

Board of Zoning Adjustment
Staff Report
February 15, 2021



Case No:	20-VARIANCE-0179
Project Name:	Keswick Boulevard Variance
Location:	2407 Keswick Boulevard
Owner/Applicant:	David Sullivan
Jurisdiction:	Louisville Metro
Council District:	10 – Pat Mulvihill
Case Manager:	Zach Schwager, Planner I

REQUESTS:

Variance from Land Development Code section 5.4.2.C.3.a to allow an addition to an existing accessory structure to encroach into the required side yard setback.

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

CASE SUMMARY/BACKGROUND

The subject property is zoned R-5 Residential Single-Family in the Neighborhood Form District. It is a single-family structure located in the Keswick subdivision on the east side of Keswick Boulevard in between Minoma Avenue and Clarks Lane. The applicant has started construction on an addition to the existing accessory structure that would encroach into the side yard setback the same distance as the existing structure. As of the publishing date of this report, the applicant has yet to provide a letter from the adjoining property owner to the south allowing access to their property for construction and maintenance purposes.

STAFF FINDINGS

Staff finds that the requested variance meets standards (b), (c), and (d), but staff is concerned that the variance request does not meet standard (a) because construction and maintenance of the addition may have an adverse impact on the adjoining property owner.

Based upon the information in the staff report, and the testimony and evidence provided at the public hearing, the Board of Zoning Adjustment must determine if the proposal meets the standards for granting a variance established in the Land Development Code from section 5.4.2.C.3.a to allow an addition to an existing accessory structure to encroach into the required side yard setback.

TECHNICAL REVIEW

No technical review required.

INTERESTED PARTY COMMENTS

No interested party comments were received by staff.

RELATED CASES

None.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR VARIANCE FROM SECTION 5.4.2.C.3.a

- (a) The requested variance will not adversely affect the public health, safety or welfare.

STAFF: The requested variance will not adversely affect the public health, safety or welfare, because the proposed addition must be constructed to comply with all building codes, including fire codes; however, staff is concerned that the variance could adversely affect the adjacent property owner to the south because construction and maintenance of the structure may require encroachment onto the property.

- (b) The requested variance will not alter the essential character of the general vicinity.

STAFF: The requested variance will not alter the essential character of the general vicinity as there are multiple other accessory structures similar in size on adjoining properties.

- (c) The requested variance will not cause a hazard or nuisance to the public.

STAFF: The requested variance will not cause a hazard or nuisance to the public because the structure must be constructed to comply with all building codes.

- (d) The requested variance will not allow an unreasonable circumvention of the zoning regulations.

STAFF: The requested variance will not allow an unreasonable circumvention of the zoning regulations as the proposed addition will be the same distance from the side property lines as the existing structure.

ADDITIONAL CONSIDERATIONS:

1. The requested variance arises from special circumstances which do not generally apply to land in the general vicinity or the same zone.

STAFF: The requested variance does not arise from special circumstances which do generally apply to the land in the general vicinity or the same zone as the lot is similar in size and shape as the surrounding properties.

2. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or create an unnecessary hardship on the applicant.

STAFF: The strict application of the provisions of the regulation would create an unnecessary hardship on the applicant as the proposed addition would be the same distance from the side property lines as the existing structure.

3. The circumstances are the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought.

STAFF: The circumstances are the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought as the applicant has started construction on the addition.

VARIANCE PLAN REQUIREMENT

In accordance with LDC Section 11.5B.1.C (Requirement to Follow Approved Plan), a variance shall be approved only on the basis of the plan approved by the Board and shall be valid only for the location and area shown on the approved plan. All construction and operations must be conducted in accordance with the approved plan and conditions attached to the variance.

