

Case No. 15VARIANCE1089

1662 W. Kentucky Street



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

**Joel P. Dock, Planner I
February 15, 2016**

Request

- **Variance** from the Land Development Code (LDC), section 5.4.1.D to allow a reduction in the private yards of the resultant lots of minor subdivision case 15MINORPLAT1057.

Location	Requirement	Request	Variance
Private Yard (Tract 1)	440 sq. ft. (20%)	424 sq. ft.	16 sq. ft.
Private Yard (Tract 2)	450 sq. ft. (20%)	260 sq. ft.	190 sq. ft.

Case Summary / Background

- The applicant proposed to DRC on February 3, 2016 under case 15MINORPLAT1057 to create two substandard tracts. The request was reviewed and approved in accordance with LDC 7.1.85.
- The applicant proposed two single-family lots, one being 2,200 SF and the other 2,250 SF.
- Resultant lots do not meet the minimum area (20% of total lot area) required for private yards in the Traditional Neighborhood form district.

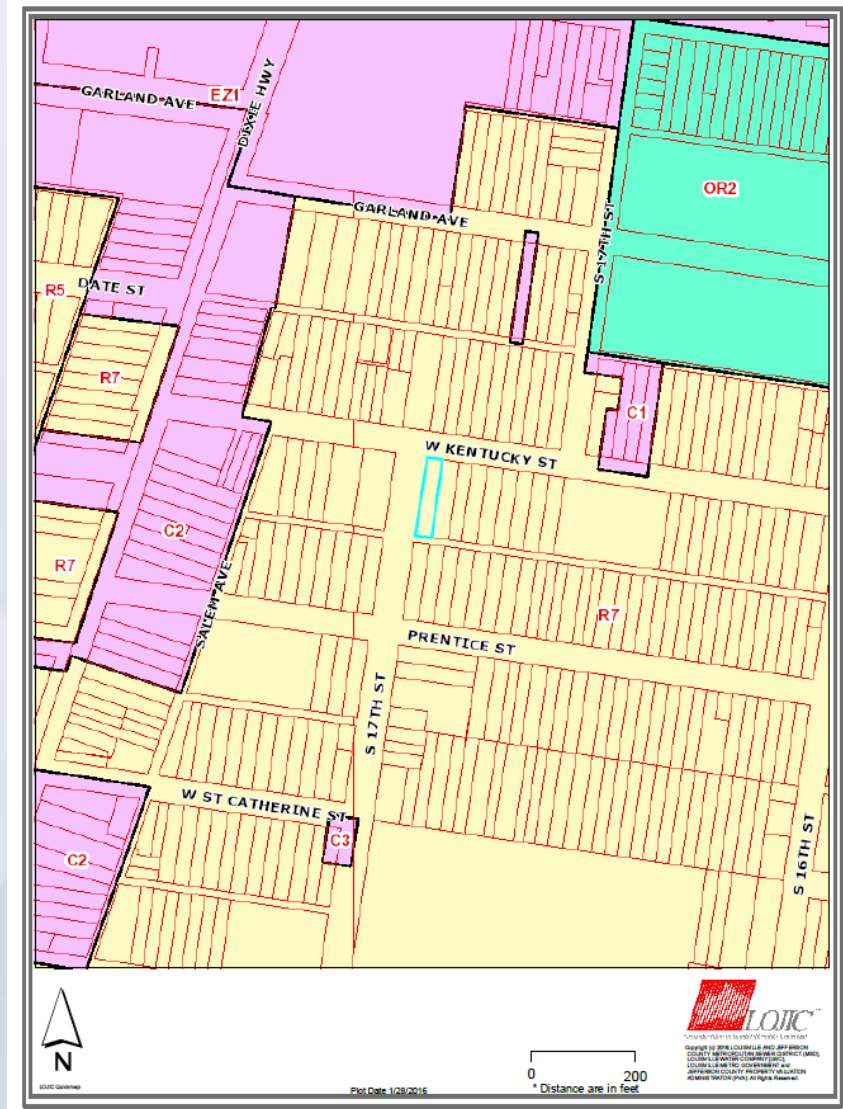
Zoning/Form Districts

- Subject Property:

