

19-VARIANCE-0045

Park Avenue Variance



Louisville Metro Board of Zoning Adjustment
Public Hearing

Zach Schwager, Planner I
October 28, 2019

Request

- **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.

Location	Requirement	Request	Variance
Private Yard Area	514 sq. ft.	0 sq. ft.	514 sq. ft.

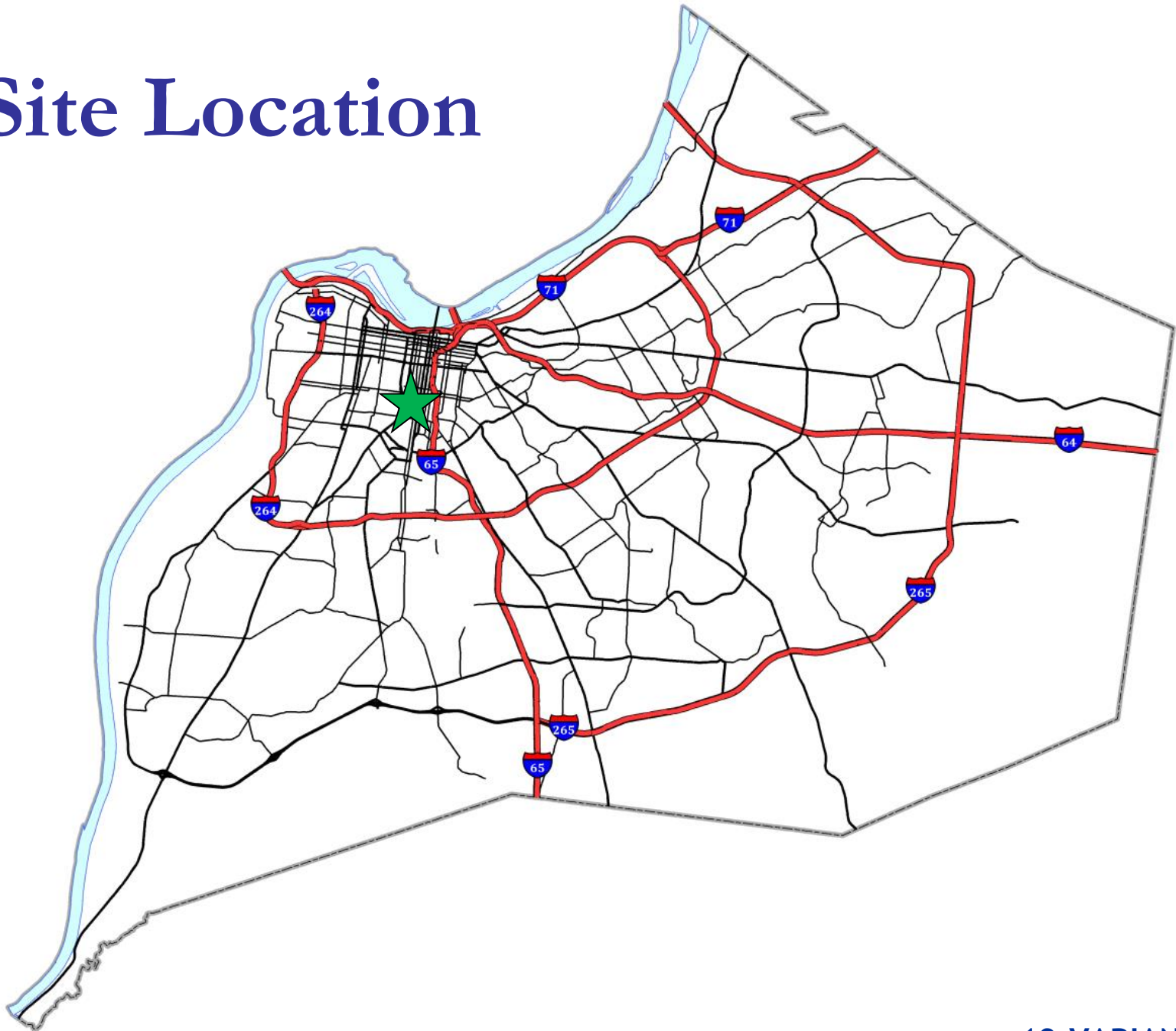
Case Summary / Background

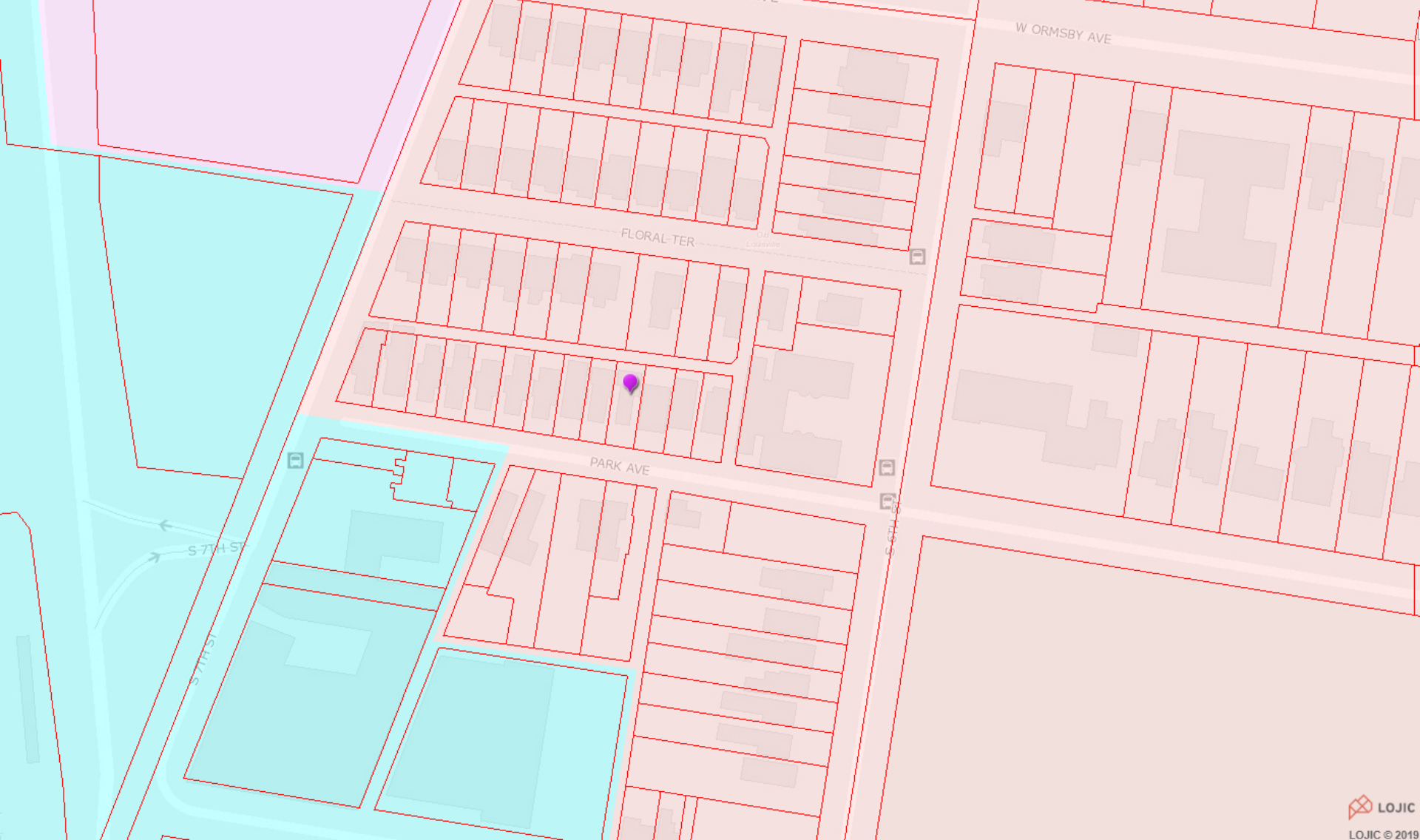
- The subject property is zoned TNZD in the Traditional Neighborhood Form District. It is located in the Old Louisville neighborhood and preservation district and contains a two-story single-family residence.
- The applicant is proposing a one-story addition on the rear of the house. This addition will reduce the private yard area to be less than the required 20% of the area of the lot.

