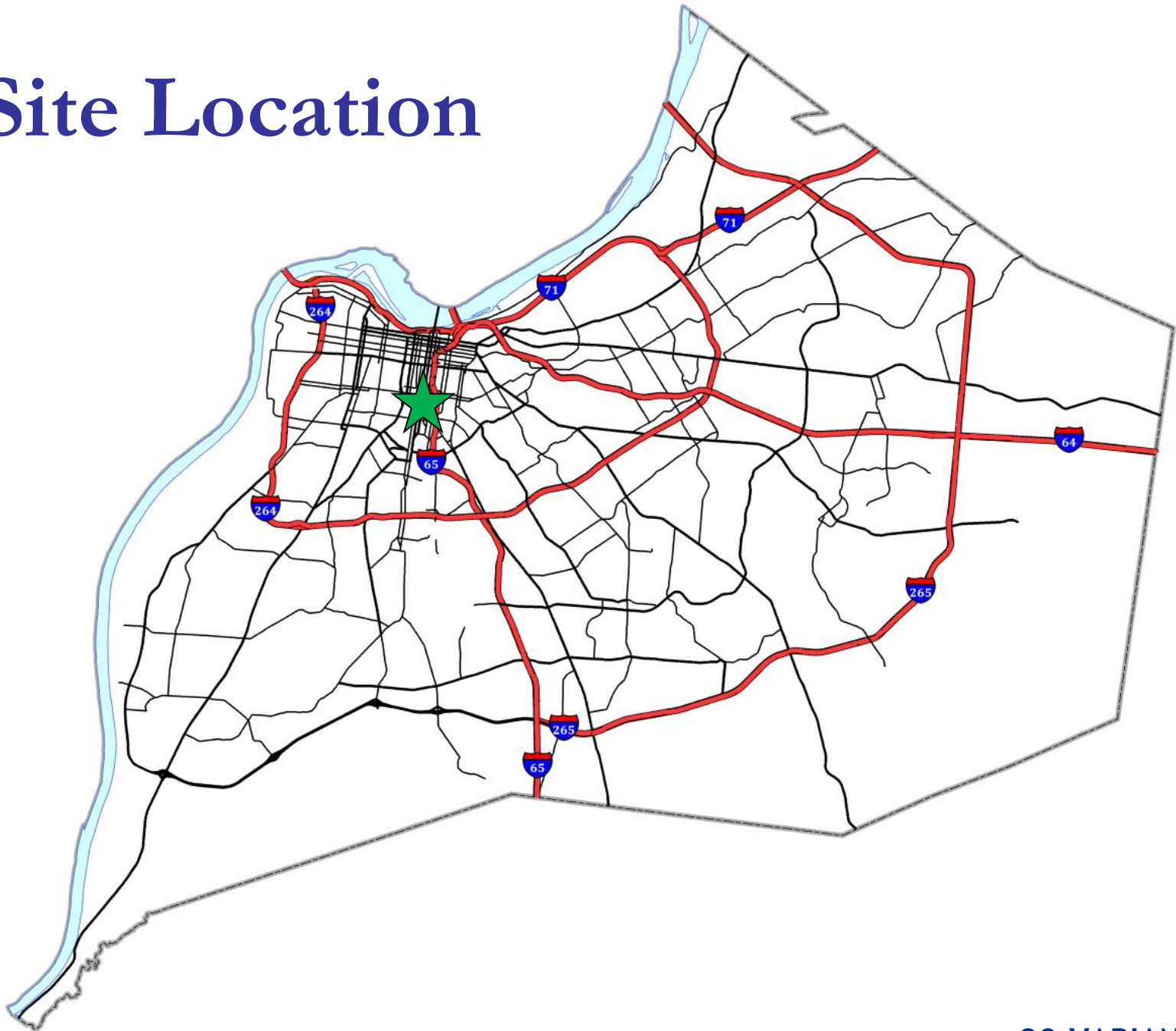
# Case Summary / Background

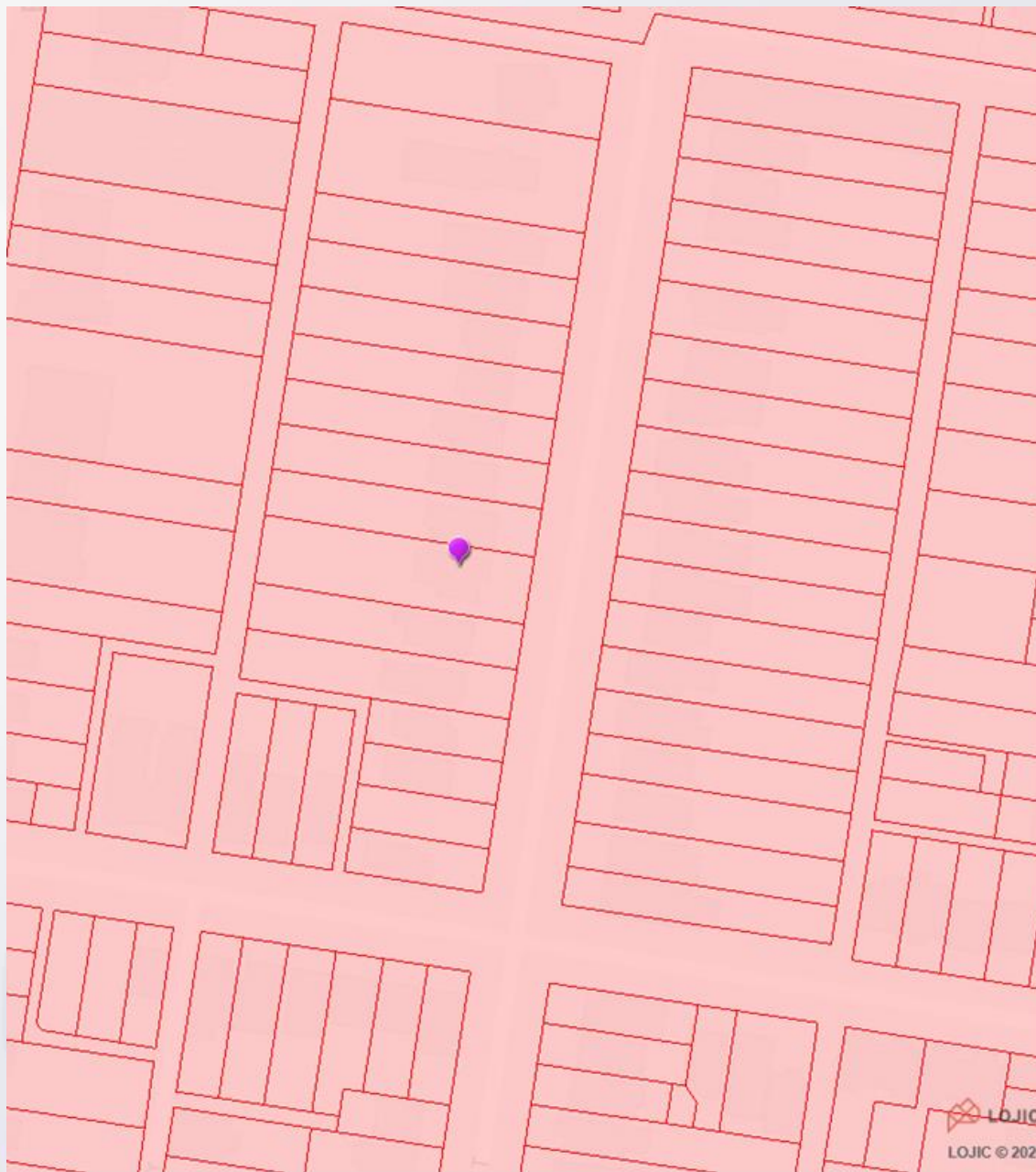
- The Old Louisville Architectural Review Committee approved the carriage house on condition under case number 20-COA-0080 on June 26, 2020. Planning & Design Staff does not have any recommended conditions.

