

19VARIANCE1035

Miami Avenue Variance



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

**Zach Schwager, Planner I
June 3, 2019**

Request

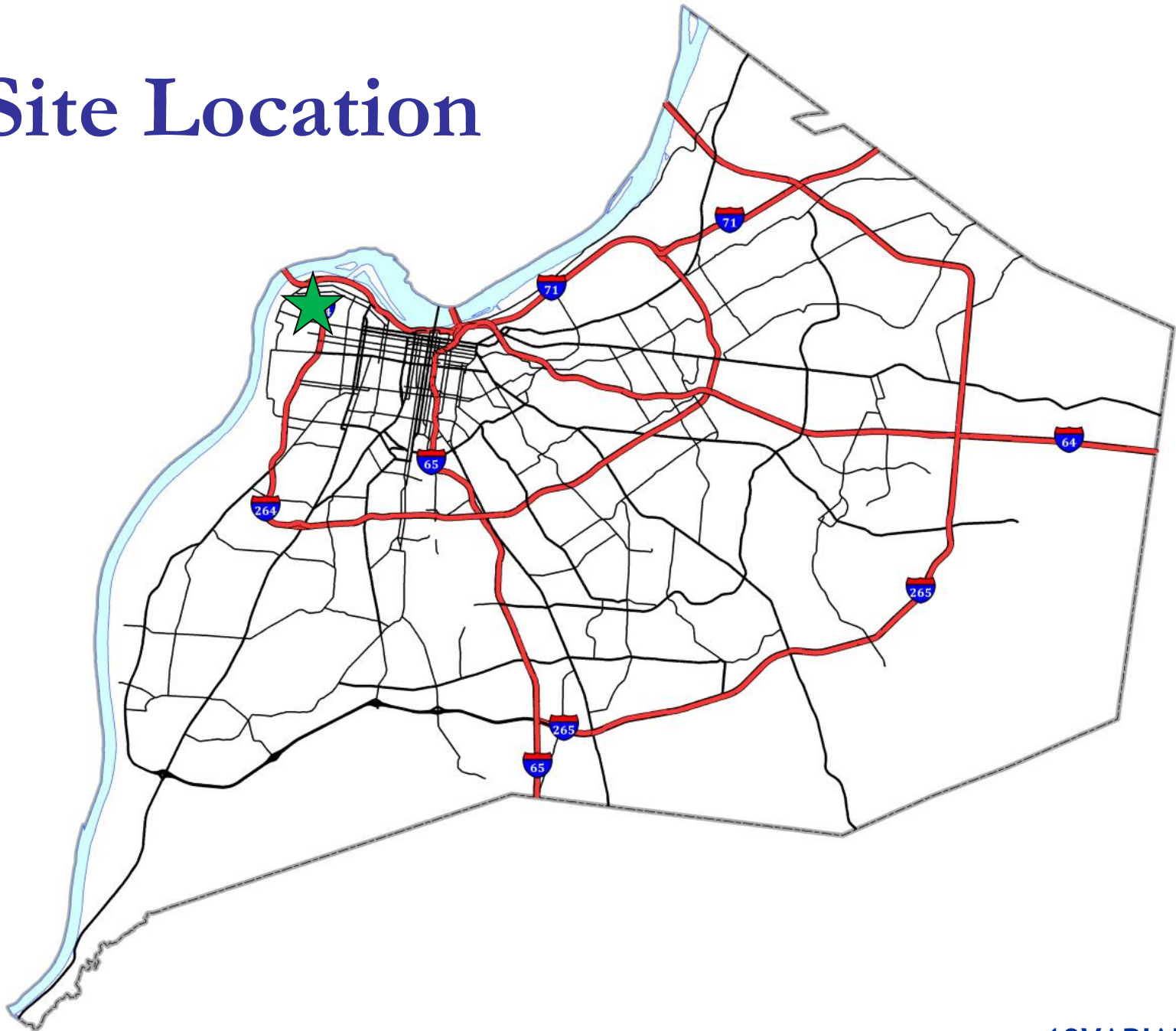
- **Variance:** from Land Development Code section 5.4.1.D.3 to allow a structure to allow a private yard area to be less than the required 20% of the area of a lot.

Location	Requirement	Request	Variance
Private yard area	666 sq. ft.	600 sq. ft.	66 sq. ft.

Case Summary / Background

- The subject property is located in the Westview Terrace subdivision and contains a 1-½ story single-family structure.
- The applicant proposes to construct a new garage, which will reduce the private yard area to be less than 20% of the total area of the lot.

