

21-VARIANCE-0074

Bassett Avenue Variance



Louisville Metro Board of Zoning Adjustment
Public Hearing

Zach Schwager, Planner I
July 26, 2021

Request

- **Variance:** from Land Development Code sections 5.4.1.E.2 and 5.4.1.E.5 to allow an accessory structure to encroach into the required side yards and rear yard.

Location	Requirement	Request	Variance
Side Yards	2 ft.	1.5 ft.	0.5 ft.
Rear Yard	5 ft.	2.67 ft.	2.33 ft.

Case Summary / Background

- The subject property is zoned R-5 Residential Single Family in the Traditional Neighborhood Form District.
- It is located in the Cherokee Triangle neighborhood and preservation district on the northeast side of Bassett Avenue in between Ransdell Avenue and Longest Avenue.

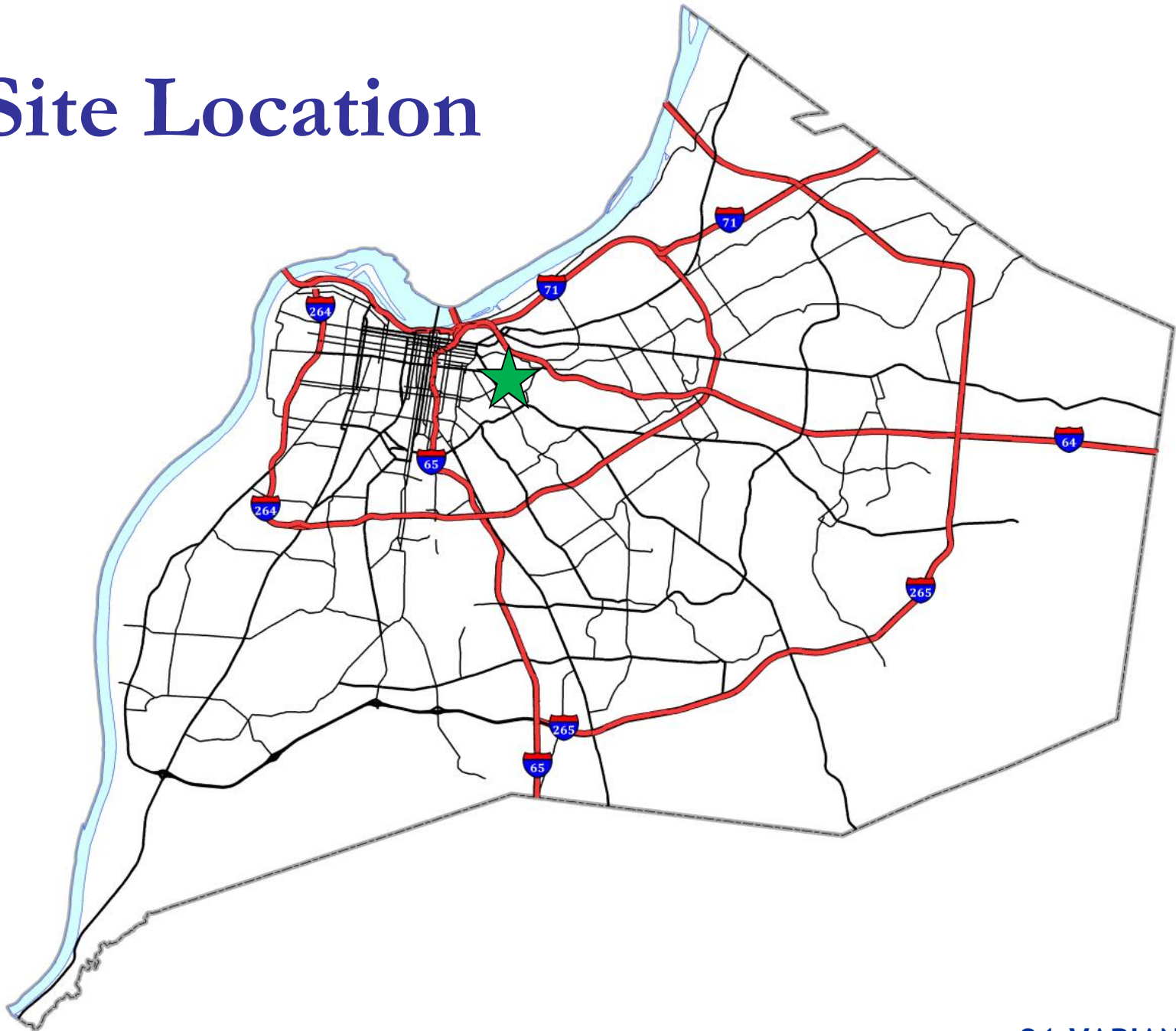
Case Summary / Background

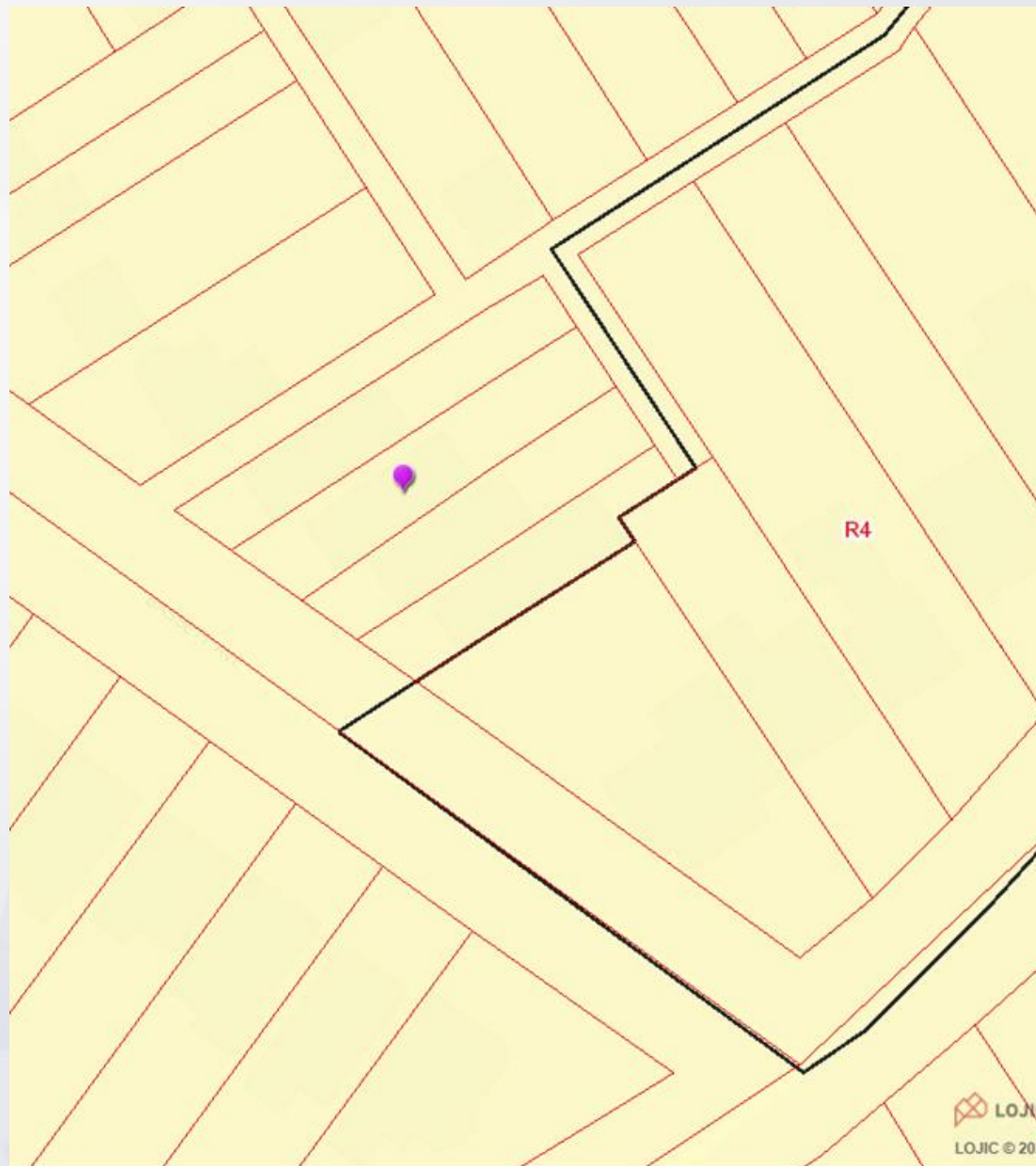
- The applicant is proposing to construct a detached garage at the rear of the property that will encroach into the required side yards and rear yard.
- Historic Landmarks and Preservation Commission staff approved the garage on condition under case number 21-COA-0065 on April 15, 2021. Planning & Design Staff does not have any recommended conditions.

