

21-VARIANCE-0051

Lauderdale Road Variance



Louisville Metro Board of Zoning Adjustment
Public Hearing

Zach Schwager, Planner I
July 12, 2021

Request

- **Variance:** from Land Development Code table 5.3.1 to allow an addition to a principal structure to encroach into the required side yard setback.

Location	Requirement	Request	Variance
Side Yard	5 ft.	1.5 ft.	3.5 ft.

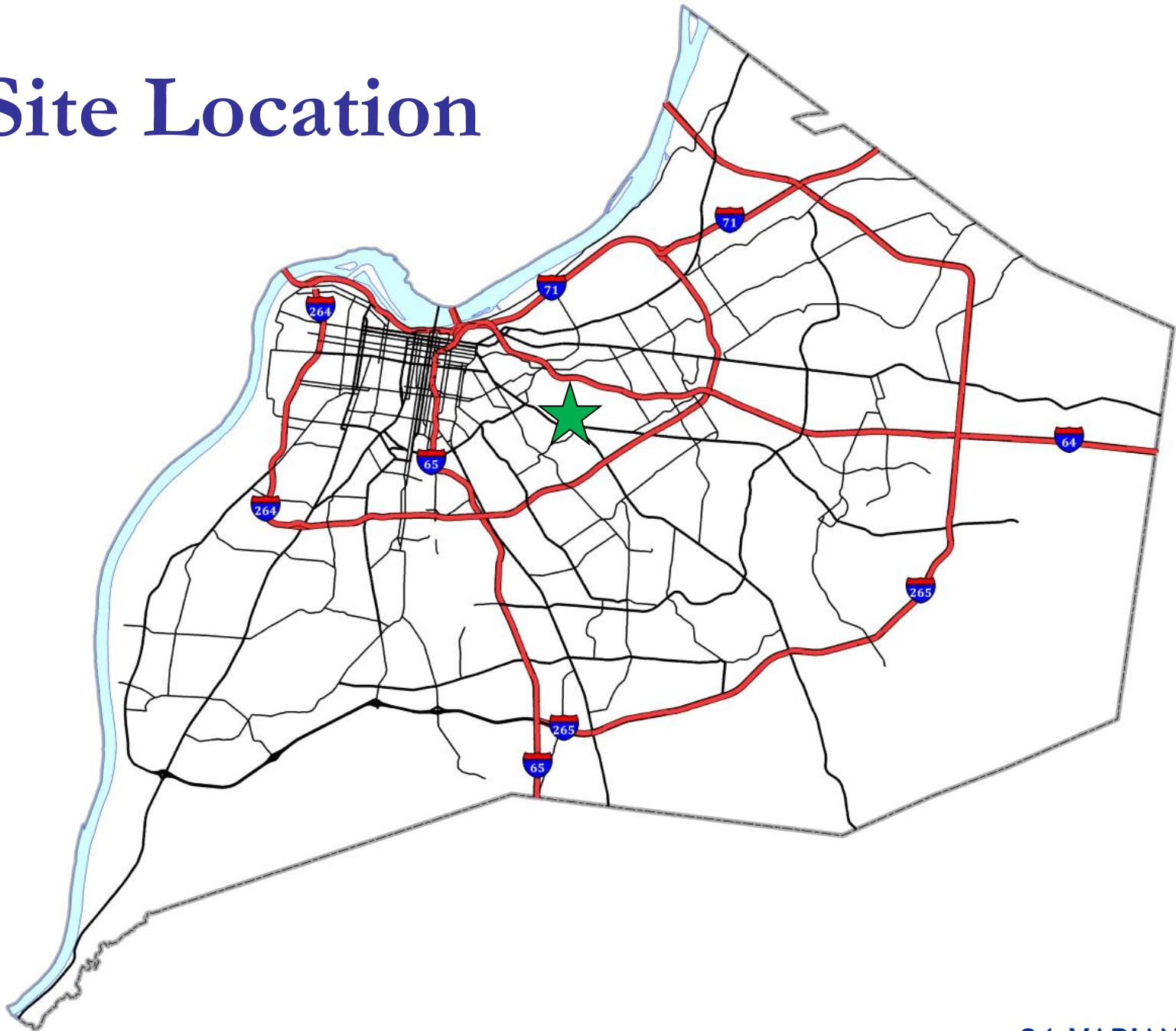
Case Summary / Background

- The subject property is zoned R-5 Residential Single Family in the Neighborhood Form District.
- It is located at the northwestern intersection of Lauderdale Road and Dorothy Avenue.
- The applicant is proposing to add onto the existing bay window on the western side of the existing structure that will encroach the same distance as the existing bay window.

