

20-VARIANCE-0142

20-VARIANCE-0143

20-VARIANCE-0144

20-VARIANCE-0145

20-VARIANCE-0146

NuLu Variances



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

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

Request

- **Variances:** from Land Development Code table 5.2.2 to allow new single-family residential structures to encroach into the side yard setback(s).

Location (1001 E. Liberty Street and 317 S. Wenzel Street)	Requirement	Request	Variance
Side Yard	5 ft.	3 ft.	2 ft.

Request

- **Variances:** from Land Development Code table 5.2.2 to allow new single-family residential structures to encroach into the side yard setback(s).

Location (934, 930, and 912 E. Jefferson Street)	Requirement	Request	Variance
Western Side Yard	5 ft.	2 ft.	3 ft.
Eastern Side Yard	5 ft.	4 ft.	1 ft.

Case Summary / Background

- The subject properties are in the NuLu overlay district.
- They are in the OR-2 Office/Residential Zoning District and the Traditional Neighborhood Form District.

Case Summary / Background

- They are vacant lots and the applicant proposes to construct single-family residences that would encroach into the side yard setback(s).
- If the subject properties were in a residential zoning district, variances would not be required.

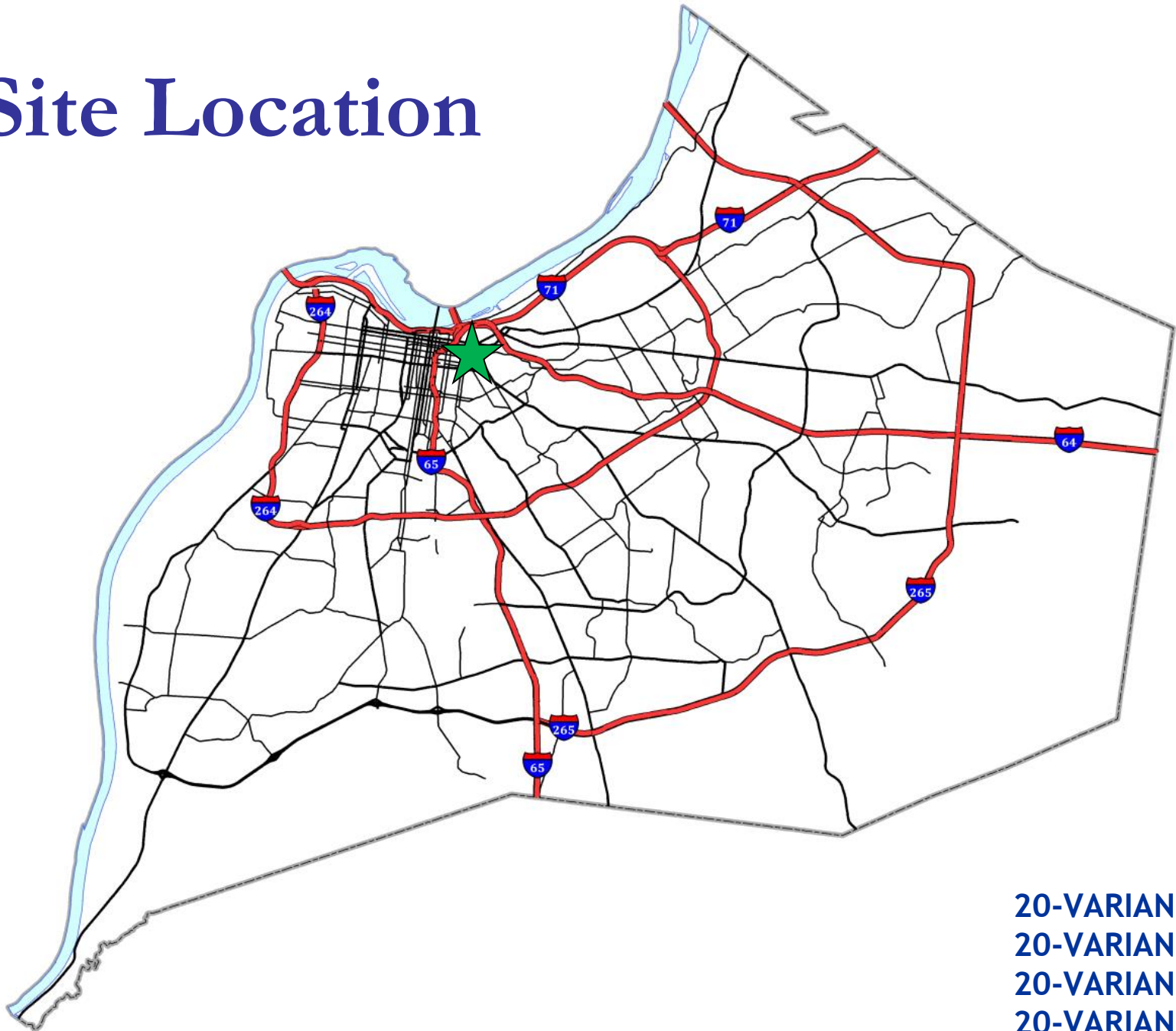
Case Summary / Background

- Variances are required in this situation because the properties are zoned OR-2 Office/Residential and could potentially change to non-residential uses.
- The applicant has laid the foundation for 1001 E. Liberty Street and 317 S. Wenzel Street; however, they did receive building permits prior to construction activity.

Case Summary / Background

- The NuLu Review Overlay Committee approved the structures under case numbers 20-OVERLAY-0029, 20-OVERLAY-0030, 20-OVERLAY-0031, 20-OVERLAY-0032, and 20-OVERLAY-0033 on August 5, 2020.

