

**16VARIANCE1070**  
**2327 Sycamore Ave.**



**Louisville Metro Board of Zoning Adjustment**

**Public Hearing**

**Ross Allen, Planner I**

**November 21, 2016**

# Request(s)

- **Variance:** from the Land Development Code section 5.4.1.D.2 to allow proposed detached garage to reduce the private yard area by approximately 54% of the required (2825 sf. or 30% of total lot area) on a lot 6,000 sf. or greater.

Location	Requirement	Request	Variance
Private Yard Area (30% of total lot area)	2825 sf. (100%)	1312 sf. (46%)	1513 sf. (54%)

# Case Summary / Background

- The applicant is proposing to construct a new 566.87 sf. garage (22' 10" x 24' 10") to replace a previous larger garage on the subject site on an R-6 zoned parcel within a Traditional Neighborhood Form District.
- The home is located at the corner of Keats Ave. and Sycamore Ave. with the residence facing the corner. The front yard is along Sycamore Ave., the street side along Keats Ave., and the rear yard parallel to Sycamore.

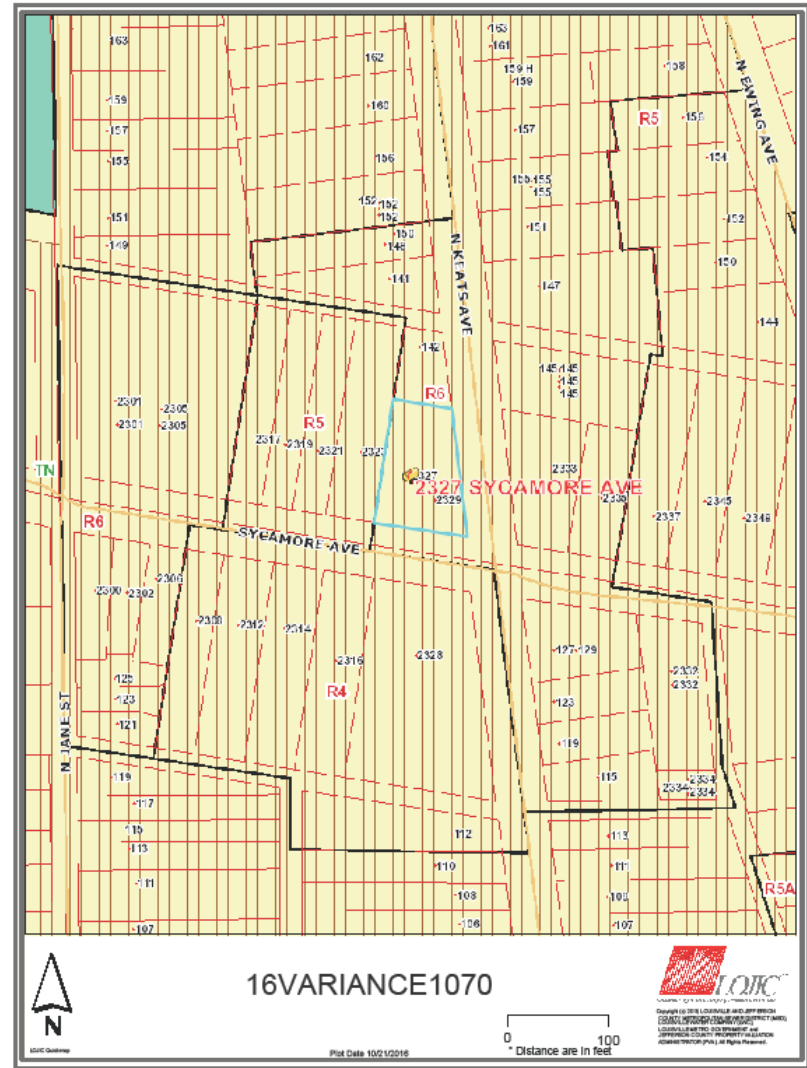
# Zoning/Form Districts

## Subject Property:

- Existing: R-6/Traditional Neighborhood
- Proposed: R-6/Traditional Neighborhood

