

# **20-VARIANCE-0109**

## **Princeton Drive Variance**



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

**Zach Schwager, Planner I  
October 26, 2020**

# Request

- **Variance:** from Land Development Code section 5.4.1.D.2 to allow a private yard area to be less than the required 30% of the area of the lot.

Location	Requirement	Request	Variance
Private Yard Area	2,266 sq. ft.	1,105 sq. ft.	1,161 sq. ft.

# Case Summary / Background

- The subject site is zoned R-5 Residential Single-Family in the Traditional Neighborhood Form District.
- It is a single-family structure located in the Aberdeen subdivision.

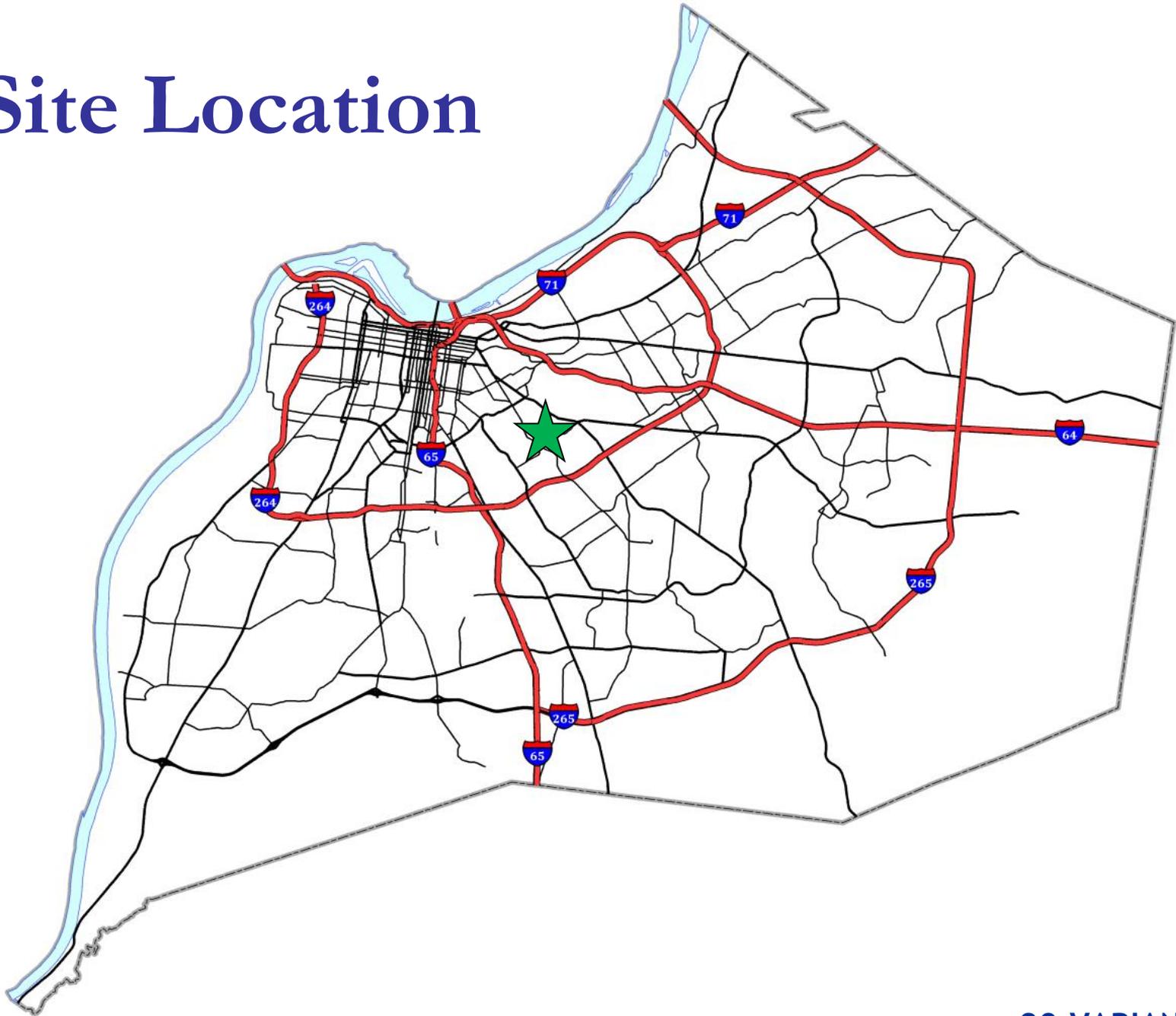
# Case Summary / Background

- The existing structure is two-stories and the applicant proposes to demolish an existing one-story addition on the rear of the residence and replace it with a two-story addition and screened porch.