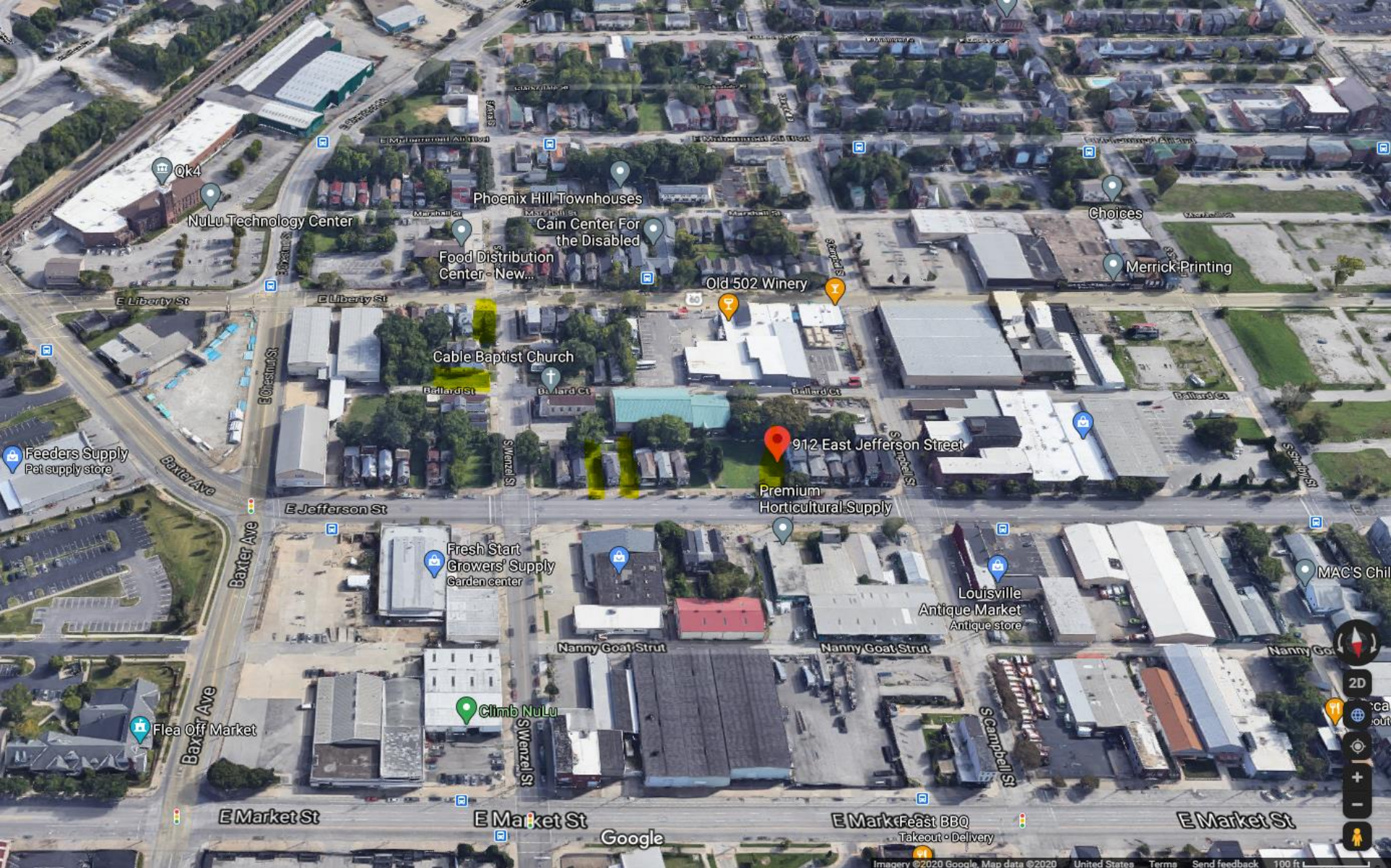
Site Location



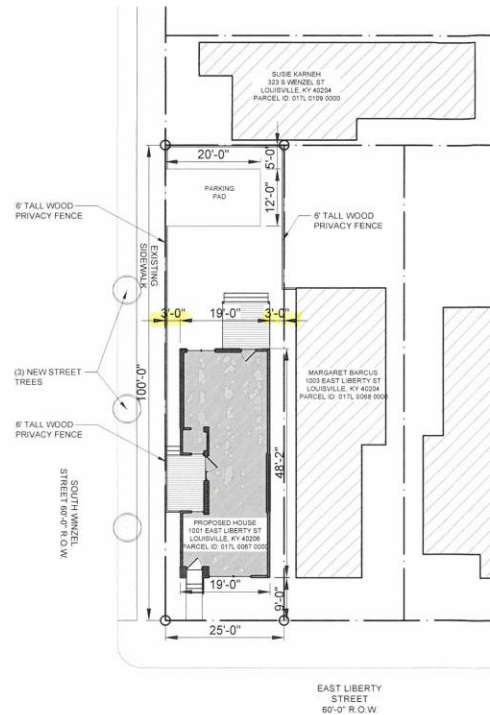
20-VARIANCE-0142
20-VARIANCE-0143
20-VARIANCE-0144
20-VARIANCE-0145
20-VARIANCE-0146







Site Plan



SITE PLAN

SCALE: 1" = 20' - 0"

NORTH



LOCATION MAP

NOT TO SCALE



PROPERTY INFO

PARCEL ID	017L 0067 0000
ZONING	0R2
FORM DISTRICT	TRAD. NEIGHBORHOOD
HISTORIC SITE	NO
CONSTRUCTION TYPE	5B
USE GROUP	R-6
EXISTING USE	VACANT LOT
PROPOSED USE	SINGLE FAMILY
BUILDING FOOTPRINT	858 SQ FT
INTERIOR SQUARE FOOTAGE	1,589 SQ FT
GROSS SITE AREA	2,500 SQ FT.
ACRES	.05560 ACRES

SCOPE OF WORK

- CONSTRUCT NEW SINGLE FAMILY HOUSE ON VACANT LOT ACCORDING TO PLANS

OWNER

PHOENIX HOUSE LLC
1209 GARVIN PLACE
LOUISVILLE KY 40203
DUSTIN HENSLEY 502 442 5151
dustinhensley@me.com

