18VARIANCE1003 664 Atwood Street Residence





Louisville Metro Board of Zoning Adjustment
Public Hearing

Dante St. Germain, Planner I February 19, 2018

Requests

- 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 a lot
- Variance: from Land Development Code section
 5.4.1.E.1 to allow an accessory structure/use area to exceed 50 feet in depth

	Location	Requirement	Request	Variance
	Private Yard Area	937.5 sf (20%)	0 sf (0%)	937.5 sf (20%)
4	Accessory			
	Structure/Use	50 ft.	58 ft.	8 ft.
	Area			

Case Summary / Background

- The subject property is located in the Saint Joseph neighborhood.
- The principal structure was previously used as a church, and is being redeveloped into a singlefamily residence.
- The applicant proposes an attached garage at the rear of the structure, resulting in no private yard area and an accessory structure/use area in excess of 50 feet in depth.



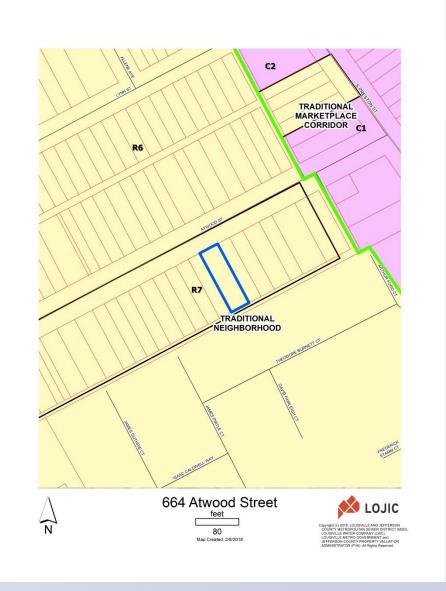
Zoning/Form Districts

Subject Property:

 Existing: R-7/Traditional Neighborhood

Adjacent Properties:

- North: R-7/Traditional Neighborhood
- South: R-7/Traditional Neighborhood
- East: R-7/Traditional Neighborhood
- West: R-7/Traditional Neighborhood





Aerial Photo/Land Use

Subject Property:

Existing: Single Family Residential (under development)

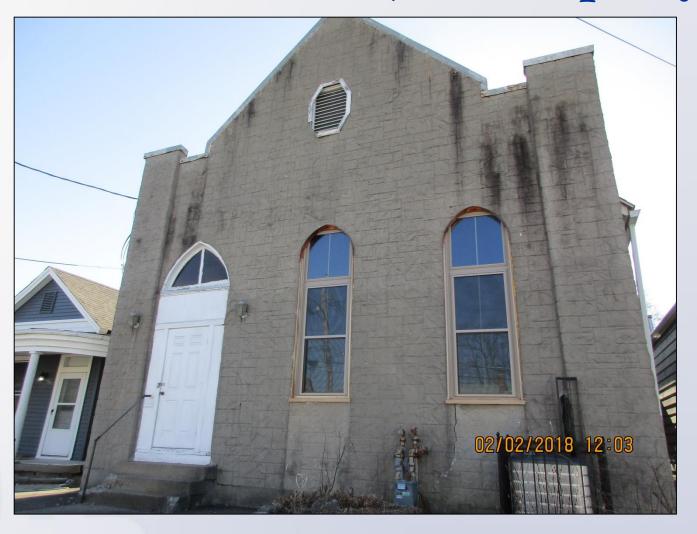
Adjacent Properties:

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











The front of the subject property.





The property to the right of the subject property.





The property to the left of the subject property.





The properties across Atwood Street.





The rear of the principal structure.



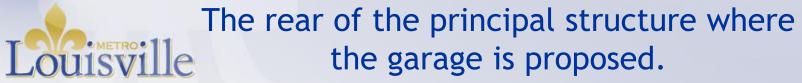
The rear of the principal structure where the garage is proposed.



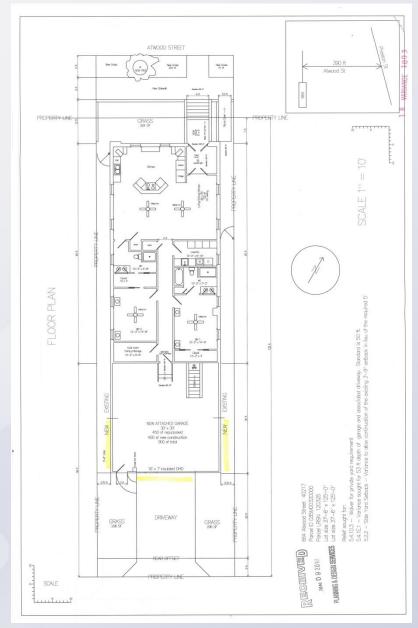


The private yard area is proposed to be eliminated.





Site Plan





Conclusions

The variance requests do not appear to be adequately justified and do not meet 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.3 to allow a private yard area to be less than the required 20% of the area of a lot, and from section 5.4.1.E.1 to allow an accessory structure/use area to exceed 50 feet in depth.

Required Actions

- 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
- Variance: from Land Development Code section
 5.4.1.E.1 to allow an accessory structure/use area to exceed 50 feet in depth. Approve/Deny

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