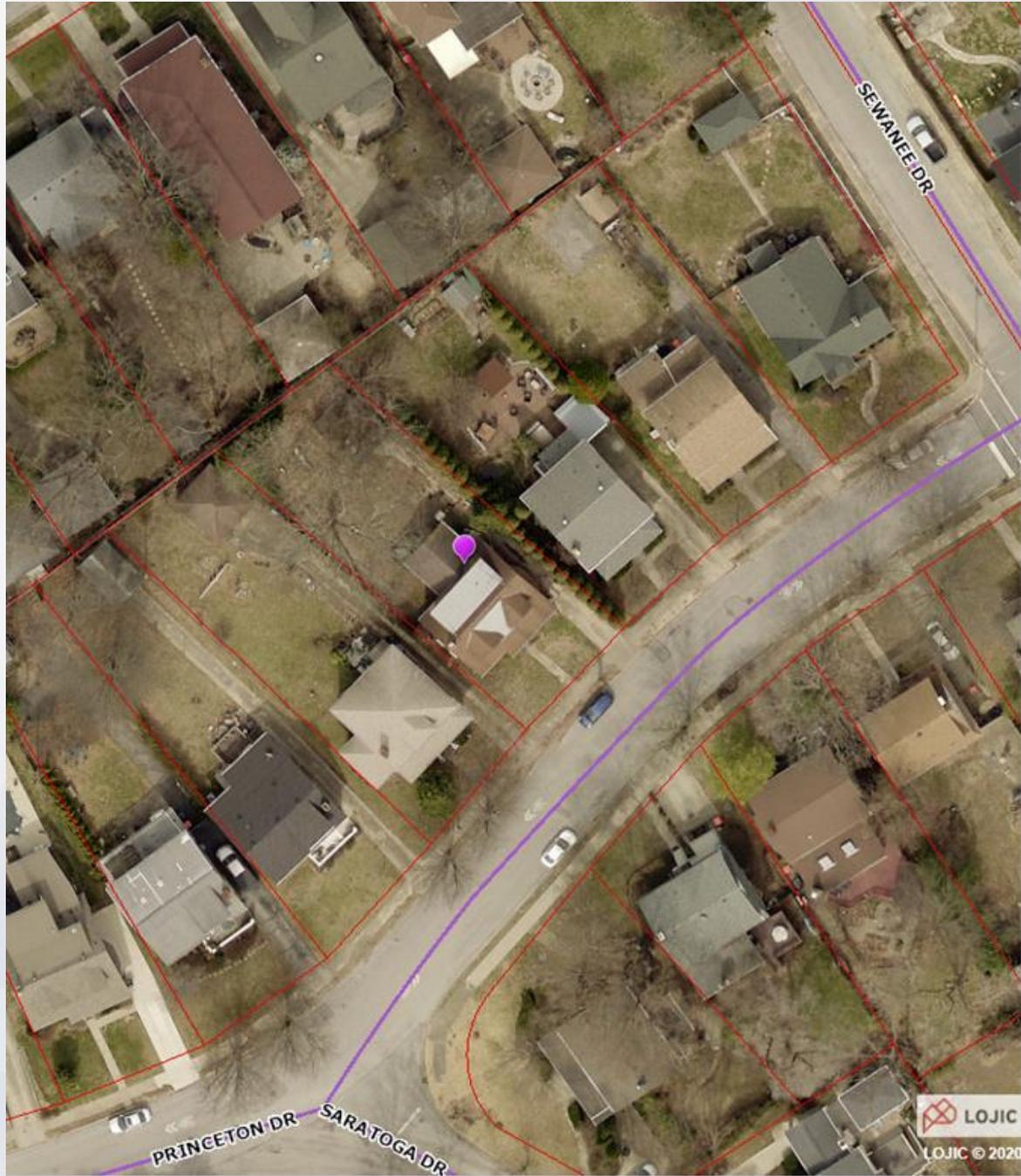
# Case Summary / Background

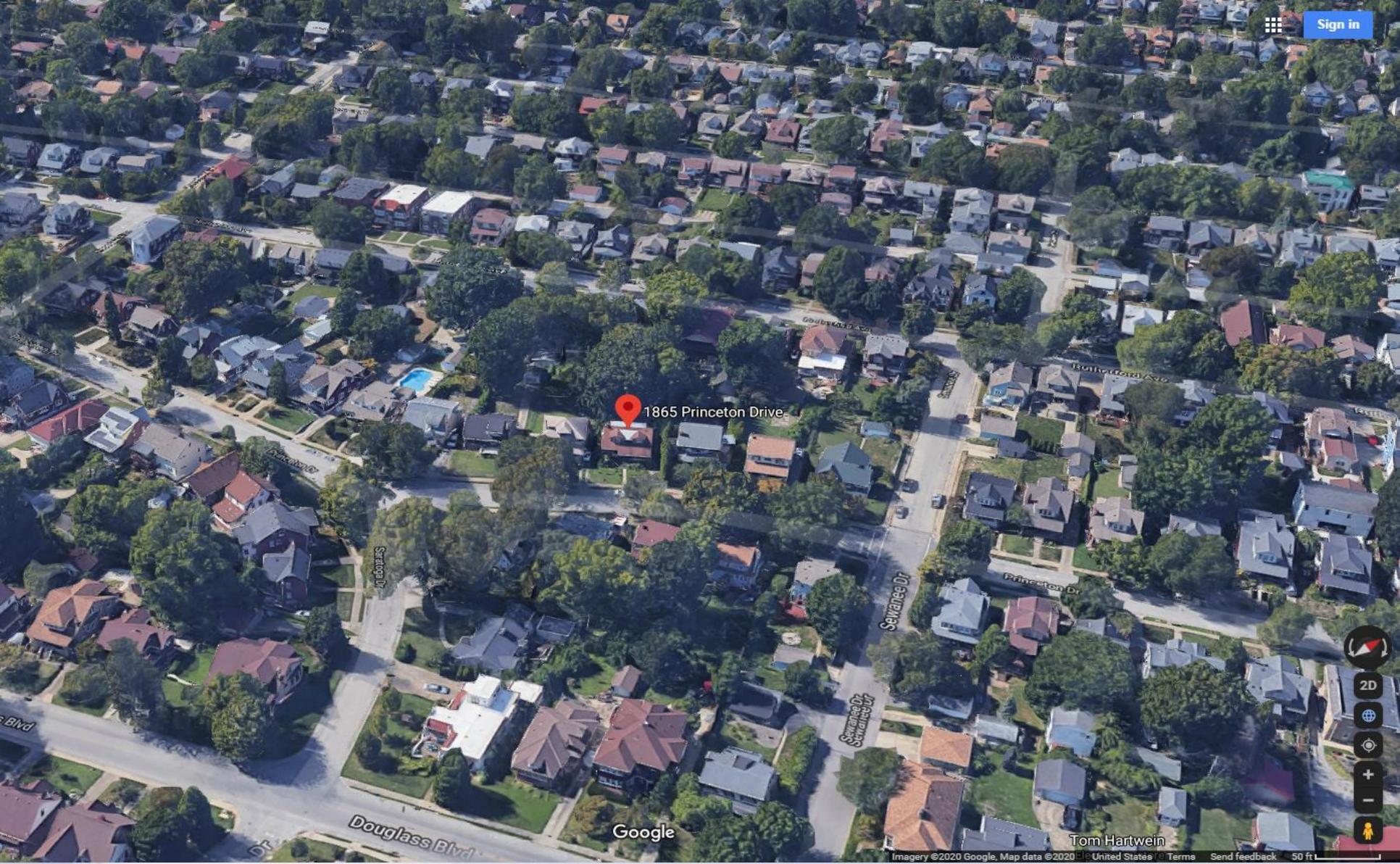
- The proposed addition would reduce the private yard area to be less than the required 30% of the area of the lot.
- However, there is additional open space in the accessory structure area that cannot be counted toward the private yard; if this area could be included in the calculation the requirement would be met.