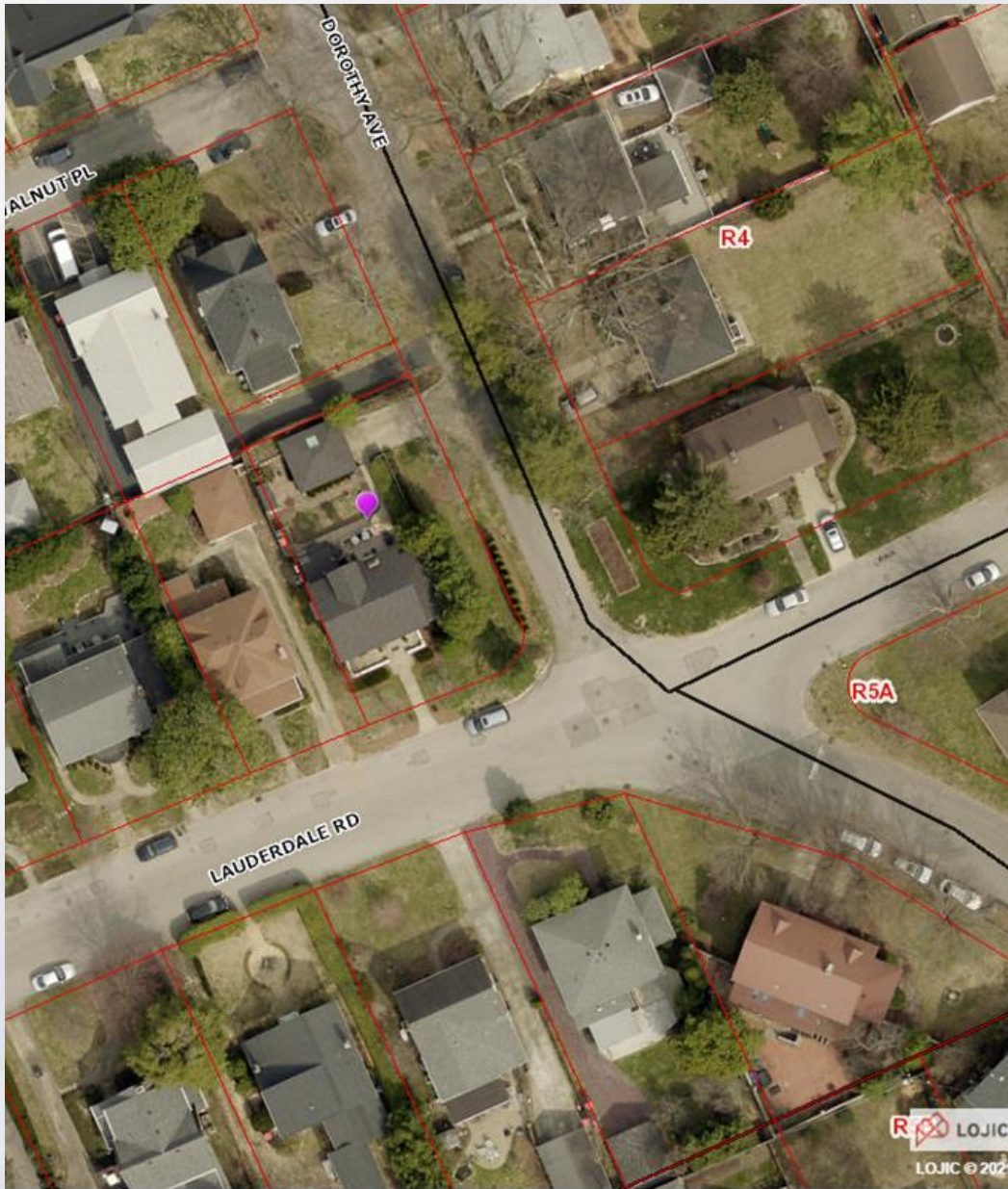
Case Summary / Background

- Staff has the signature of the adjoining property owner in the application.

