21-VARIANCE-0101
S. Ewing Avenue Variances

Louisville Metro Board of Zoning Adjustment

Public Hearing

Zach Schwager, Planner I

September 13, 2021

Request

- **Variances:** from Land Development Code sections 5.4.1.D.2 to allow the private yard area to be less than the required 30% of the area of the lot and 5.4.1.E.1 to allow the accessory structure use area to exceed a depth of 60 ft.

Location	Requirement	Request	Variance
Private Yard Area	16,668.16 sq. ft.	5,000.448 sq. ft.	11,667.712 sq. ft.
Accessory Structure Area	60 ft.	78.72 ft.	18.72 ft.

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Case Summary / Background

- The subject property is zoned R-3 Residential Single-Family and R-5B Residential Two-Family and is in the Traditional Neighborhood Form District.

- It is on the west side of S. Ewing Avenue south of Payne Street in the Clifton neighborhood and local preservation district.

Case Summary / Background

- The site has a 1 ½ story single-family residence and the applicant is proposing to construct an attached garage on the side of the existing structure.

- The Clifton Architectural Review Committee approved the garage on condition under case number 21-COA-0025 on July 7, 2021. Planning & Design Staff does not have any recommended conditions.

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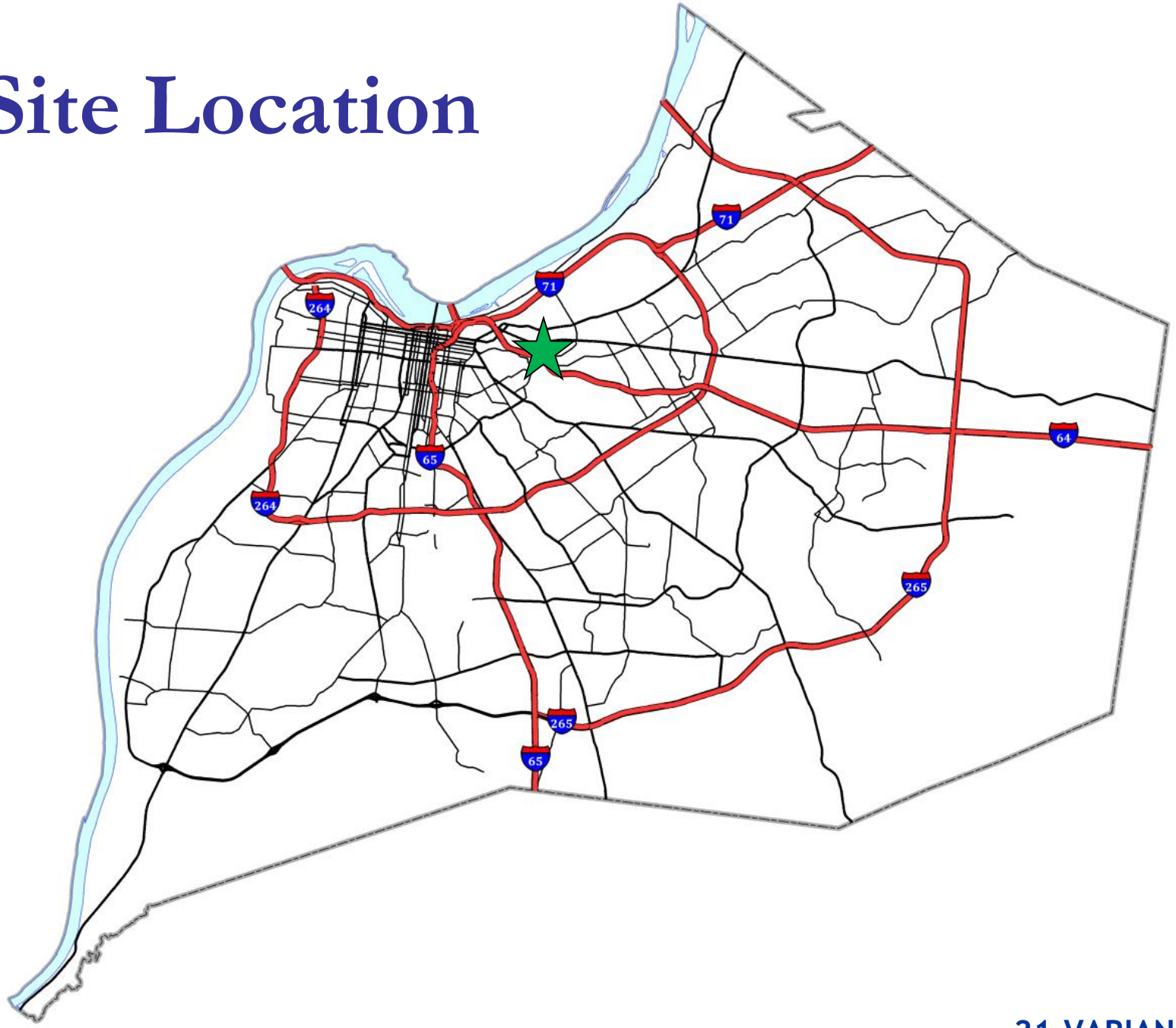
Site Location