# Case Summary / Background

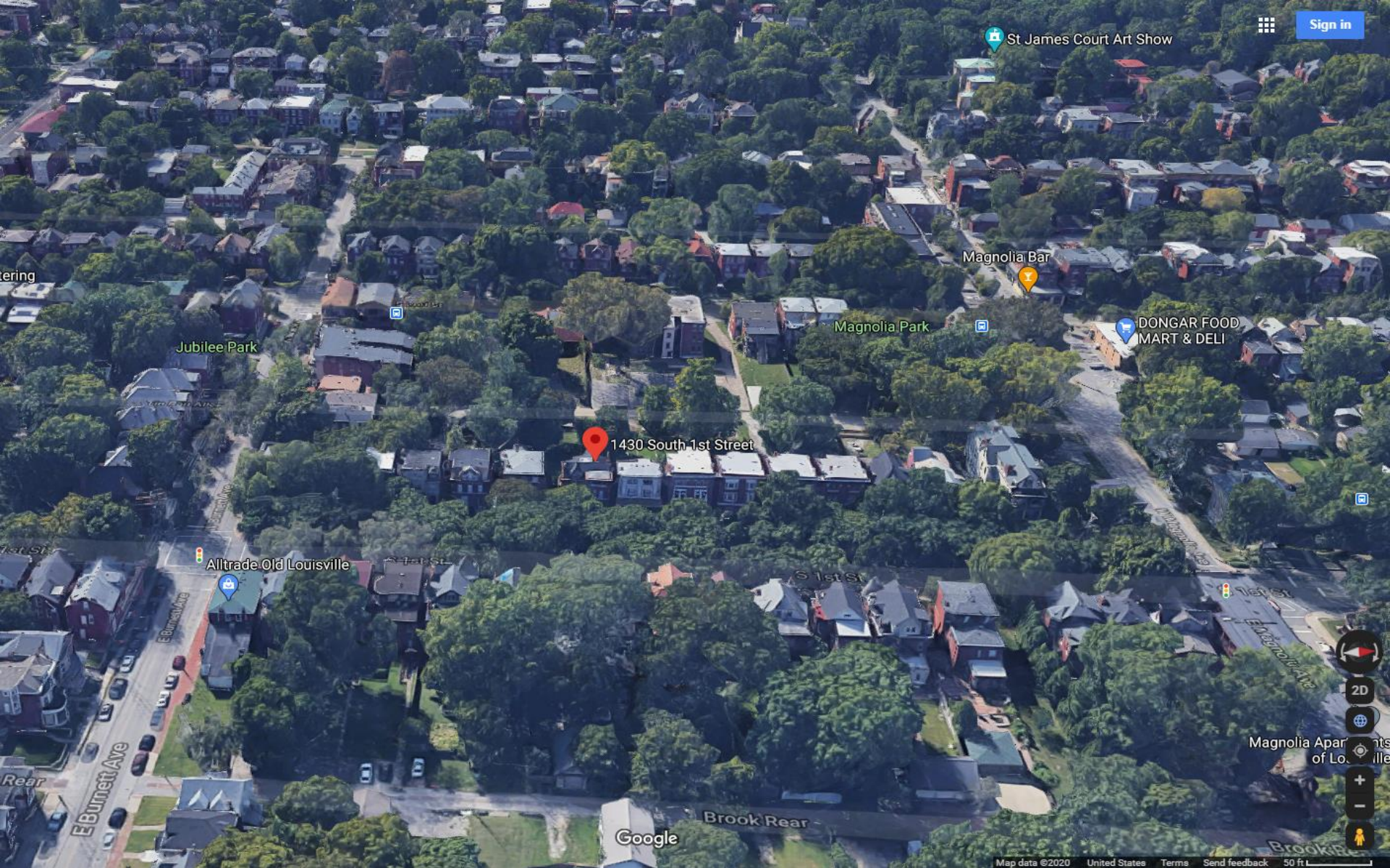
- The applicant has provided staff with a letter from the affected property owner allowing access for construction and maintenance of the proposed accessory structure.