- Existing: R-7/ TN
- Proposed: R-7/ TN

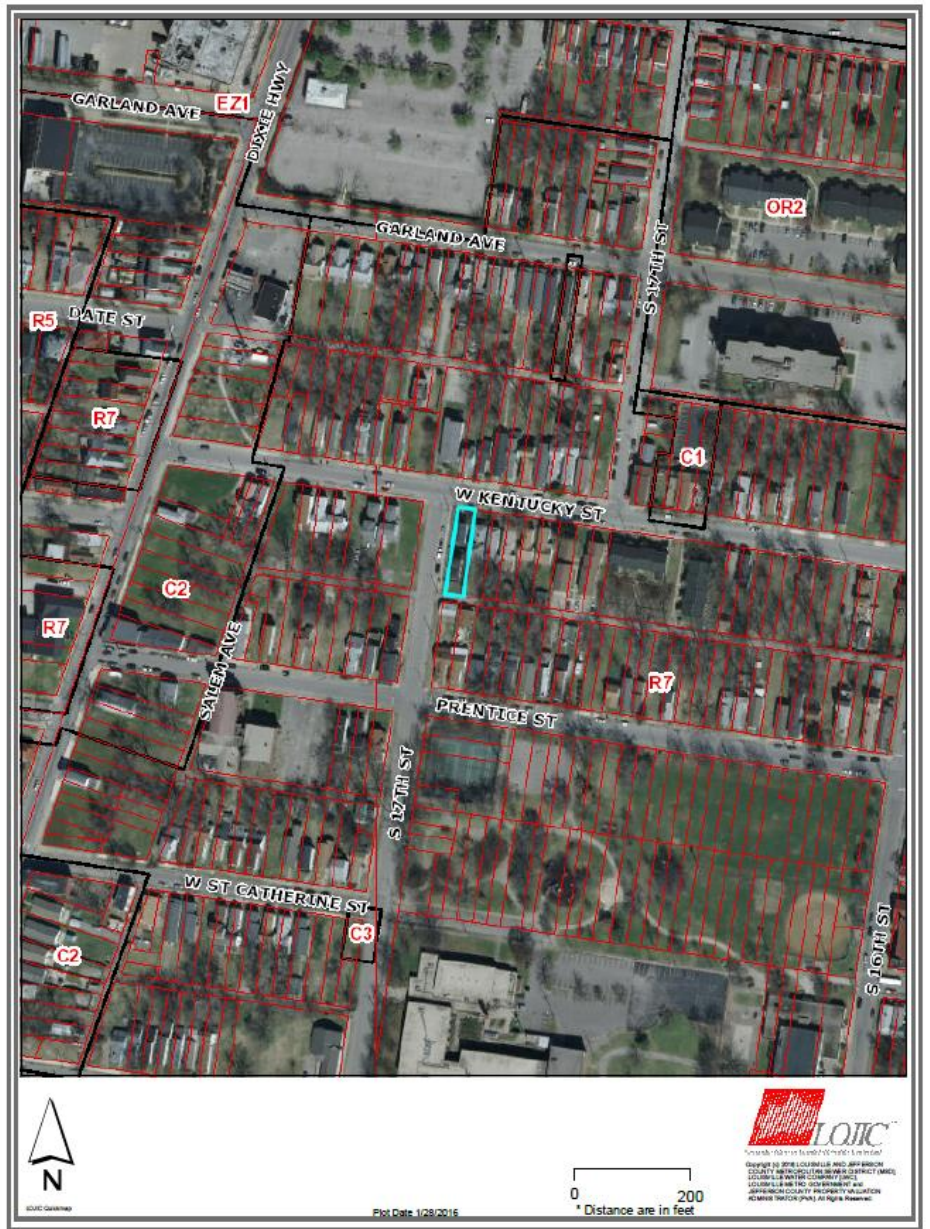
- Adjacent Properties:

- North: R-7/ TN
- South: R-7/ TN
- East: R-7/ TN
- West: R-7/ TN



Aerial Photo/Land Use

- **Subject Property:**
 - Existing: Multi-Family Residential
 - Proposed: Single- or Multi-Family Residential
- **Adjacent Properties:**
 - North: Single- or Multi-Family Residential
 - South: Single- or Multi-Family Residential
 - East: Single- or Multi-Family Residential
 - West: Single- or Multi-Family Residential



W. Kentucky Street





17th Street Tract 1 P/Y



17th Street Tract 2 P/Y



NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 2 TRACTS.
2. THIS PLAT IS SUBJECT TO EASEMENTS AND RESTRICTIONS WHETHER RECORDED OR NOT.
4. NO PORTION OF THIS PROPERTY LIES WITHIN THE 100 YEAR FLOOD ELEVATION.

