

19-VARIANCE-0044

Stevens Avenue Variance



**Louisville Metro Board of Zoning Adjustment
Public Hearing**

**Zach Schwager, Planner I
November 4, 2019**

Request

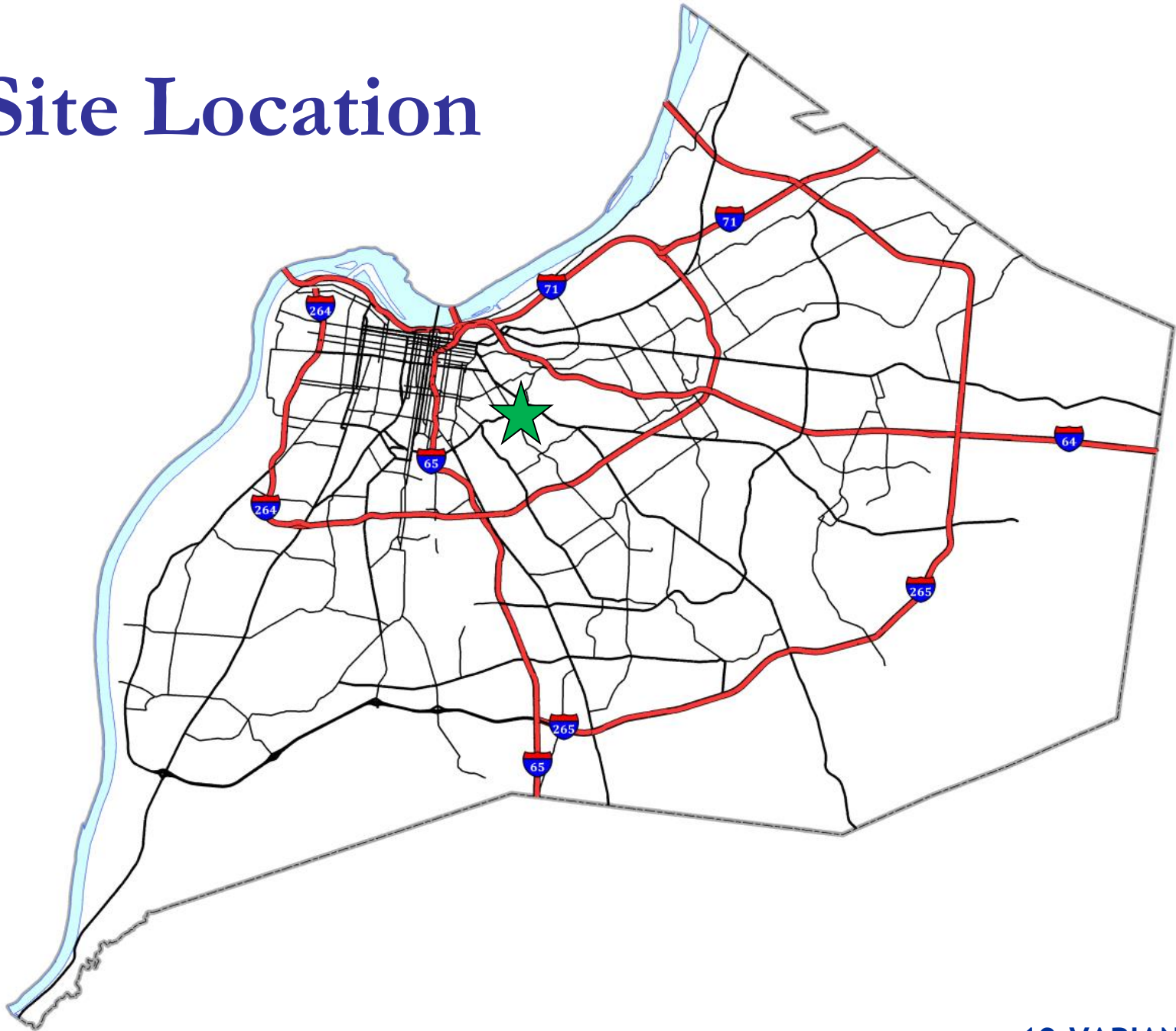
- **Variance:** from Land Development Code section 5.4.1.D.3 to allow a private yard area to be less than the required 20% of the area of a lot.

Location	Requirement	Request	Variance
Private Yard Area	831.2 sq. ft.	492 sq. ft.	339.2 sq. ft.