# Site Location

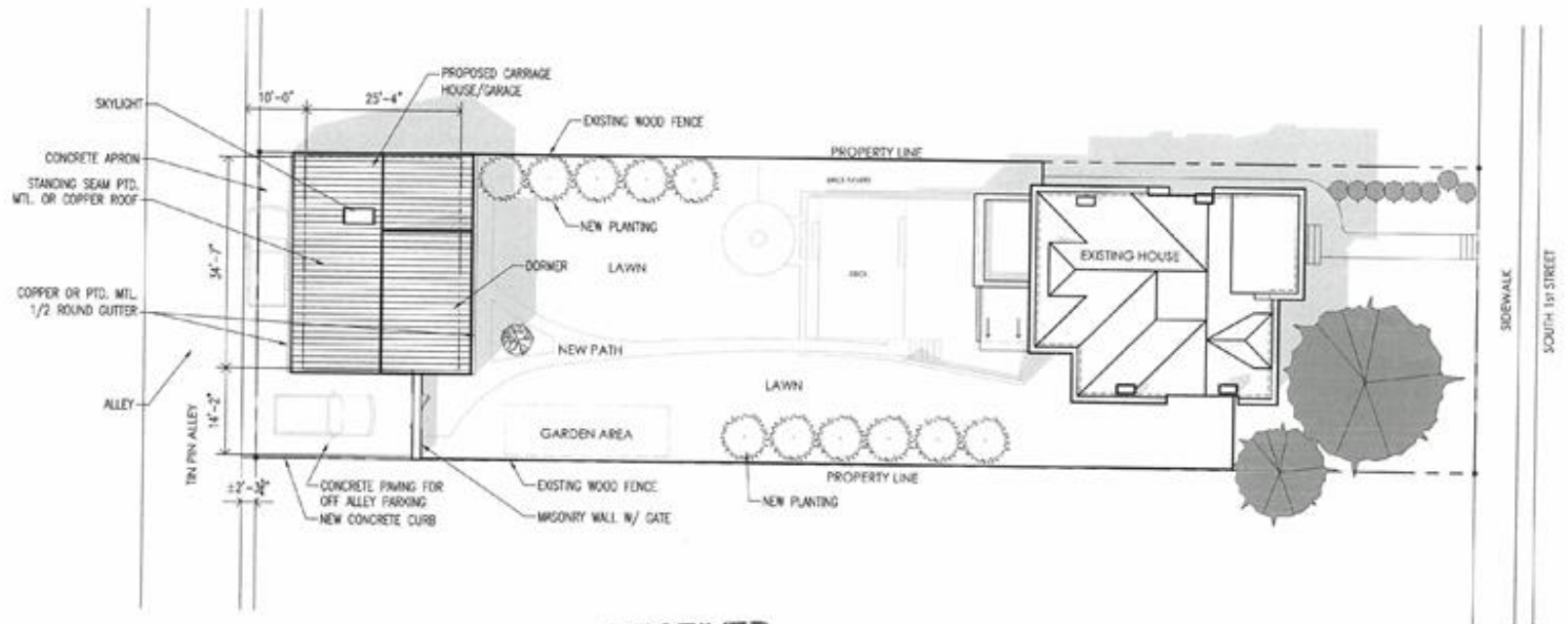








# Site Plan



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PLANNING & DESIGN  
SERVICES

**SITE PLAN** 20-VARIANCE-0128

SCALE: 1/16"=1'-0"