Site Location





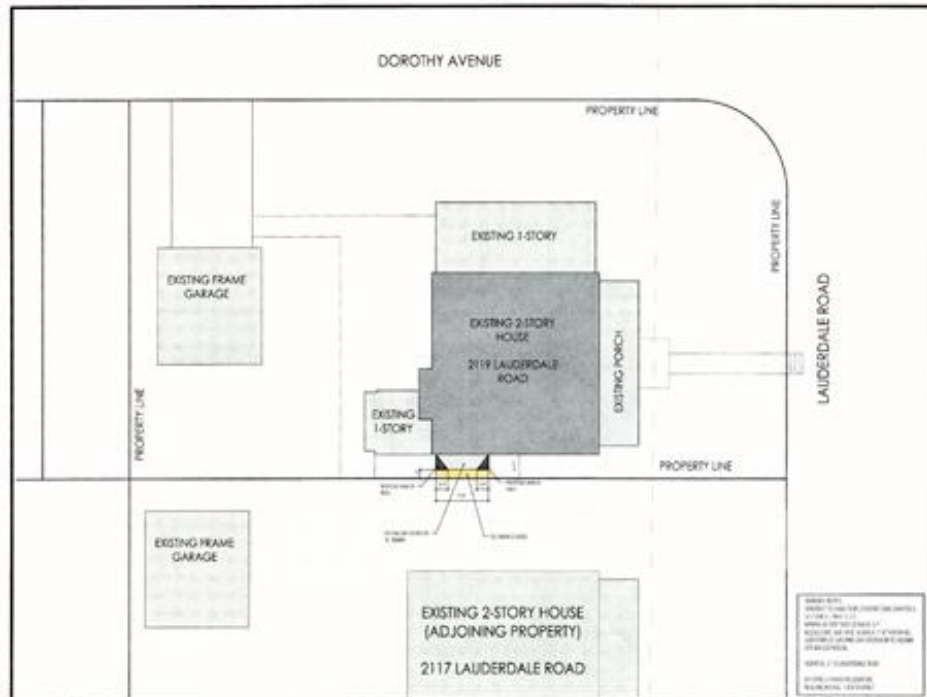


Site Plan

PLANNING AND ZONING INFORMATION

OWNER: STRANGE, JACQUELINE AND
RELT. LLOYD JOHN JR.
ADDRESS: 2119 LAUDERDALE DRIVE
LOUISVILLE, KENTUCKY 40205

PARCEL ID: 07A0400000
NEIGHBORHOOD: 08078
LAND RECORDS SERIAL NUMBER: 18878
LOT ACREAGE: 1.81 ACRES
ZONING: R-2
FORM DISTRICT: NEIGHBORHOOD
OVERLAY DISTRICT: NO
HISTORIC PRESERVATION DISTRICT: INDEPENDENT
PEDIA FLOODPLAIN REVIEW: NO



01 SITE PLAN
1/20/2021



NOTES:
1. 1/20/2021 DIMENSION FROM SURVEY
2. REFER TO SURVEY BY OTHERS FOR ADDITIONAL USE
3. PLANS INFORMATION
4. INFORMATION REGARDING ADJOINING PROPERTY
5. FROM LOCAL AND APPROXIMATE



IMAGE OF SURVEY
SCALE: NOT TO SCALE

NOTES: SURVEY PERFORMED AND
PREPARED BY OTHER



02 PROPOSED ELEVATION
1/20/2021



PHOTOGRAPH OF EXISTING
1/20/2021



A PROPOSED RENOVATION FOR THE
**RESIDENCE OF
JACQUELINE STRANGE AND
LLOYD JOHN KELLY JR**
2119 LAUDERDALE DRIVE
LOUISVILLE, KY 40205



RECEIVED
1/20/2021

DOCUMENT PAGE
VARIANCE DRAWING

RECEIVED
DATE ISSUED: 1/20/2021
FOR 07.2021
PLANNING & DESIGN SERVICES

VARIANCE
DRAWINGS

SK-01

21-VARIANCE-0051

Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Conclusion

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

Required Action

- **Variance:** from Land Development Code table 5.3.1 to allow an addition to a principal structure to encroach into the required side yard setback.
Approve/Deny

Location	Requirement	Request	Variance
Side Yard	5 ft.	1.5 ft.	3.5 ft.