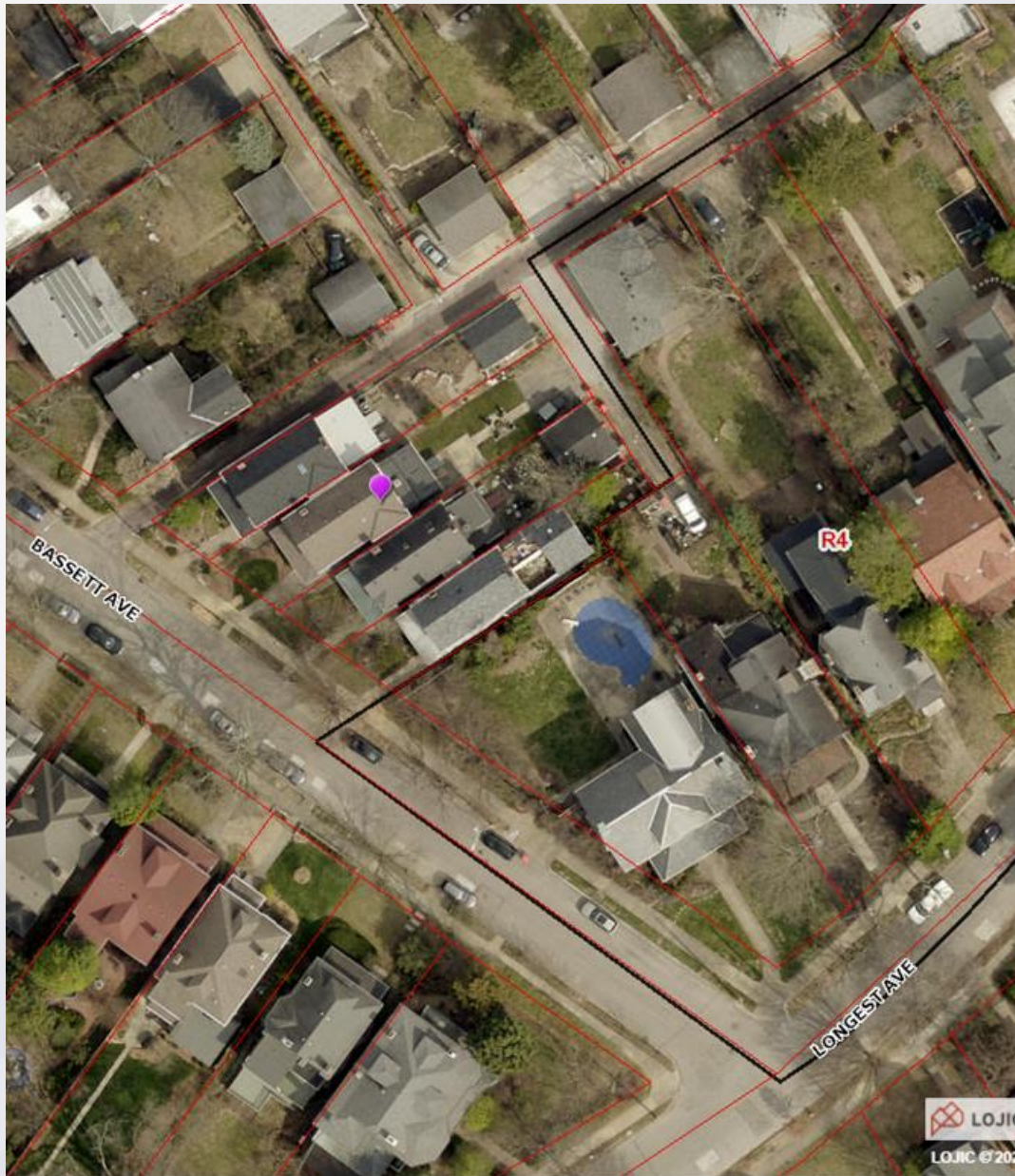
Case Summary / Background

- The applicant has provided staff with signatures from the affected property owners allowing access for construction and maintenance of the proposed garage.

Site Location

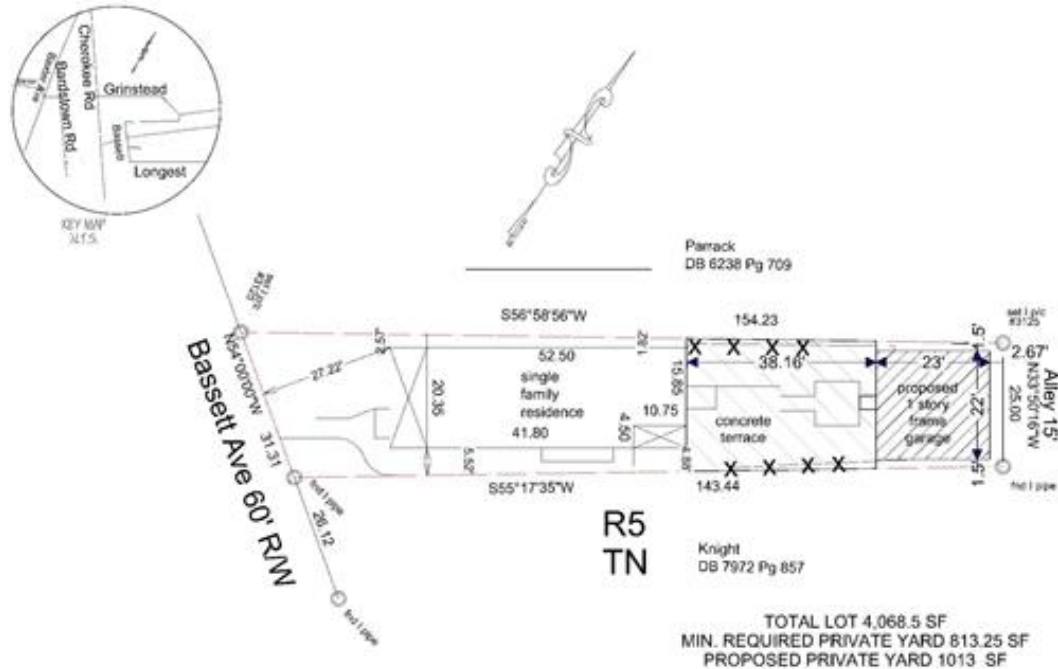






Site Plan

PROPOSED GARAGE
1279 BASSETT AVE
LOUISVILLE, KY 40204



PROPOSED SITE PLAN

SCALE 1" = 20'

CHARLIE WILLIAMS DESIGN, INC.
1626 WINDSOR PLACE
LOUISVILLE, KY 40204
502.459.1810



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Conclusion

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

Required Action

- **Variance:** from Land Development Code sections 5.4.1.E.2 and 5.4.1.E.5 to allow an accessory structure to encroach into the required side yards and rear yard. Approve/Deny

Location	Requirement	Request	Variance
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