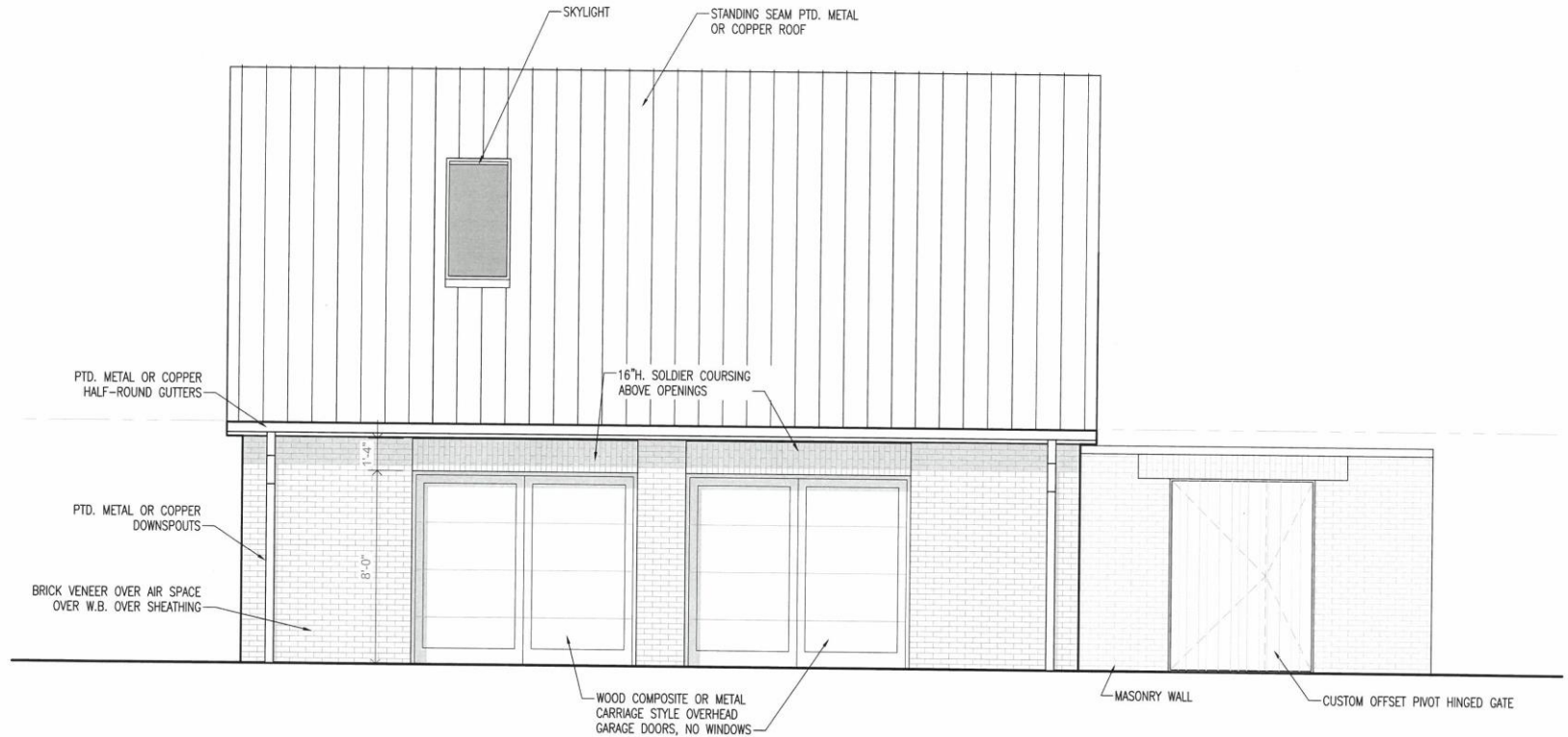
NEELY RESIDENCE: CARRIAGE HOUSE  
1430 S. FIRST ST. LOUISVILLE, KY. 40208

1  
A1.0

**A1.0**

PPA ⊕ 4.24.2020

# Elevations



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PLANNING & DESIGN  
SERVICES

WEST ELEVATION

SCALE: 1/4"=1'-0"