ARCHITECT

ARCHITECTURAL ARTISANS INC
213 SOUTH SHELBY STREET
LOUISVILLE KY 40202
JEFF RAWLINS 502 582 3907
jr@architecturalartisans.net

1001 EAST LIBERTY

RECEIVED

OCT 21 2020

PLANNING & DESIGN SERVICES

20 - VARIANCE - 0142

REVISIONS

NO.	DATE	DESCRIPTION
1	10/21/20	1 OF 2

PHOENIX HOUSES
NEW CONSTRUCTION
1001 EAST LIBERTY STREET LOUISVILLE KENTUCKY 40203

2015

ARCHITECTURAL ARTISANS, INC
213 SOUTH SHELBY STREET LOUISVILLE KY 40202 TEL: 502.582.3907

Site Plan

2015

ARCHITECTURAL ARTISANS INC.
213 SOUTH SHELBY STREET, LOUISVILLE, KY 40202, TEL: 502.582.3907

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NOV 02 2020

PLANNING & DESIGN
SERVICES



LOCATION MAP

NOT TO SCALE NORTH

PROPERTY INFO

PARCEL ID	017K 0256 0000
ZONING	OR2
FORM DISTRICT	TRAD. NEIGHBORHOOD
HISTORIC SITE	NO
CONSTRUCTION TYPE	5B
USE GROUP	R-6
EXISTING USE	VACANT LOT
PROPOSED USE	SINGLE FAMILY
BUILDING FOOTPRINT	858 SQ FT
INTERIOR SQUARE FOOTAGE	1,589 SQ FT
GROSS SITE AREA	2,500 SQ FT.
ACRES	.05710 ACRES

SCOPE OF WORK

- CONSTRUCT NEW SINGLE FAMILY HOUSE ON VACANT LOT ACCORDING TO PLANS

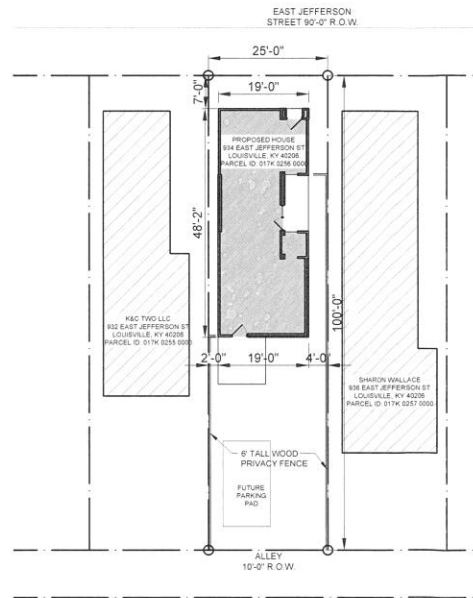
OWNER

PHOENIX HOUSE LLC
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DUSTIN HENSLEY 502 442 5151
dustinhensley@me.com

ARCHITECT

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jr@architecturalartisans.net

934 EAST JEFFERSON



SITE PLAN

SCALE: 1" = 20'-0"

NORTH

PHOENIX HOUSES
NEW CONSTRUCTION
934 EAST JEFFERSON STREET LOUISVILLE KENTUCKY 40203



REVISION
12 NOVEMBER 2020

DATE
13 AUGUST 2020

SHEET
1 OF 2

20-VARIANCE-0143

Site Plan

2015

ARCHITECTURAL ARTISANS, INC.
1213 SOUTH SHELBY STREET, LOUISVILLE, KY 40202-3907

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NOV 02 2020

PLANNING & DESIGN
SERVICES



LOCATION MAP

NOT TO SCALE NORTH

PROPERTY INFO

PARCEL ID	017K 0254 0000
ZONING	OR2
FORM DISTRICT	TRAD. NEIGHBORHOOD
HISTORIC SITE	NO
CONSTRUCTION TYPE	5B
USE GROUP	R-6
EXISTING USE	VACANT LOT
PROPOSED USE	SINGLE FAMILY
BUILDING FOOTPRINT	858 SQ FT
INTERIOR SQUARE FOOTAGE	1,589 SQ FT
GROSS SITE AREA	2,500 SQ FT.
ACRES	.05660 ACRES

