

22-VARIANCE-0089

3015 TAYLOR BLVD



Louisville Board of Zoning Adjustment
Public Hearing

August 1, 2022

Joel Dock, AICP, Planning Coordinator

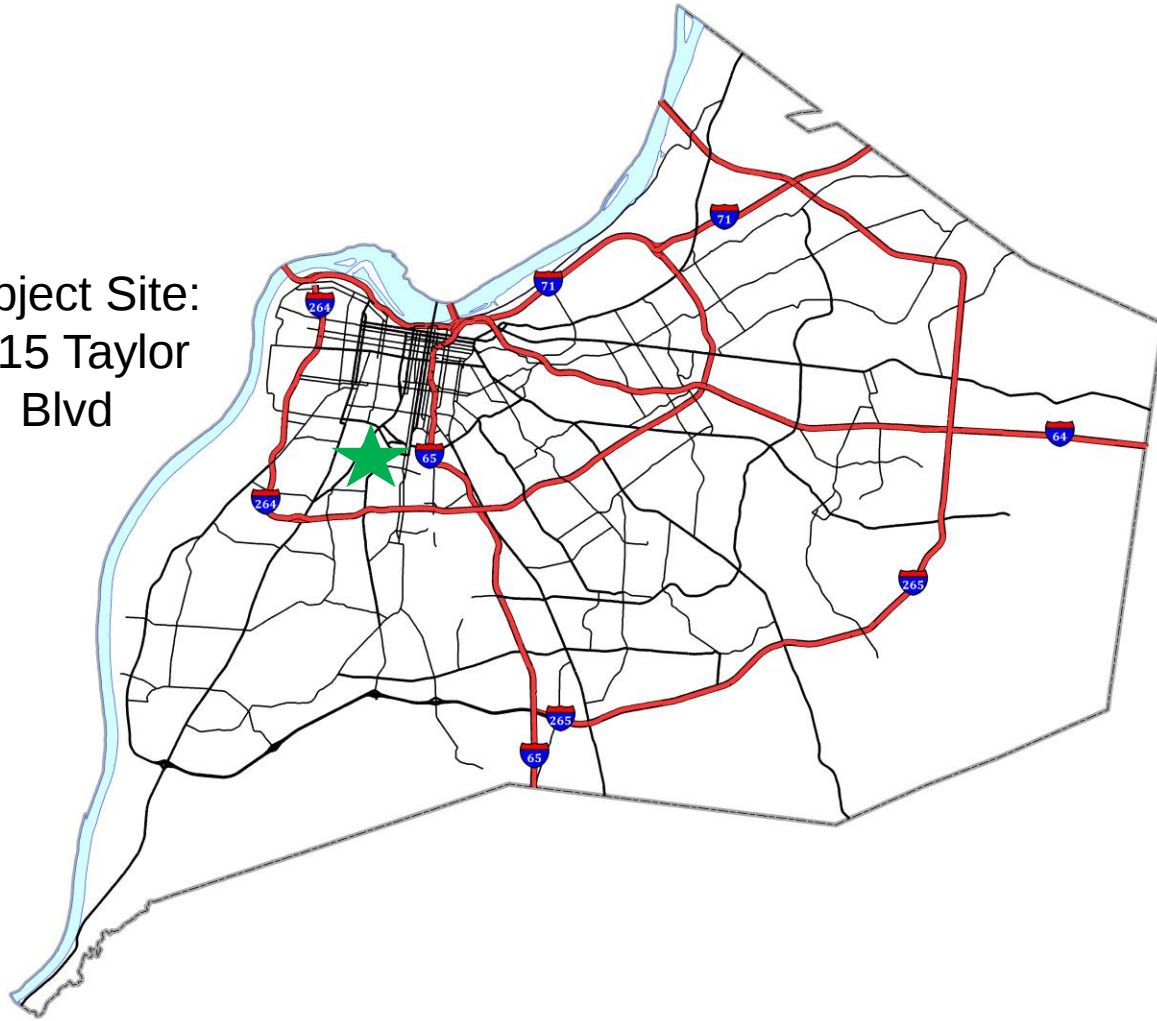
Request

- Variance from Land Development Code, Section 5.4.1.D to reduce required private yard area

Required	Variance	Provided
1,914 sq. ft. (30% net lot area)	1,480 sq. ft.	434 sq. ft. (6% net lot area)