ALLEY SIDE

1

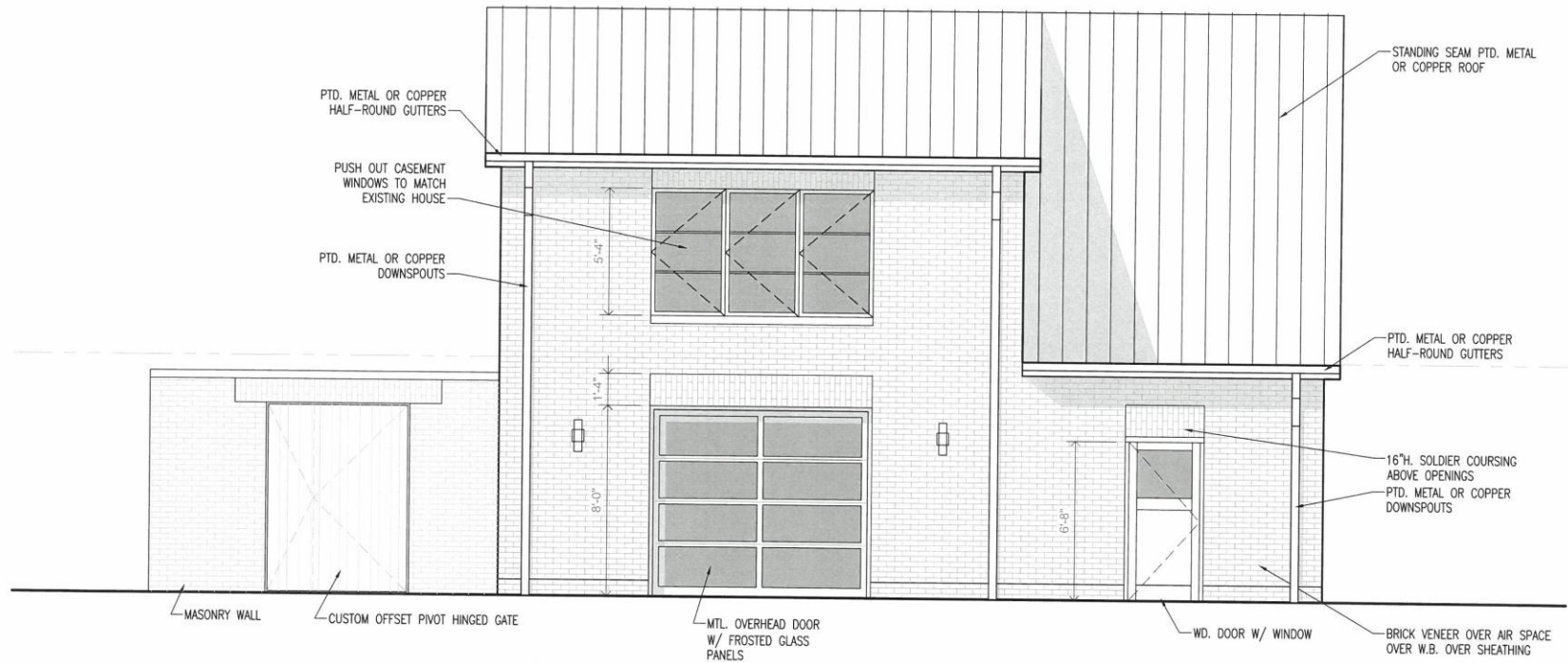
A2.1

NEELY RESIDENCE: CARRIAGE HOUSE  
1430 S. FIRST ST. LOUISVILLE, KY. 40208  
20-VARIANCE-0128

A2.1

PPA 4.24.2020

# Elevations



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PLANNING & DESIGN  
SERVICES

EAST ELEVATION

SCALE: 1/4"=1'-0"