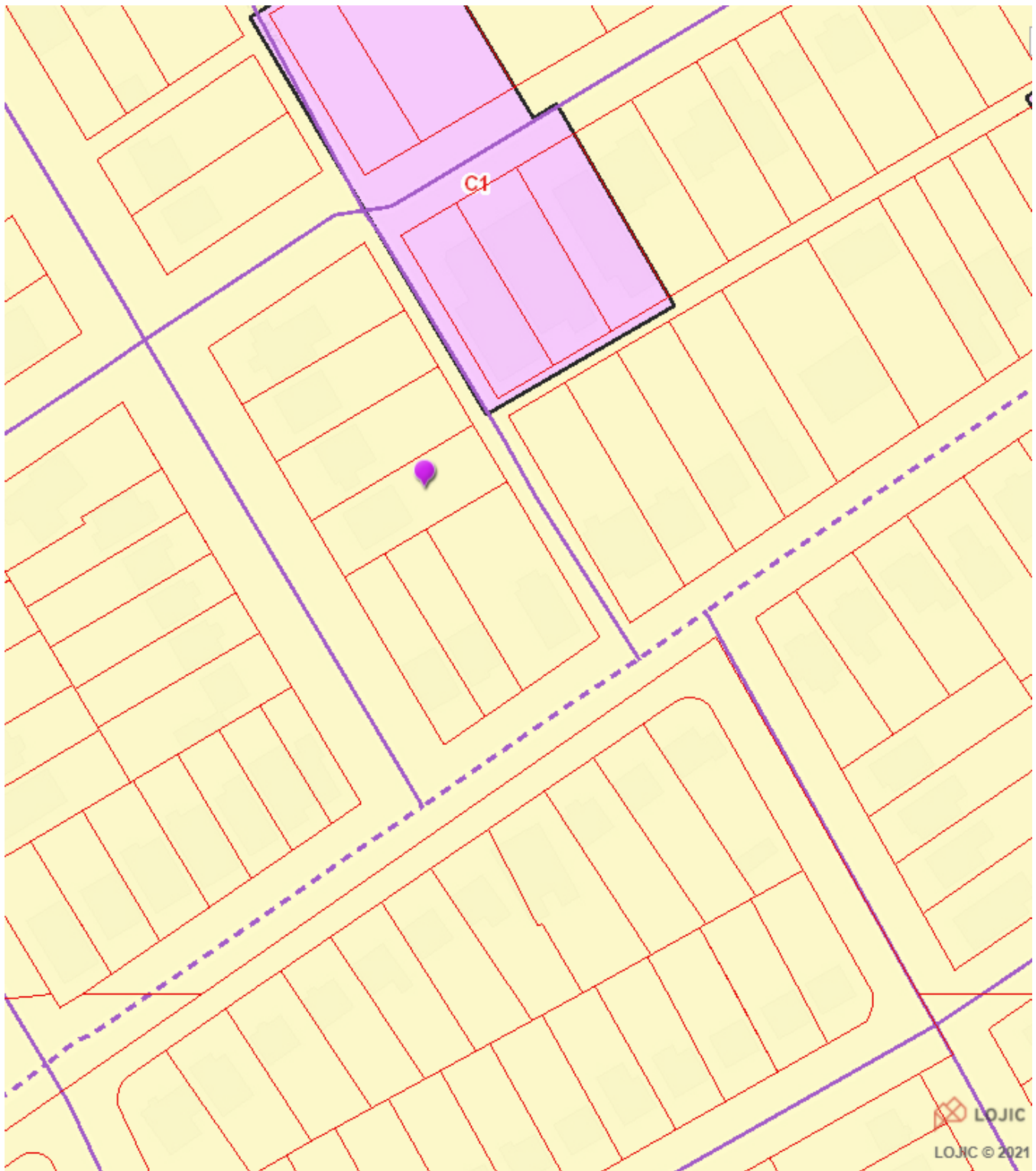
NOTIFICATION

Date	Purpose of Notice	Recipients
1/27/2021	Hearing before BOZA	1 st tier adjoining property owners Registered Neighborhood Groups in Council District 10
2/1/2021	Hearing before BOZA	Notice posted on property

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph
3. Site Plan
4. Site Photos