Case Summary / Background

- Historic Landmarks and Preservation Commission staff approved the addition on condition under case number 19-COA-0076 on September 20, 2019. Planning & Design Staff does not have any recommended conditions.

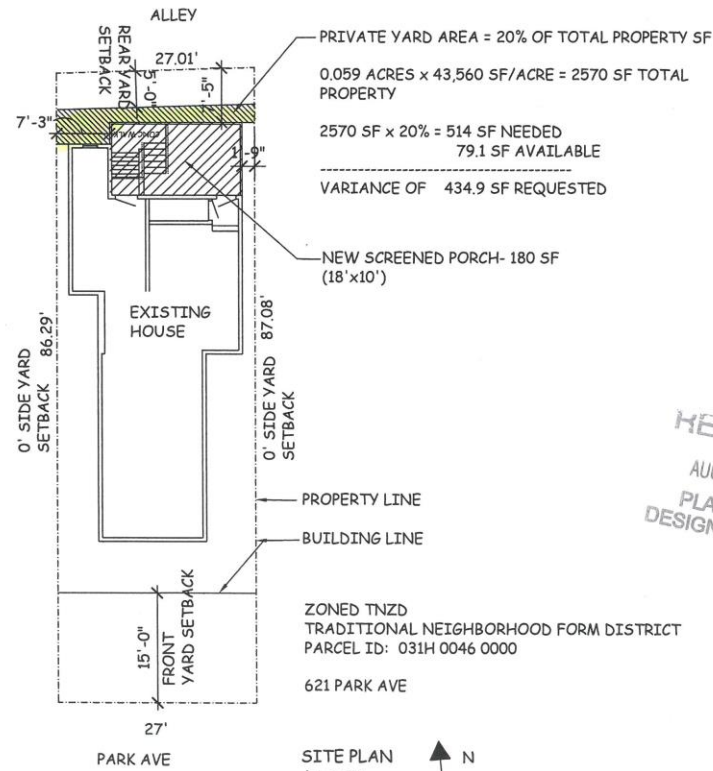
Site Location





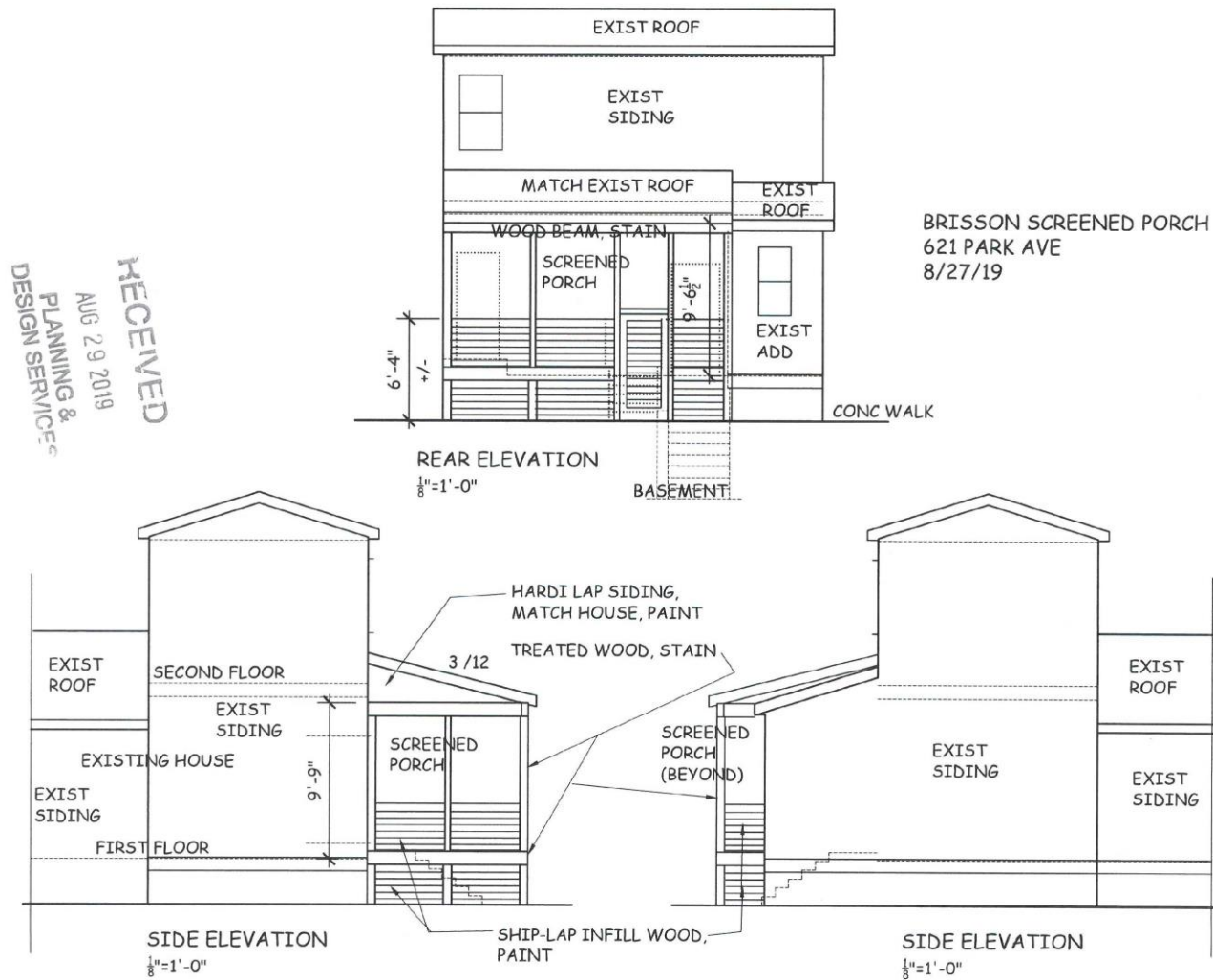


Site Plan



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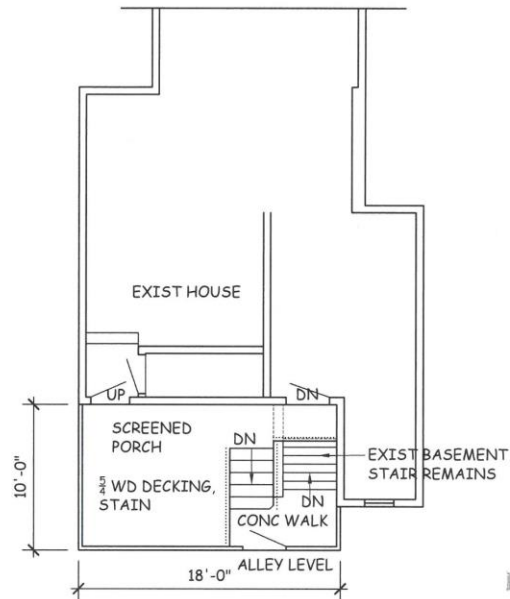
Elevations



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19-VARIANCE-0045

Addition



SCREENED PORCH PLAN
 $\frac{1}{8}" = 1'-0"$

BRISSON SCREENED PORCH
621 PARK AVE
8/27/19

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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 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

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