

19-VARIANCE-0013

S. Brook Street Variance



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

**Zach Schwager, Planner I
September 9, 2019**

Request

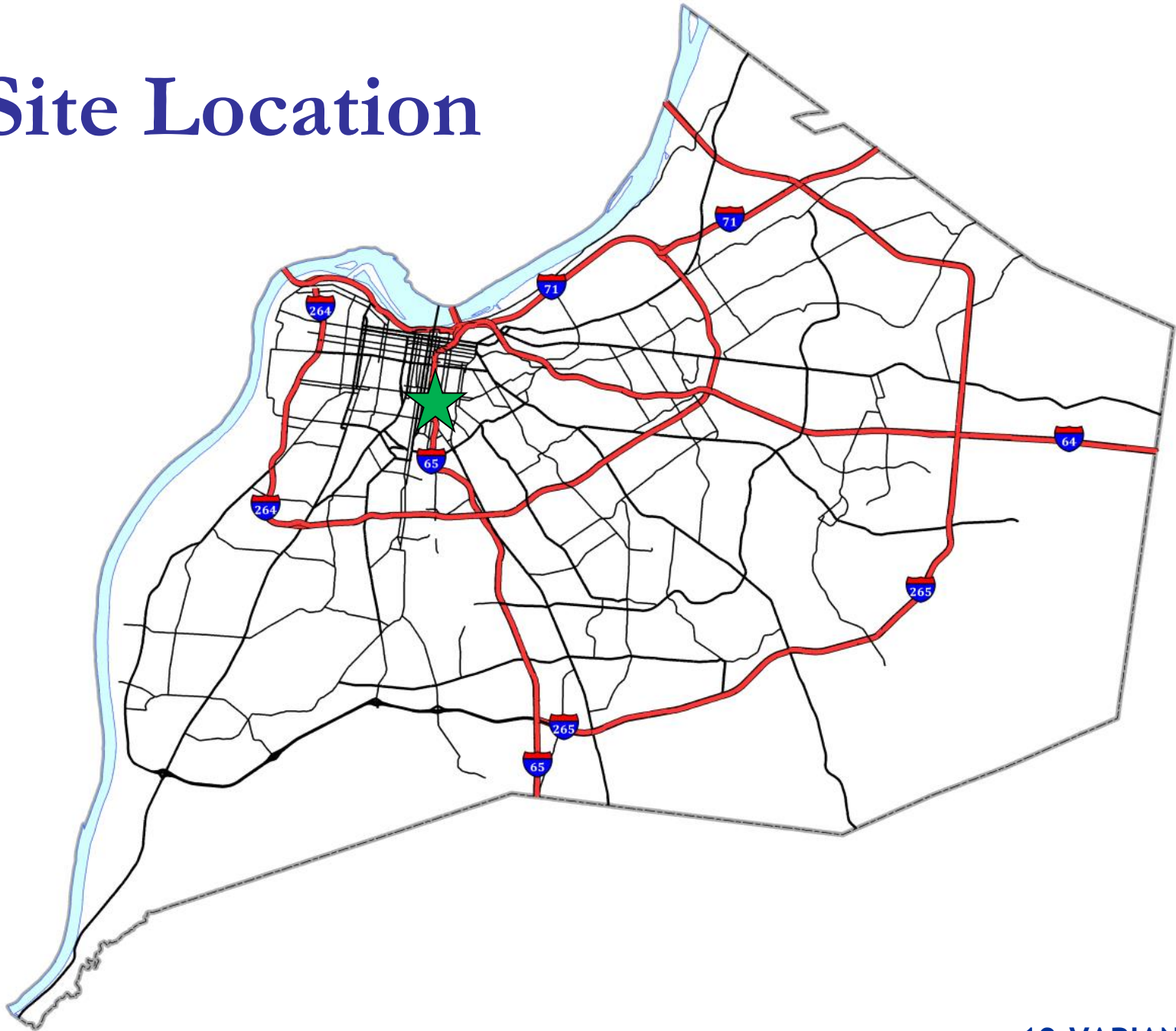
- **Variance:** from Land Development Code to allow a private yard area to be less than the required 20% of the area of a lot.