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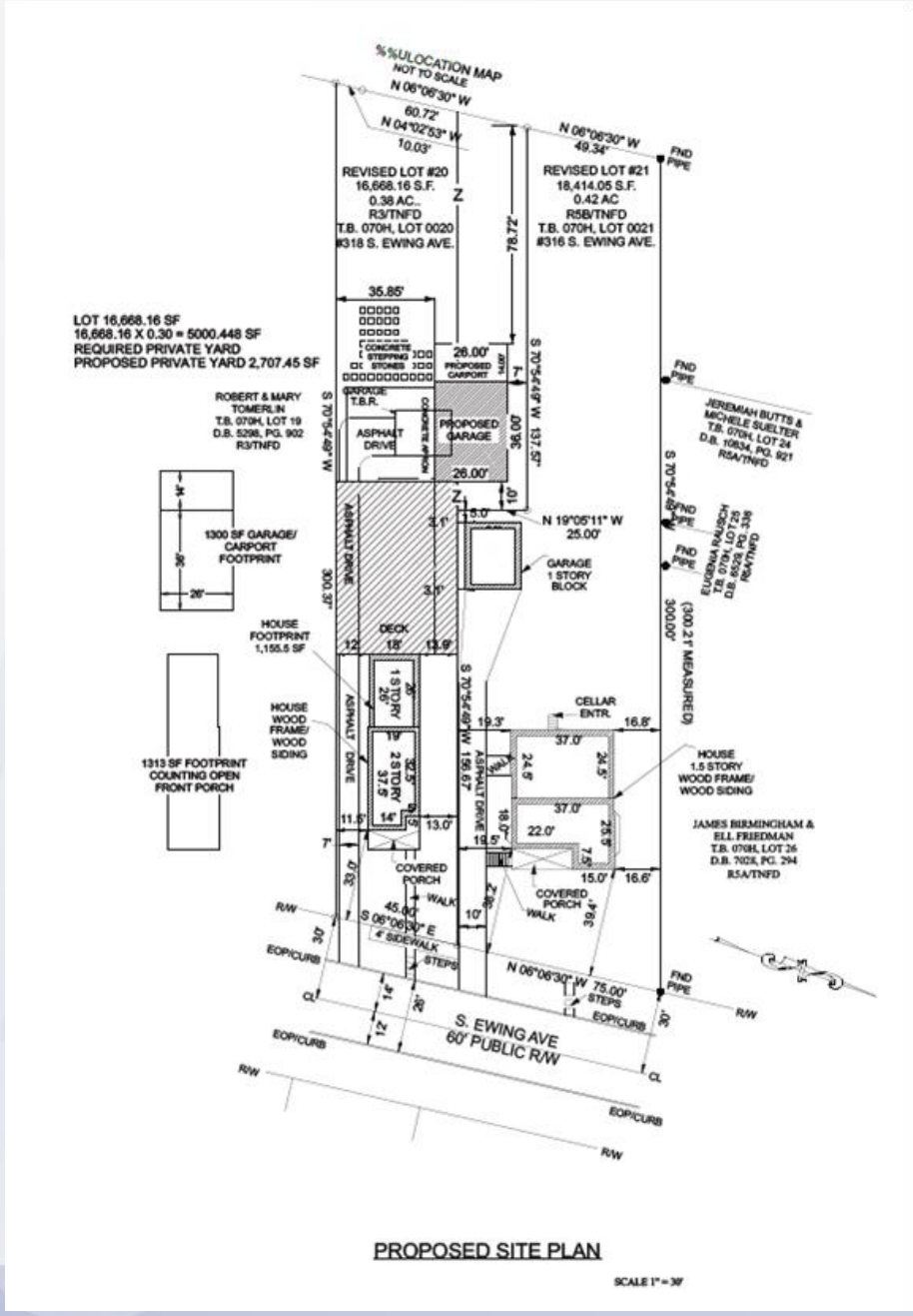
Site Plan