Site Location



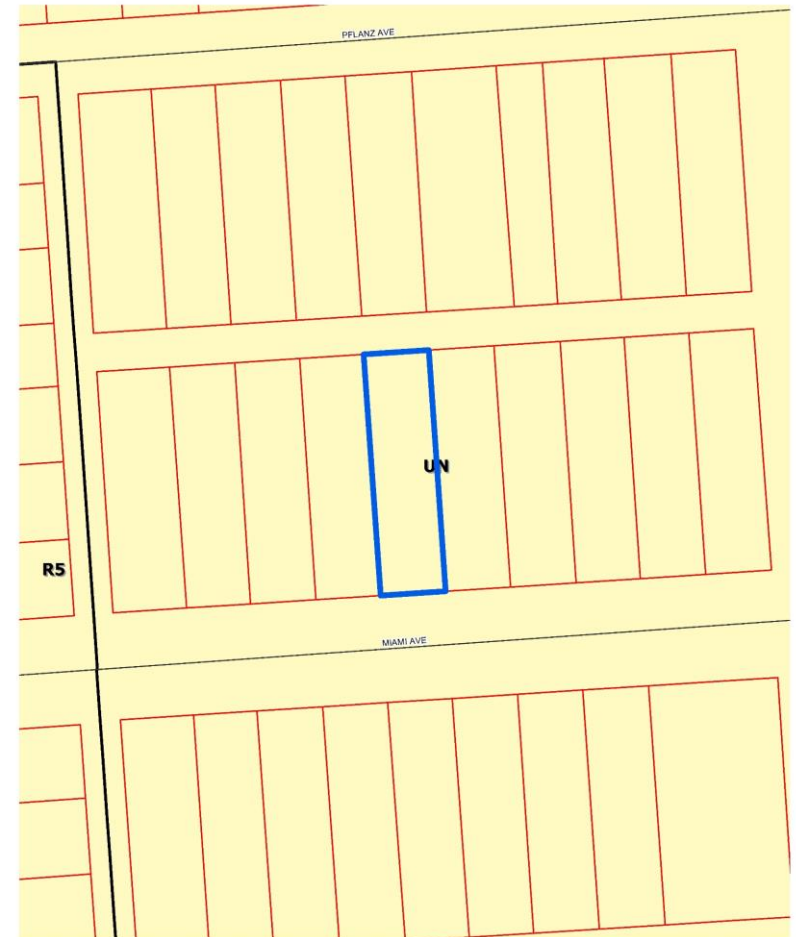
Zoning/Form Districts

Subject Property:

- Existing: U-N/Traditional Neighborhood

Adjacent Properties:

- North: U-N/Traditional Neighborhood
- South: U-N/Traditional Marketplace Corridor
- East: U-N/Traditional Neighborhood
- West: U-N/Traditional Neighborhood



3817 Miami Avenue
feet



Map Created: 5/22/2019



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Aerial Photo/Land Use

Subject Property:

- Existing: Single-Family Residential
- Proposed: Single-Family Residential

Adjacent Properties:

- North: Single-Family Residential
- South: Single-Family Residential
- East: Single-Family Residential
- West: Single-Family Residential



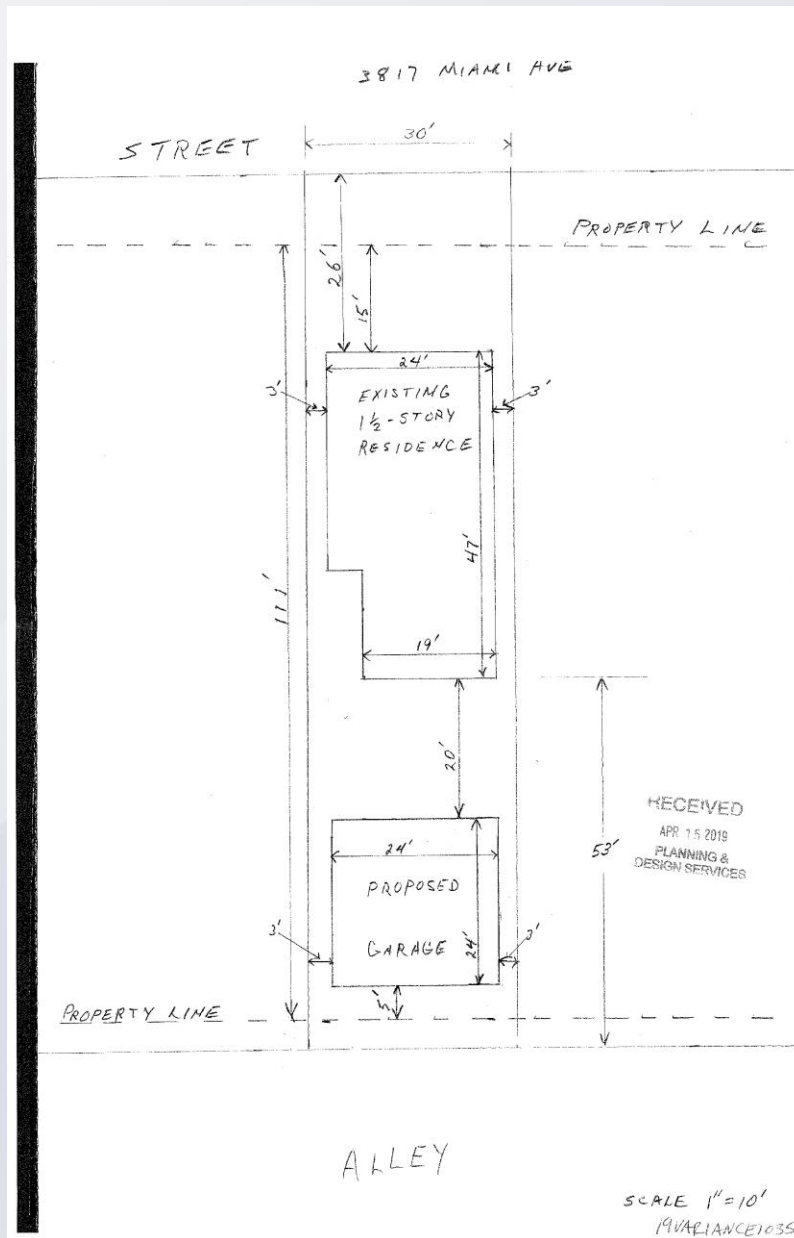
3817 Miami Avenue
feet

40
Map Created: 5/22/2019



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Site Plan



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

Location	Requirement	Request	Variance
Private yard area	666 sq. ft.	600 sq. ft.	66 sq. ft.