

17VARIANCE1103 2054 Eastern Parkway



Louisville Board of Zoning Adjustment Public Hearing

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Request

- **Variance** to reduce the required private yard area (LDC 5.4.D.2.)

Location	Requirement	Request	Variance
Private Yard Area	1,892 sq ft	657 sq ft	1,234.5 sq ft

Case Summary/Background

- Applicant proposes to build an accessory structure along the rear property line
- The accessory structure will include a garage and living space
- The applicant has been informed that the living space may not be used for long-term rental, or for short-term rental without a change in zoning and a CUP
- The proposed construction and the resulting small private yard area are consistent with existing development in the vicinity

Zoning / Form District

Subject Site:

Existing: R-5A / Traditional Neighborhood

Proposed: To remain as existing

Adjoining Sites:

North: R-6/ Traditional Neighborhood

South: R-5A / Traditional Neighborhood

East: R-5 / Traditional Neighborhood

West: R-5A / Traditional Neighborhood



Land Use

Subject Site

Existing: Single-Family Residential

Proposed: To remain as existing

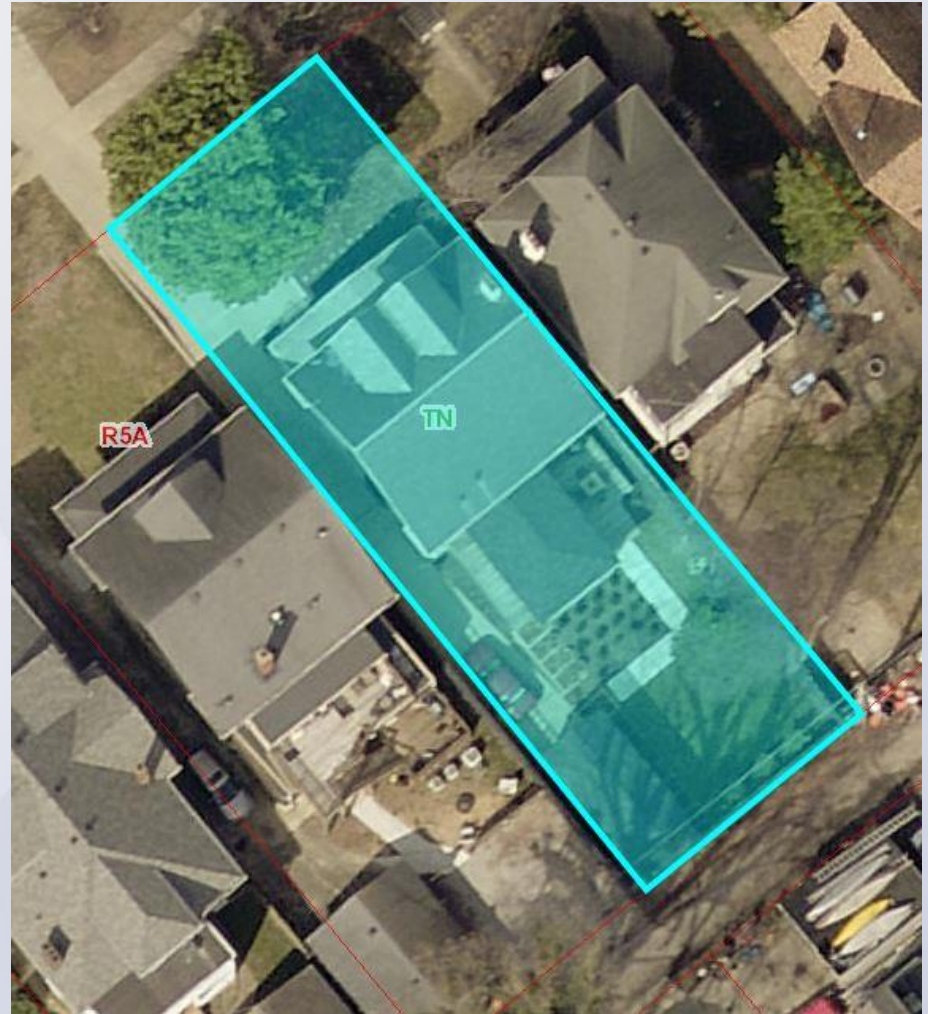
Adjoining Sites

North: Multi-Family Residential

South: Single-Family Residential

East: Single-Family Residential

West: Single-Family Residential



Site Photos



Street View

Site Photos



Adjoining Property to East

Site Photos



Adjoining Property to West

Site Photos



Adjoining Property to North

Site Photos



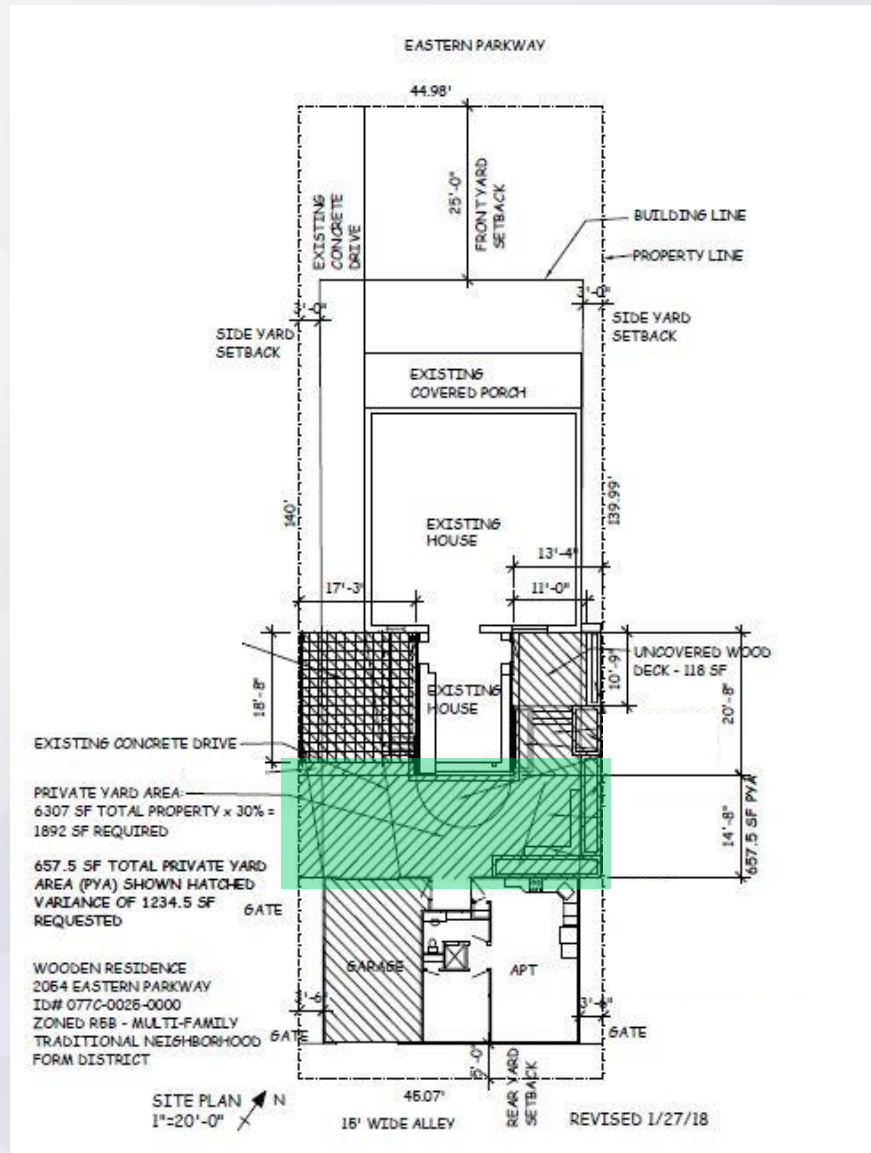
From Deck to Rear Property Line

Site Photos



East to West Along Rear Property Line

Development Plan



Conclusions

- Based upon the information in the staff report, the testimony and evidence provided at the public meeting, the Board of Zoning Adjustment must determine if the proposal meets the standards established in the LDC for the requested variance

Required Action

Approve or Deny

Variance to reduce the required private yard area
(LDC 5.4.D.2.)

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