%%ULOCATION MAP
NOT TO SCALE
N 06°06'30" W
60.72'
N 04°02'53" W
10.03'
N 06°06'30" W
49.34'
FND PIPE
REVISED LOT #20
16,668.16 S.F.
0.38 AC.
R3/TNFD
T.B. 070H, LOT 0020
#318 S. EWING AVE.
REVISED LOT #21
18,414.05 S.F.
0.42 AC
R5B/TNFD
T.B. 070H, LOT 0021
#316 S. EWING AVE.
78.72'
35.85'
LOT 16,668.16 SF
16,668.16 X 0.30 = 5000.448 SF
REQUIRED PRIVATE YARD
PROPOSED PRIVATE YARD 2,707.45 SF
CONCRETE STEPPING STONES
26.00'
PROPOSED CARPORT
S 70°54'49" W 137.57'
GARAGE T.B.R.
ASPHALT DRIVE
PROPOSED GARAGE
36.00'
26.00'
ROBERT & MARY TOMERLIN
T.B. 070H, LOT 19
D.B. 5296, PG. 902
R3/TNFD
JEREMIAH BUTTS & MICHELE SUELTER
T.B. 070H, LOT 24
D.B. 10834, PG. 921
R5A/TNFD
EUGENIA RAUSCH
T.B. 070H, LOT 25
D.B. 8928, PG. 336
R5A/TNFD
1300 SF GARAGE/ CARPORT FOOTPRINT
N 19°05'11" W
25.00'
GARAGE 1 STORY BLOCK
ASPHALT DRIVE
300.37'
300.00' (300.21' MEASURED)
HOUSE FOOTPRINT 1,155.5 SF
DECK
1 STORY
2 STORY
HOUSE WOOD FRAME/ WOOD SIDING
1313 SF FOOTPRINT COUNTING OPEN FRONT PORCH
CELLAR ENTR.
HOUSE 1.5 STORY WOOD FRAME/ WOOD SIDING
JAMES BIRMINGHAM & ELL FRIEDMAN
T.B. 070H, LOT 26
D.B. 7028, PG. 294
R5A/TNFD
COVERED PORCH
WALK
S 06°06'30" E
4' SIDEWALK
STEPS
N 06°06'30" W 75.00'
EOP/CURB
R/W
CL
S. EWING AVE
60' PUBLIC R/W
PROPOSED SITE PLAN
SCALE 1" = 30'

Site Photos-Subject Property

Front of subject property.

Site Photos-Subject Property

Existing driveway.

Site Photos-Subject Property

Existing garage to be removed.

Site Photos-Subject Property

Location of proposed accessory structure.

Site Photos-Subject Property

Private yard area.

Site Photos-Subject Property

Accessory structure depth area.

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.D.2 to allow the private yard area to be less than the required 30% of the area of the lot and 5.4.1.E.1 to allow the accessory structure use area to exceed a depth of 60 ft. Approve/Deny

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