Site Location

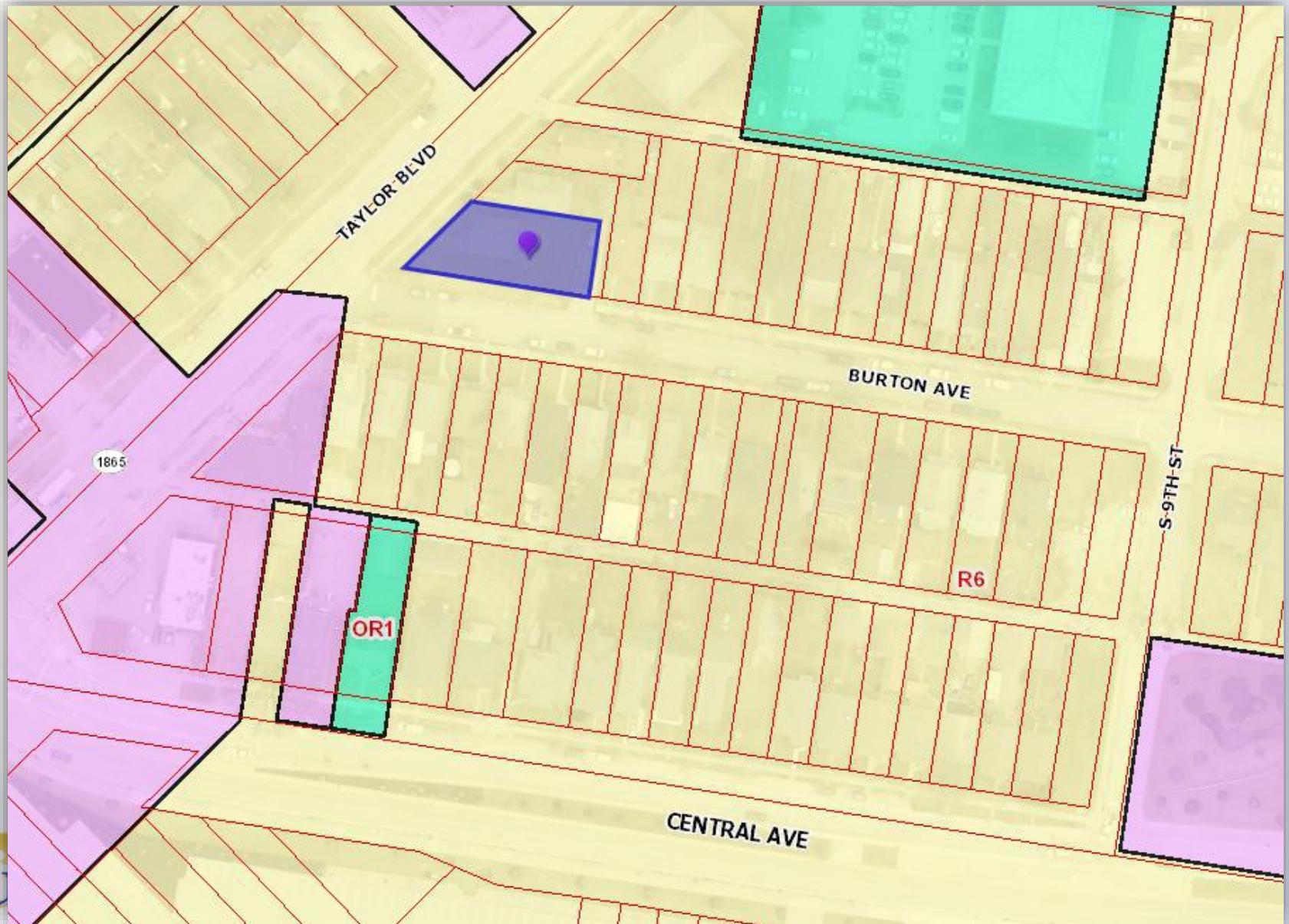
Subject Site:
3015 Taylor
Blvd



Case Summary

- Reduction in the private yard to allow for the construction of a second dwelling to the rear of the existing home
- New home will be in line with the street side setback established along Burton Ave
- Deck to be shared between the 2 residences
- Entrance facing Burton Ave for the second unit and the existing structure has entries facing bot Burton Ave and Taylor Blvd