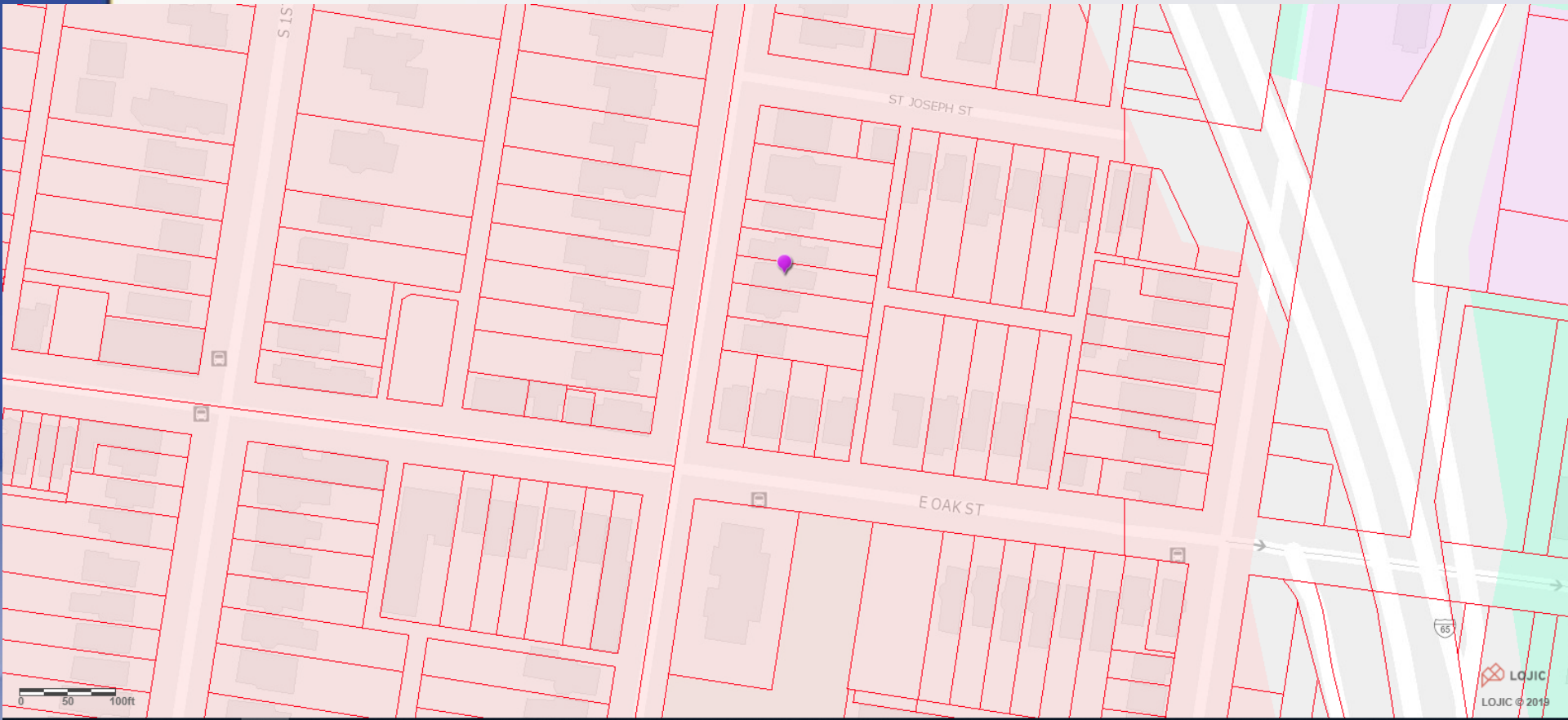
Location	Requirement	Request	Variance
Private yard area	900 sq. ft.	717 sq. ft.	183 sq. ft.

Case Summary / Background

- The subject property is located in the Old Louisville neighborhood and preservation district.
- The applicant has constructed a carriage house, which will reduce the private yard area to be less than 20% of the total area of the lot.
- The Old Louisville Architectural Review Committee approved the carriage house on condition under case number 19-COA-0020 on July 26, 2019. Planning & Design Staff does not have any recommended conditions.

Site Location

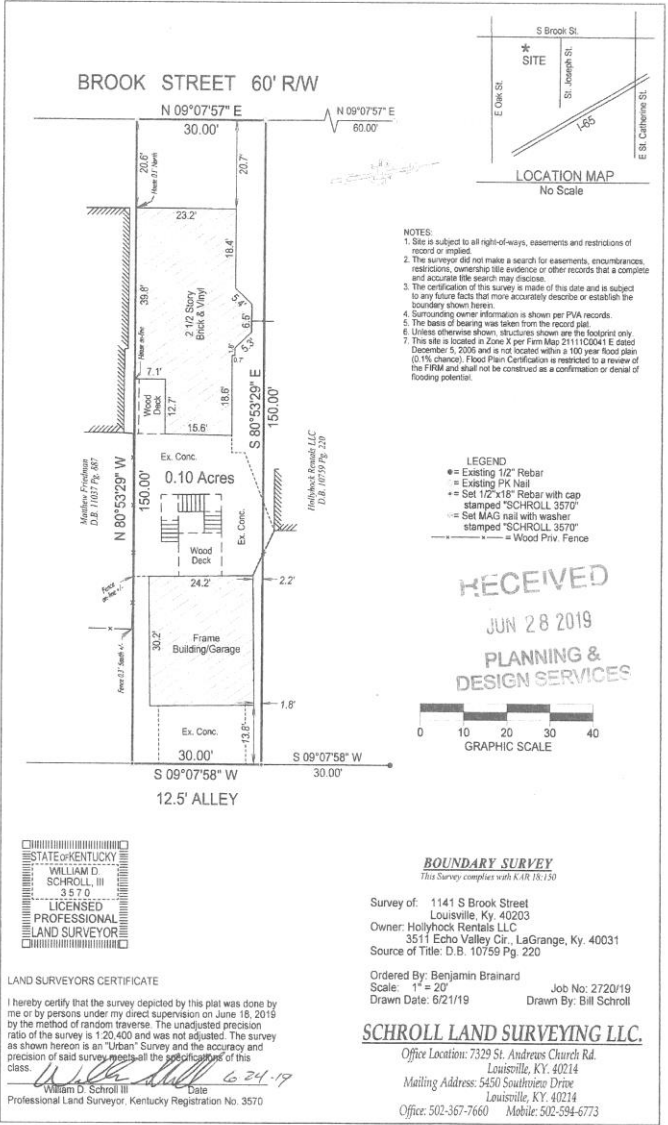






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Site Plan



19-VARIANCE-0013

Site Photos-Subject Property



The front of 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 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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