SCOPE OF WORK

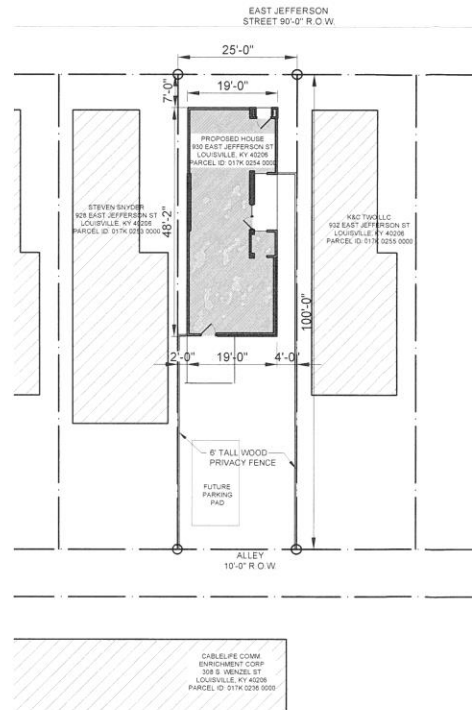
- CONSTRUCT NEW SINGLE FAMILY HOUSE ON VACANT LOT ACCORDING TO PLANS

OWNER

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LOUISVILLE KY 40203
DUSTIN HENSLEY 502 442 5151
dustinhensley@me.com

ARCHITECT

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LOUISVILLE KY 40202
JEFF RAWLINS 502 582 3907
jr@architecturalartisans.net



SITE PLAN

SCALE: 1" = 20' - 0"

NORTH

PHOENIX HOUSES
NEW CONSTRUCTION
930 EAST JEFFERSON STREET LOUISVILLE KENTUCKY 40204



REVISION
02 NOVEMBER 2020

DATE
13 AUGUST 2020

SHEET
1 OF 2

20 - VARIANCE - 0144

20-VARIANCE-0142
20-VARIANCE-0143
20-VARIANCE-0144
20-VARIANCE-0145
20-VARIANCE-0146

ARCHITECTURAL ARTISANS INC
213 SOUTH SHILBY STREET LOUISVILLE KY 40202 502 582 1907



NOT TO SCALE NORTH

PARCEL ID	017L 0112 0000
ZONING	0R2
FORM DISTRICT	TRAD. NEIGHBORHOOD
HISTORIC SITE	NO
CONSTRUCTION TYPE	5B
USE GROUP	R-6
EXISTING USE	VACANT LOT
PROPOSED USE	SINGLE FAMILY
BUILDING FOOTPRINT	858 SQ FT
INTERIOR SQUARE FOOTAGE	1,589 SQ FT
GROSS SITE AREA	2,500 SQ FT.
ACRES	.05050 ACRES

- CONSTRUCT NEW SINGLE FAMILY HOUSE ON VACANT LOT ACCORDING TO PLANS

PHOENIX HOUSE LLC
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317 SOUTH WENZEL

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**PLANNING &
DESIGN SERVICES**

20 - VARIANCE - 0.145

Site Plan

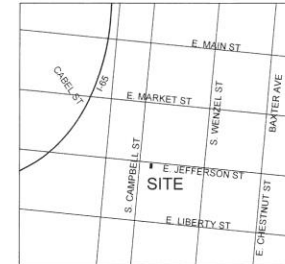
2015

ARCHITECTURAL ARTISANS INC.
21 SOUTH SHELBY STREET, LOUISVILLE, KY 40202 (502) 442-5151

RECEIVED

NOV 02 2020

PLANNING & DESIGN
SERVICES



LOCATION MAP

NOT TO SCALE NORTH

PROPERTY INFO

PARCEL ID	017K 0246 0000
ZONING	OR2
FORM DISTRICT	TRAD. NEIGHBORHOOD
HISTORIC SITE	NO
CONSTRUCTION TYPE	5B
USE GROUP	R-6
EXISTING USE	VACANT LOT
PROPOSED USE	SINGLE FAMILY
BUILDING FOOTPRINT	858 SQ FT
INTERIOR SQUARE FOOTAGE	1,589 SQ FT
GROSS SITE AREA	2,500 SQ FT.
ACRES	.0575 ACRES