## Adjacent Properties:

- North: R-6/Traditional Neighborhood
- South: R-4/Traditional Neighborhood
- East: R-6/Traditional Neighborhood
- West: R-5/Traditional Neighborhood



# Aerial Photo/Land Use

## Subject Property:

- Existing: Residential Multi-family
- Proposed: Residential Multi-family

## Adjacent Properties:

- North: Residential Multi-family
- South: Residential single family
- East: Residential Multi-family
- West: Residential single family



# Site Photos-Subject Property



Looking at the subject site from the corner of Sycamore Ave. and North Keats Ave.

# Site Photos-Subject Property



Looking North from Sycamore Ave. where the old driveway has been removed (along the western property line).

# Site Photos-Subject Property



Looking at the side yard area.



# Site Photos-Subject Property



Looking at the rear yard area towards N. Keats Ave., where the new driveway is proposed.

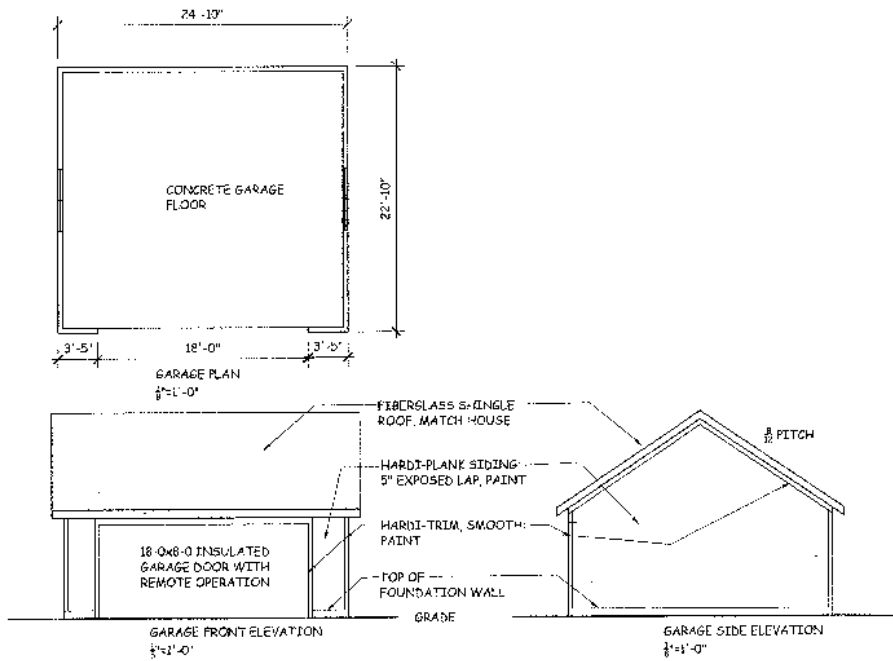
# Site Photos-Subject Property



Looking at the rear yard area towards (southeast)  
the corner of N. Keats Ave. and Sycamore Ave.



# Elevation



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PLANNING &  
DESIGN SERVICES

Lindley Remodel  
2327 Sycamore Ave  
Louisville, KY 40205

Anne Del Prince, Architect  
640 Country Club Road  
(502) 893-6026

Garage  
1/8" = 1'-0"  
8/25/16

A-3  
16 VARIANCE 1070

# Conclusions

- The variance request appears to be adequately justified and meet the standard of review.
- The Board of Zoning Adjustment 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 proposed detached garage to reduce the private yard area by approximately 54% of the required (2825 sf. or 30% of total lot area) on a lot 6,000 sf. or greater.

# Required Actions

- **Variance:** from section 5.4.1.D.2 to allow proposed detached garage to reduce the private yard area by approximately 54% of the required (2825 sf. or 30% of total lot area) on a lot 6,000 sf. or greater.

Approve/Deny