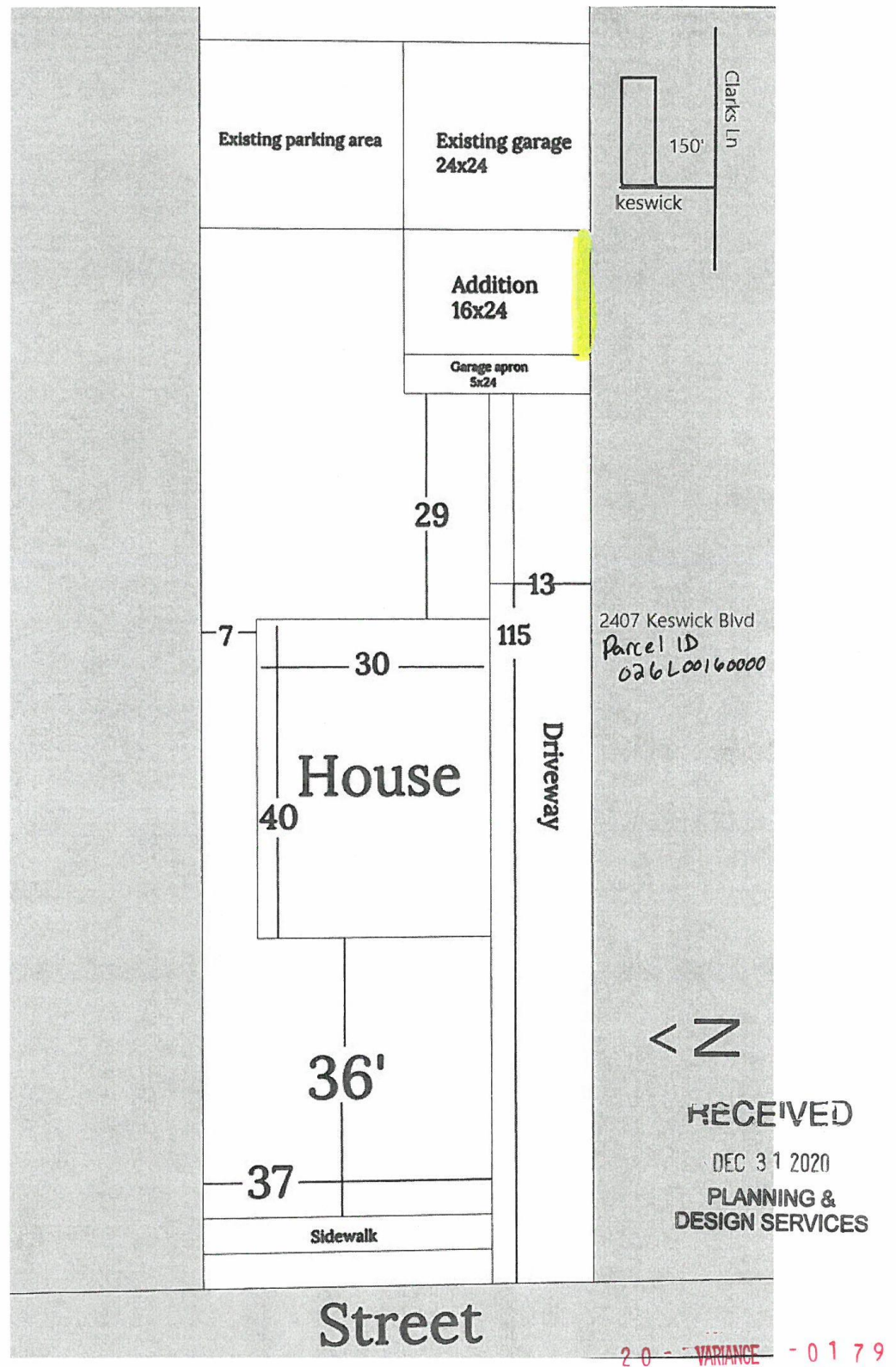
1. Zoning Map



2. Aerial Photograph



3. Site Plan



4. Site Photos



Front of subject property.

February 1, 2021 at 2:44:07 PM



Property to the left.

February 1, 2021 at 2:44:13 PM



Property to the right.

February 1, 2021 at 2:44:23 PM



Property across Keswick Boulevard.

February 1, 2021 at 2:44:55 PM



Garage.



Variance area.