

18VARIANCE1028

842 Franklin Street Addition



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

Dante St. Germain, Planner I

April 30, 2018

Requests

- **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 a lot.

Location	Requirement	Request	Variance
Private Yard Area	30% (2,934.2 sf)	4.2% (408 sf)	25.8% (2,526.2 sf)

Case Summary / Background

- The subject property is located in the Butchertown neighborhood.
- The applicant proposes to construct a new two-story addition on the rear of the principal structure, decreasing the existing private yard area located between the principal structure and the garage.
- The detached garage is situated far off the alley, with the front approximately 73 feet from the alley, making the private yard area small.

Case Summary / Background

- A Certificate of Appropriateness for the addition was granted by Historic Landmarks and Preservation Districts Commission staff on March 23, 2018, under case number 18COA1042.

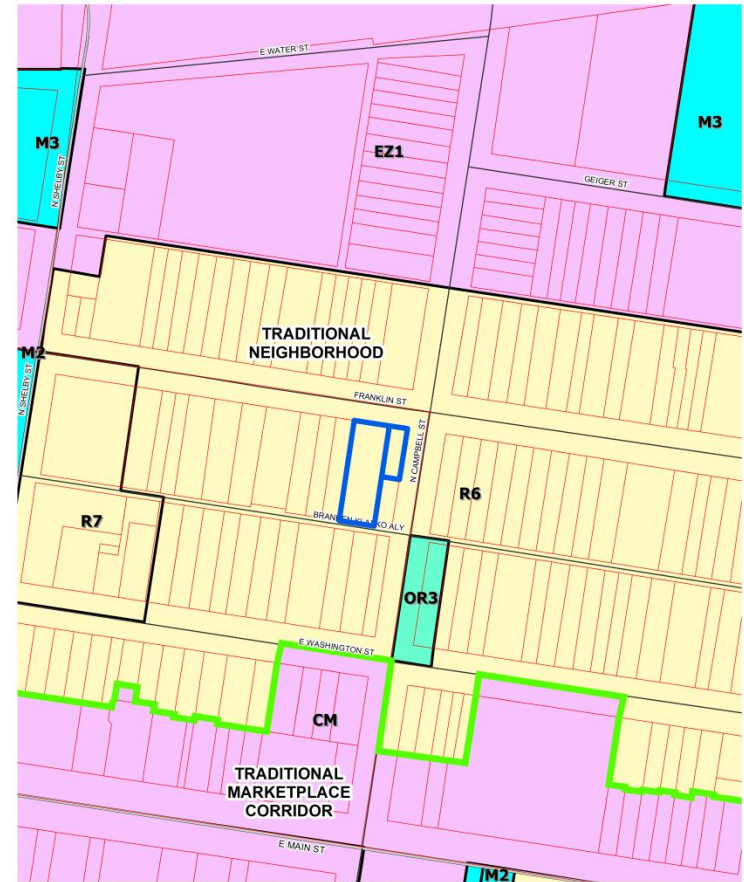
Zoning/Form Districts

Subject Property:

- Existing: R-6/Traditional Neighborhood

Adjacent Properties:

- North: R-6/Traditional Neighborhood
- South: R-6/Traditional Neighborhood
- East: R-6/Traditional Neighborhood
- West: R-6/Traditional Neighborhood



842 Franklin Street
feet



Map Created: 4/16/2018



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Aerial Photo/Land Use

Subject Property:

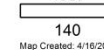
- Existing: Single Family Residential

Adjacent Properties:

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



842 Franklin Street
feet



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Site Photos-Subject Property



The front of the subject property.

Site Photos-Subject Property



The properties across Franklin Street.

Site Photos-Subject Property



The property to the left of the subject property across N Campbell Street.

Site Photos-Subject Property



The existing private yard area to be reduced.

Site Plan



LESAK RES.
842 Franklin
Louisville, KY 40202

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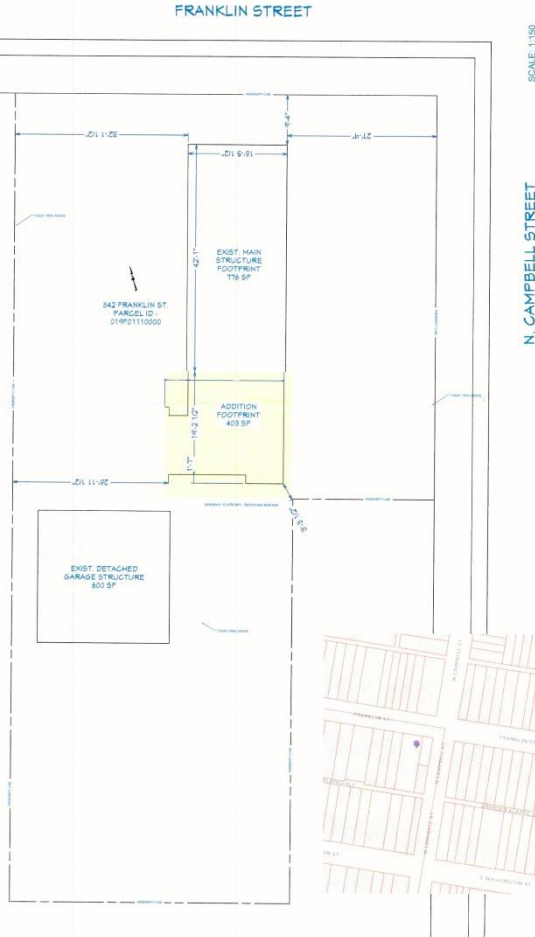
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18 VARIANCE 1028

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PLANNING &
DESIGN SERVICES



Elevations



LESAK RES.
842 Franklin
Louisville, KY 40202

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Louisville, KY 40206
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Conclusions

- The variance request appears to be adequately justified and meets the standard of review.
- Must determine if the proposal meets the standard of review for granting a variance as established in the Land Development Code, from section 5.4.1.D.2 to allow a private yard area to be less than the required 30% of the area of a lot.

Required Actions

- **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 a lot. Approve/Deny

Location	Requirement	Request	Variance
Private Yard Area	30% (2,934.2 sf)	4.2% (408 sf)	25.8% (2,526.2 sf)