YARD SIDE

1  
A2.2

NEELY RESIDENCE: CARRIAGE HOUSE  
1430 S. FIRST ST. LOUISVILLE, KY. 40208

20-VARIANCE-0128

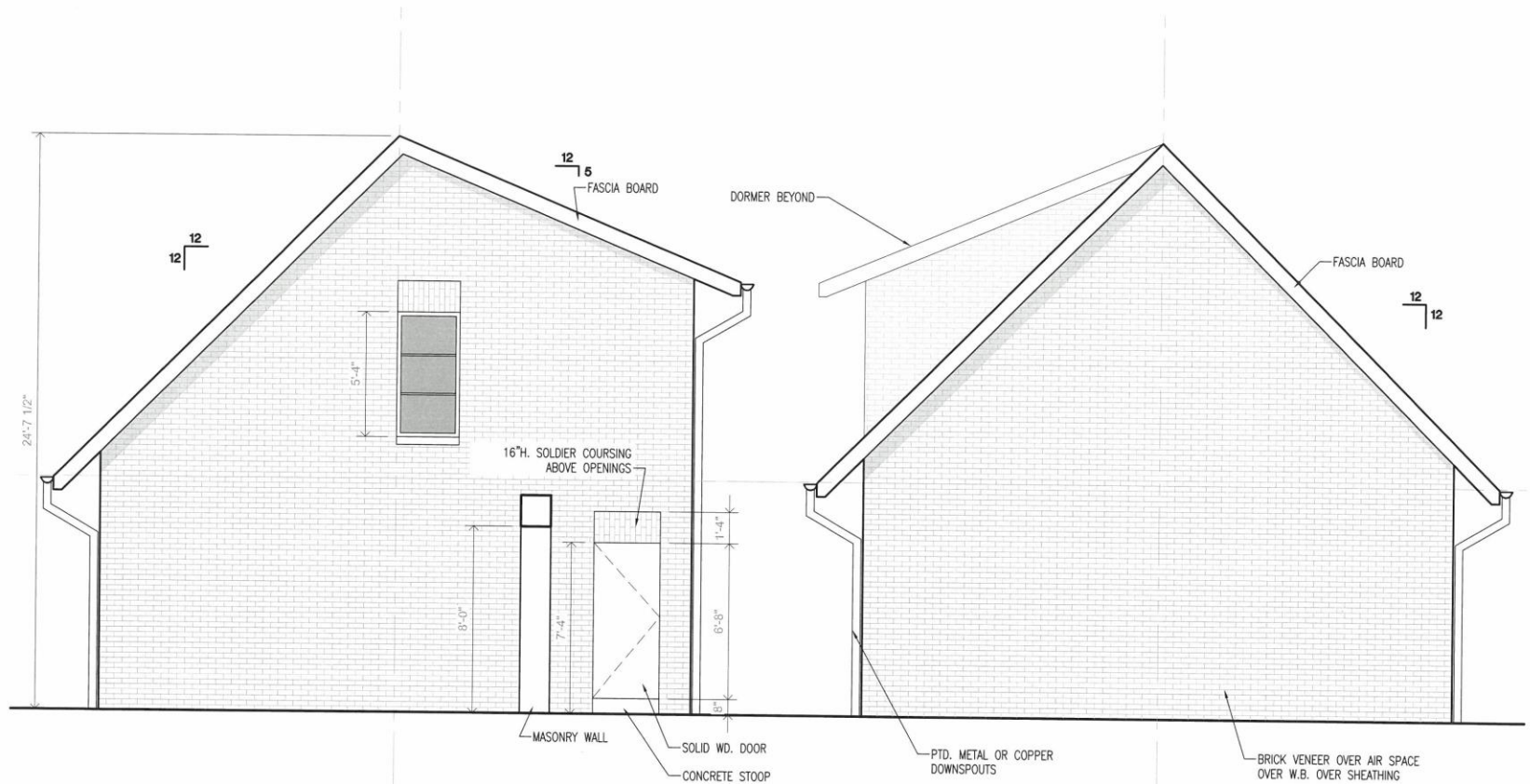
A2.2

PPA ⊕ 4.24.2020

PPA METRO  
Louisville

20-VARIANCE-0128

# Elevations



**SOUTH ELEVATION**

SCALE: 1/4"=1'-0"

2  
A2.3

**RECEIVED**

SEP 10 2020

PLANNING & DESIGN  
SERVICES

**NORTH ELEVATION**

SCALE: 1/4"=1'-0"

1  
A2.3

NEELY RESIDENCE: CARRIAGE HOUSE  
 1430 S. FIRST ST. LOUISVILLE, KY. 40208  
 20-VARIANCE-0128

**A2.3**

PPA ⊕ 4.24.2020

# Site Photos-Subject Property



Front of subject property.

# Site Photos-Subject Property



Variance area.

# Site Photos-Subject Property



Looking north down the alley.

# Site Photos-Subject Property



Looking south down the alley.

# Conclusion

- Staff finds that the requested variance is adequately justified and meets the standard of review.

# Required Action

- **Variance:** from Land Development Code section 5.4.1.E.5 to allow an accessory structure to encroach into the required side yard setback. Approve/Deny

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