Zoning Map



Aerial Map



Taylor Blvd at Burton Ave



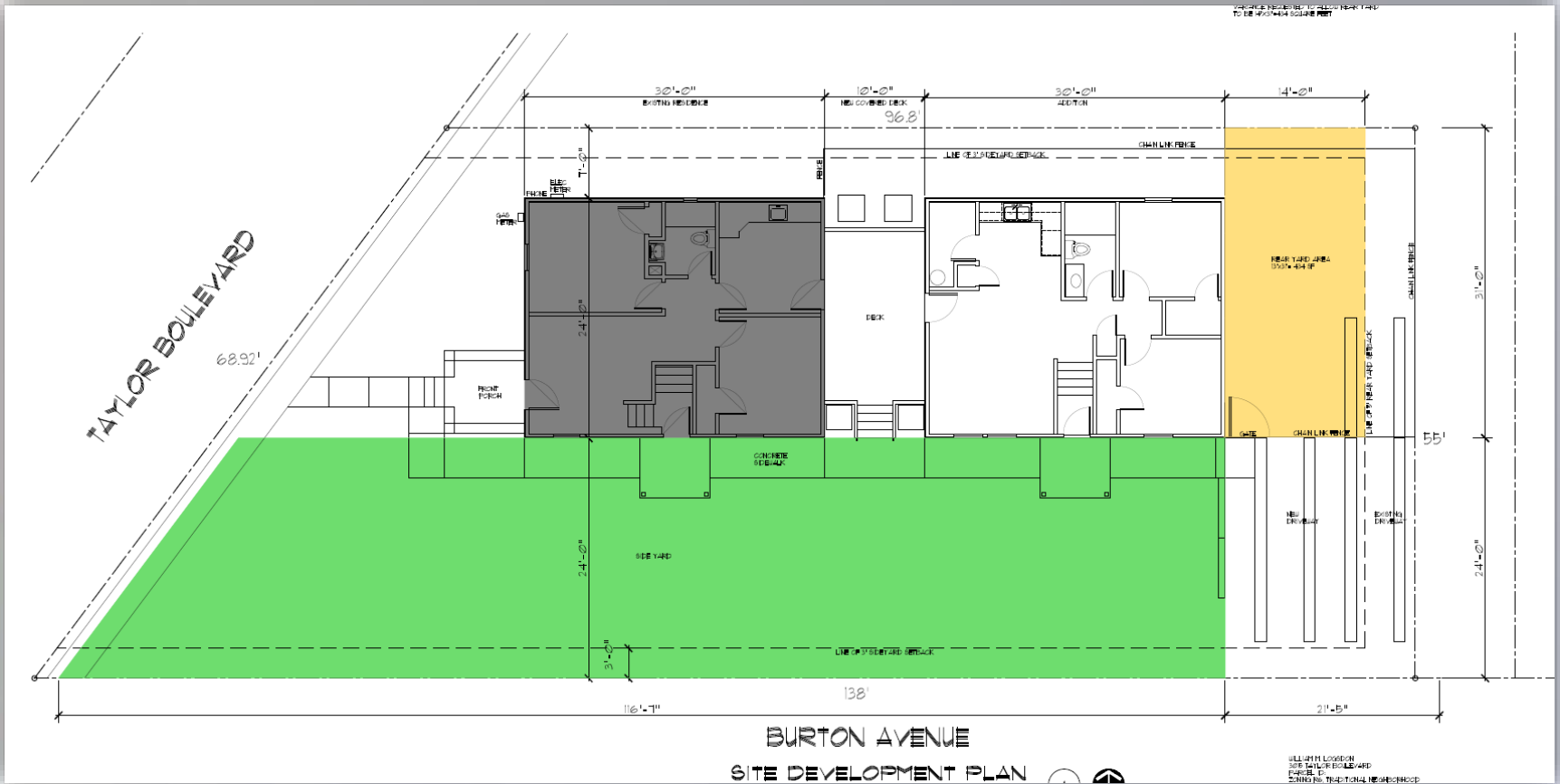
Burton Ave



Burton Avenue looking towards Taylor Blvd



Site Plan



Elevation



Staff Finding

- The requested variance has been adequately justified based on staff's analysis contained in the standard of review.

Required Action

- **APPROVE** or **DENY** the **Variance** from Land Development Code, Section 5.4.1.D to reduce required private yard area

Required	Variance	Provided
1,914 sq. ft. (30% net lot area)	1,480 sq. ft.	434 sq. ft. (6% net lot area)