# Site Location







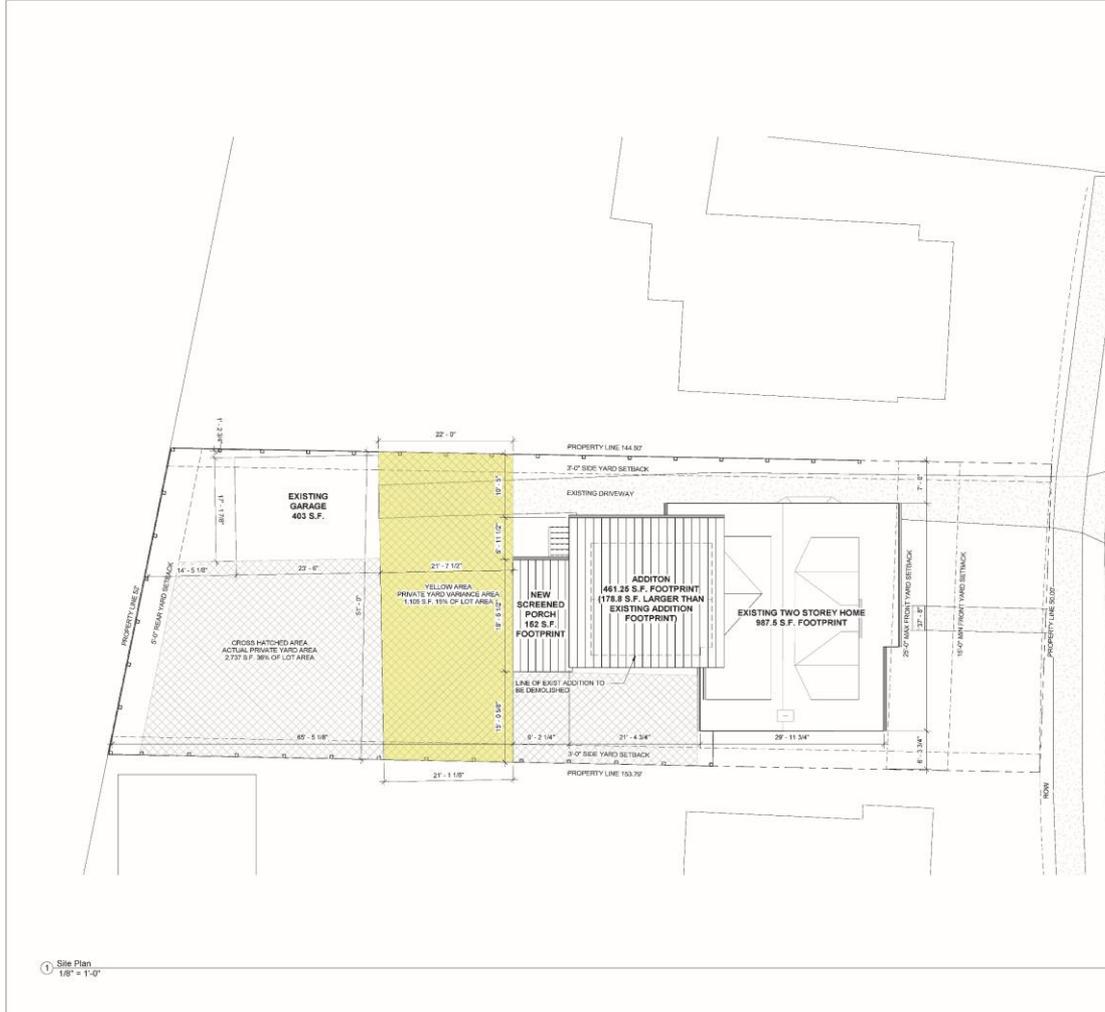


1865 Princeton Drive

Google

Tom Hartwein

# Site Plan



**PROJECT INFORMATION**

PROPERTY ADDRESS: 1865 PRINCETON DRIVE LOUISVILLE, KY 40205  
 PARCEL ID: 079A0750000  
 PVA LEGAL DESCRIPTION: 50K144  
 LOT SIZE: .1743 ACRES, 7,692.5 S.F.

**VARIANCE FOR PRIVATE YARD AREA**

REQUIRED: 30% OF LOT AREA  
 REQUESTING: 15% OF LOT AREA



2016R New Main Street  
 Louisville, KY 40205  
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- Addition -  
 1865 Princeton Drive  
 Louisville, KY 40205

Site Plan

Description	Date

Preliminary Design  
 Not For Construction  
 Project number: 20-014  
 Date: 7/28/2020  
 Drawn by: JEM  
 Checked by: JEM

**A0.1**

Scale: 1/8" = 1'-0"

1/25/2020 12:30:20 PM

# Elevations



① North Elevation  
1/4" = 1'-0"



② South Elevation  
1/4" = 1'-0"



22181 New Dale Street  
Louisville, KY 40206  
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- Addition -  
1855 Princeton Drive  
Louisville, KY 40205

Exterior Elevations

Description	Date

Preliminary Design  
Not For Construction  
Project number 20-014  
Date 7/28/2020  
Drawn by JESJ  
Checked by JESJ

A4.0

Scale 1/4" = 1'-0"

# Elevations



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- Addition -  
1865 Princeton Drive  
Louisville, KY 40205

Exterior Elevations

Description	Date

Preliminary Design  
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Drawn by JEM  
Checked by JEM

**A4.1**  
Scale 1/4" = 1'-0"



# Rendering



# Rendering



# Site Photos-Subject Property



# Site Photos-Subject Property



# Site Photos-Subject Property



# Site Photos-Subject Property



# Conclusion

- Staff finds that the requested variance is adequately justified and meets the standard of review.

# Required Action

- **Variance:** from Land Development Code section 5.4.1.D.2 to allow a private yard area to be less than the required 30% of the area of the lot. Approve/Deny

Location	Requirement	Request	Variance
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