

17CUP1109
1318 Lydia Street



Louisville Board of Zoning Adjustment Public Hearing

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October 29, 2018

Request

- Conditional Use Permit for an Accessory Apartment (LDC 4.2.3)
- Variance to permit the accessory structure to encroach on the required rear yard setback (LDC 5.4.2.C.3.a.)

Variance Location	Requirement	Request	Variance
Rear Yard	5 ft	2 ft 1 in	2 ft 11 in

Case Summary/Background

- The applicant proposes to construct a second-floor dwelling unit above an existing garage
- Located on the west side of Lydia Street between Eastern Parkway and Clarks Lane
- Adjoined by single-family residential and institutional uses
- Second floor condo in a three unit building; applicant has submitted required documentation of condo association approval
- Proposed dwelling unit meets CUP floor area and height requirements
- Proposed development meets CUP parking requirements
- Neighborhood meeting held March 29, 2018

Zoning / Form District

Subject Site

Existing: R-5/Neighborhood

Proposed: R-5/Neighborhood
w/accessory apartment

Surrounding Sites

North/South/East: R-5/Neighborhood

West: OR-3/Neighborhood



Land Use

Subject Property

Existing: Single-Family Residential

Proposed: Single-Family residential
w/accessory apartment

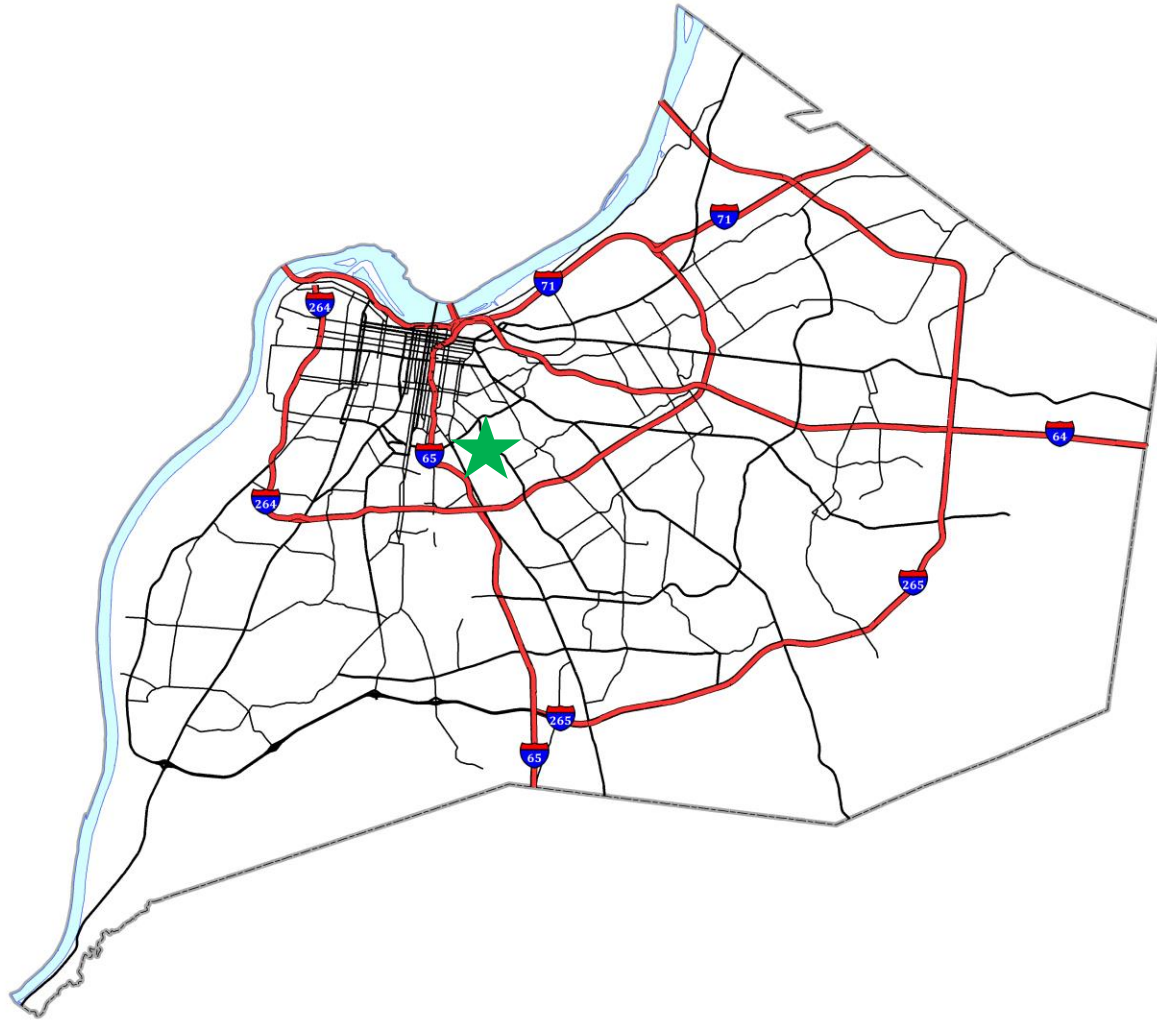
Surrounding Properties

North/South/East: Single-Family
Residential

West: Institutional



Site Location



Site Photo



Subject Site

Site Photo



Site Photo



Site Photo



Site Photo



Garage

Site Photo



Across Rear Alley

Conclusions

- Based upon the information in the staff report, the testimony and evidence provided at the public meeting, the Board of Zoning Adjustment must determine if the proposal meets the standards established by the LDC for the requested Conditional Use Permit

Required Action

Approve or Deny

- **Conditional Use Permit** for an Accessory Apartment (LDC 4.2.3)
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