SCOPE OF WORK

- CONSTRUCT NEW SINGLE FAMILY HOUSE ON VACANT LOT ACCORDING TO PLANS

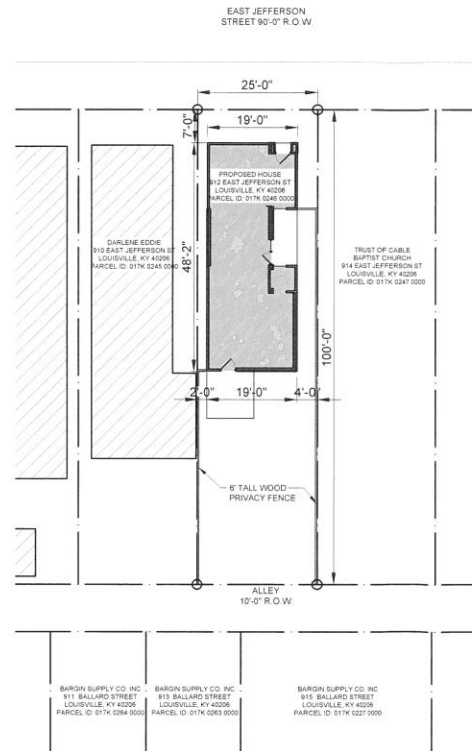
OWNER

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ARCHITECT

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LOUISVILLE KY 40202
JEFF RAWLINS 502 582 3907
jr@architecturalartisans.net

912 EAST JEFFERSON



SITE PLAN

SCALE: 1" = 20' - 0"

NORTH

PHOENIX HOUSES
NEW CONSTRUCTION
912 EAST JEFFERSON STREET LOUISVILLE KENTUCKY 40204



REVISION 02 NOVEMBER 2020

DATE 13 AUGUST 2020

SHEET 1 OF 2

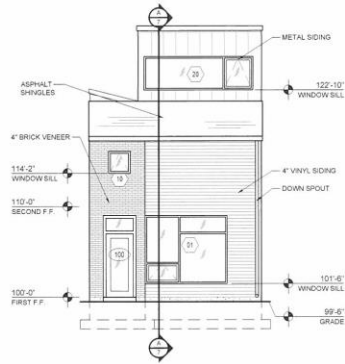
20 - VARIANCE - 0146

Elevations

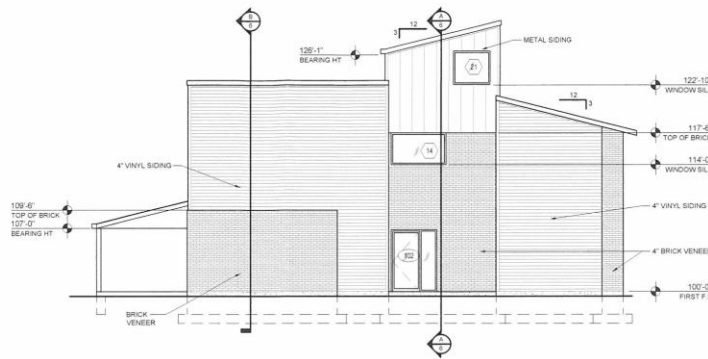
2015

ARCHITECTURAL ARTISANS, INC.
711 SOUTH WELLS STREET LOUISVILLE, KY 40202 502.582.1995

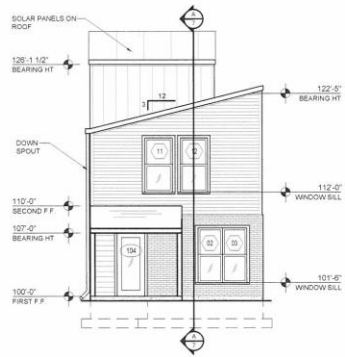
PHOENIX HOUSES
NEW CONSTRUCTION
914 EAST JEFFERSON STREET LOUISVILLE, KENTUCKY 40204