Case Summary / Background

- The subject property is zoned R-5 Single-Family in the Traditional Neighborhood Form District. It is located in the Deer Park neighborhood on the north side of Stevens Avenue and contains a 1 ½ - story single-family residence.
- The applicant is proposing a one-story addition on the rear of the house. This addition will reduce the private yard area to be less than the required 20% of the area of the lot.

Site Location

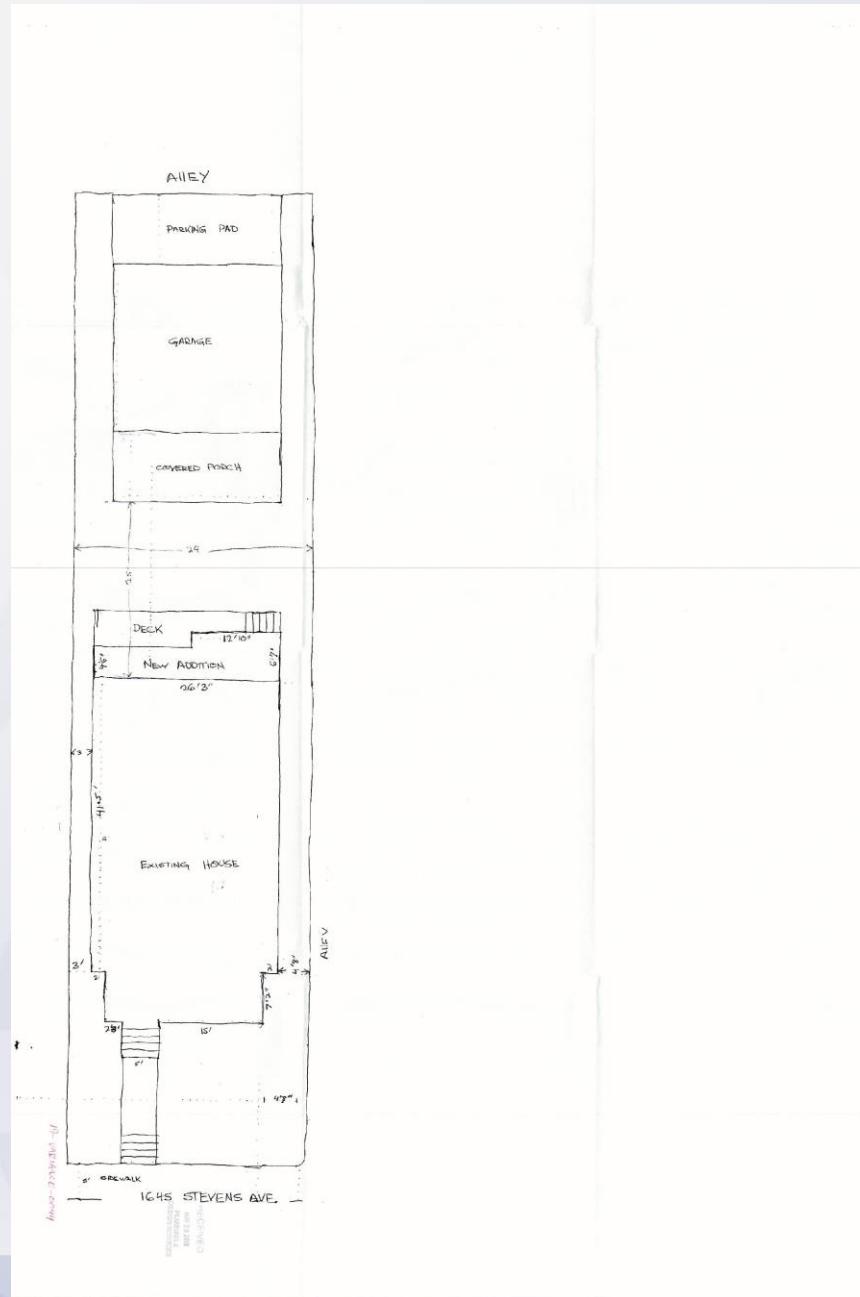




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Site Plan



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Conclusion

- The variance request appears to be adequately justified and meets the standard of review.

Required Action

- **Variance:** from Land Development Code section 5.4.1.D.3 to allow a private yard area to be less than the required 20% of the area of a lot. Approve/Deny

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