Variance:

Tract 1
 Required: 440 Ft²
 Provided: 424 Ft²

Tract 2
 Required: 450 Ft²
 Provided: 260 Ft²

LEGEND

- DENOTES SET 1/2" REBAR W/ CAP #3522
- FOUND IRON PIN W/ CAP "PODERSKI"



LOCATION MAP

NO SCALE

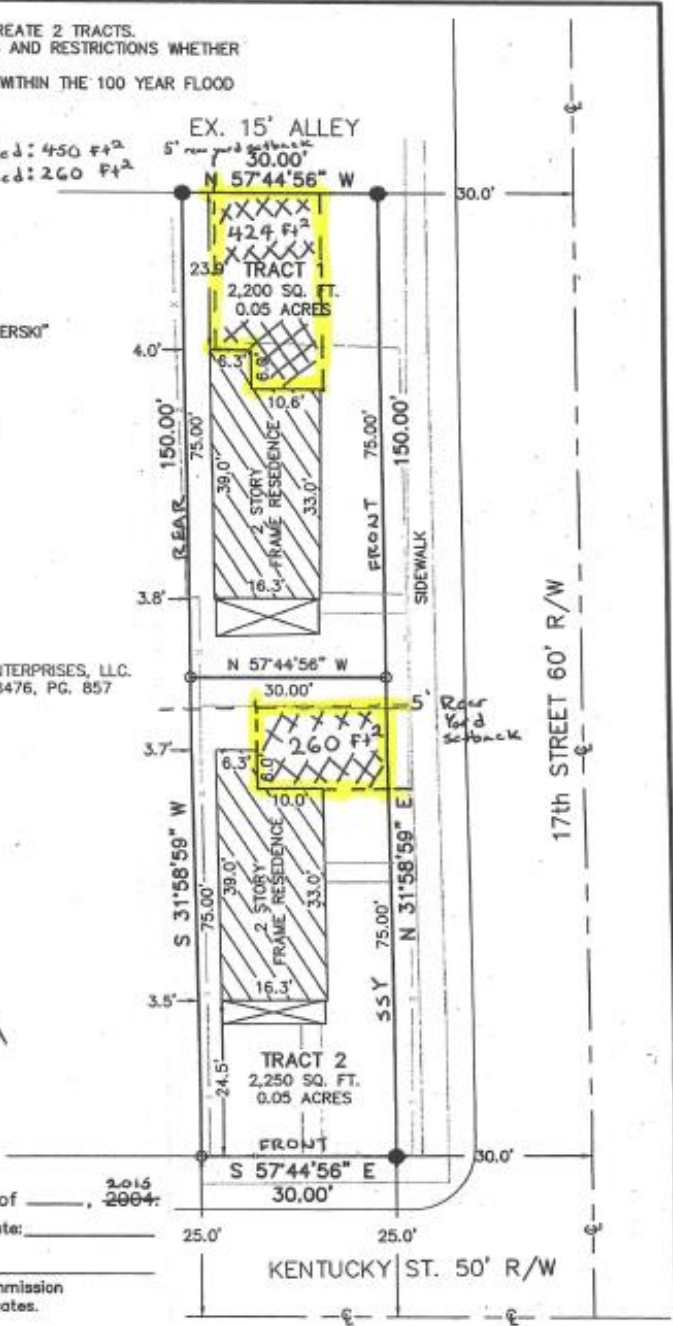
G. K. ENTERPRISES, LLC.
 D.B. 8476, PG. 857



Certificate of Approval

Approved this _____ day of _____, 2016
 Invalid if not recorded before this date: _____

By: _____
 Louisville Metro Planning Commission
 Approval subject to attached Certificates.



Applicable Plans & Policies

- Cornerstone 2020
- Land Development Code (revised December 2015)

Technical Review

- The request has no outstanding Technical Review items at this time.

Staff Analysis and Conclusions

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

Required Actions

- APPROVE or DENY the Variance from the Land Development Code (LDC), section 5.4.1.D to allow a reduction in the private yards of the resultant lots of minor subdivision case 15MINORPLAT1057.

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