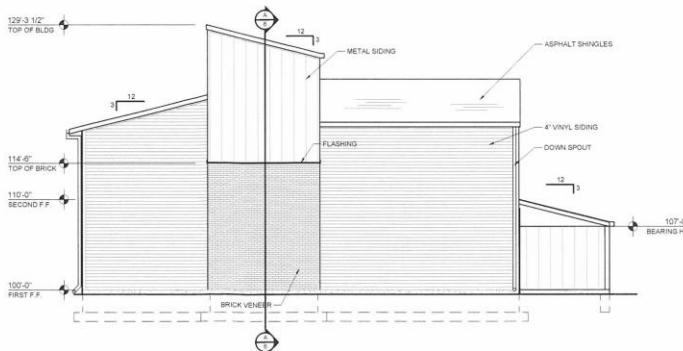
A NORTH ELEVATION
SCALE: 3/32" = 1'-0"



B WEST ELEVATION
SCALE: 3/32" = 1'-0"



C SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



D EAST ELEVATION
SCALE: 3/32" = 1'-0"

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OCT 21 2020

PLANNING &
DESIGN SERVICES

KEY INDEX

DATE

13 AUGUST 2020

SHEET

2 OF 2

20 - VARIANCE - 0143

Site Photos-Subject Property



Variance area for 1001
E. Liberty Street.

20-VARIANCE-0142
20-VARIANCE-0143
20-VARIANCE-0144
20-VARIANCE-0145
20-VARIANCE-0146

Site Photos-Subject Property



Western side of 934
E. Jefferson Street.

20-VARIANCE-0142
20-VARIANCE-0143
20-VARIANCE-0144
20-VARIANCE-0145
20-VARIANCE-0146

Site Photos-Subject Property



Eastern side of 934
E. Jefferson Street.

20-VARIANCE-0142
20-VARIANCE-0143
20-VARIANCE-0144
20-VARIANCE-0145
20-VARIANCE-0146

Site Photos-Subject Property



Western side of 930
E. Jefferson Street.

20-VARIANCE-0142
20-VARIANCE-0143
20-VARIANCE-0144
20-VARIANCE-0145
20-VARIANCE-0146

Site Photos-Subject Property



Eastern side of 930
E. Jefferson Street.

Site Photos-Subject Property



Variance area for 317
S. Wenzel Street.

Site Photos-Subject Property



Western side of 912
E. Jefferson Street.

20-VARIANCE-0142
20-VARIANCE-0143
20-VARIANCE-0144
20-VARIANCE-0145
20-VARIANCE-0146

Site Photos-Subject Property



Eastern side of 912
E. Jefferson Street.

20-VARIANCE-0142
20-VARIANCE-0143
20-VARIANCE-0144
20-VARIANCE-0145
20-VARIANCE-0146

Conclusion

- Staff finds that the requested variances are adequately justified and meet the standards of review.

Required Action

- **Variance:** from Land Development Code table 5.2.2 to allow new single-family residential structures to encroach into the side yard setback(s). Approve/Deny

Location (1001 E. Liberty Street and 317 S. Wenzel Street)	Requirement	Request	Variance
Side Yard	5 ft.	3 ft.	2 ft.

Required Action

- **Variance:** from Land Development Code table 5.2.2 to allow new single-family residential structures to encroach into the side yard setback(s). Approve/Deny

Location (934, 930, and 912 E. Jefferson Street)	Requirement	Request	Variance
Western Side Yard	5 ft.	2 ft.	3 ft.
Eastern Side Yard	5 ft.	4 ft.	1 ft.