

# 18VARIANCE1117 2027 Boulevard Napoleon



Louisville Board of Zoning Adjustment Public Hearing

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March 4, 2019

# Request

- **Variance** to permit an accessory structure to encroach on the required private yard in a Traditional Neighborhood form district (LDC 5.4.1.D.2.)

Location	Requirement	Request	Variance
Private Yard (rear yard)	2,104 sq ft	690 sq ft	1,413 sq ft

# Case Summary/Background

- Located on the west side of Boulevard Napoleon between Rutherford Avenue and Princeton Drive
- It and all adjoining sites zoned R-6 in Traditional Neighborhood
- Addition of single-vehicle garage at rear of site will encroach on required private yard area
- Proposal is consistent with neighboring properties

# Zoning / Form District

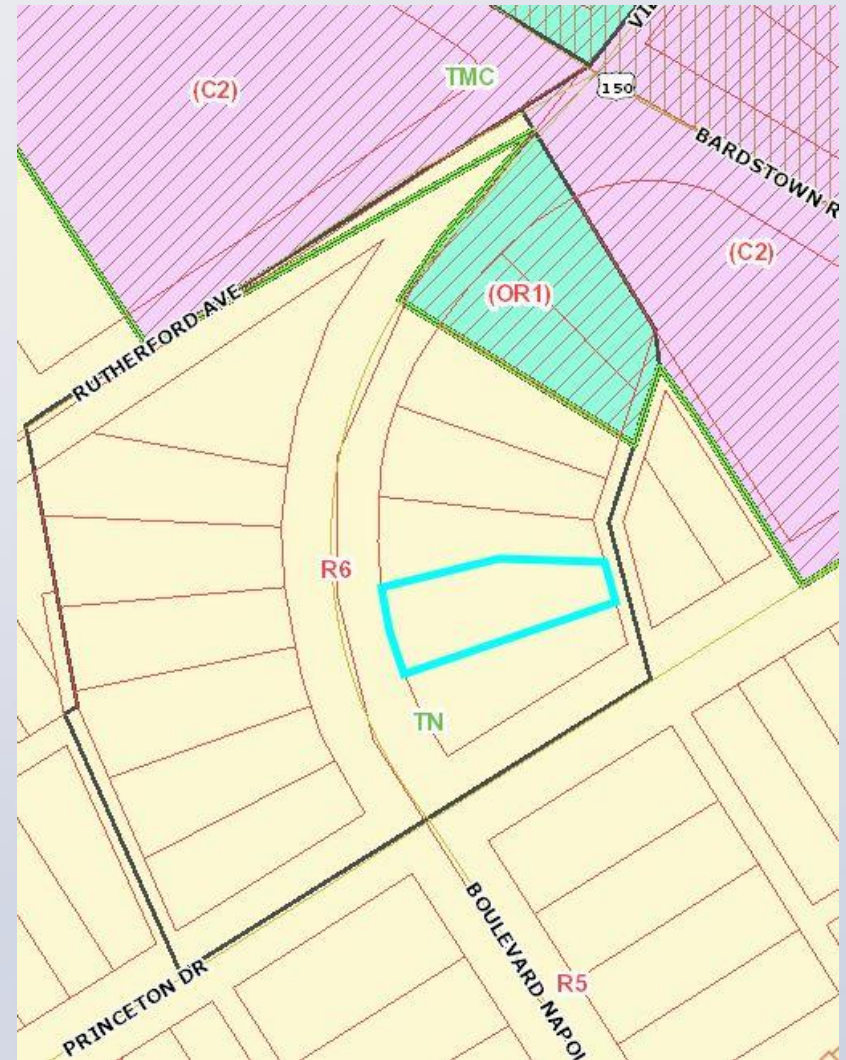
## Subject Site

Existing: R-6/Traditional Neighborhood

Proposed: No change proposed

## All Adjoining Sites

R-6/Traditional Neighborhood



# Land Use

## Subject Site

Existing: Single-family residential

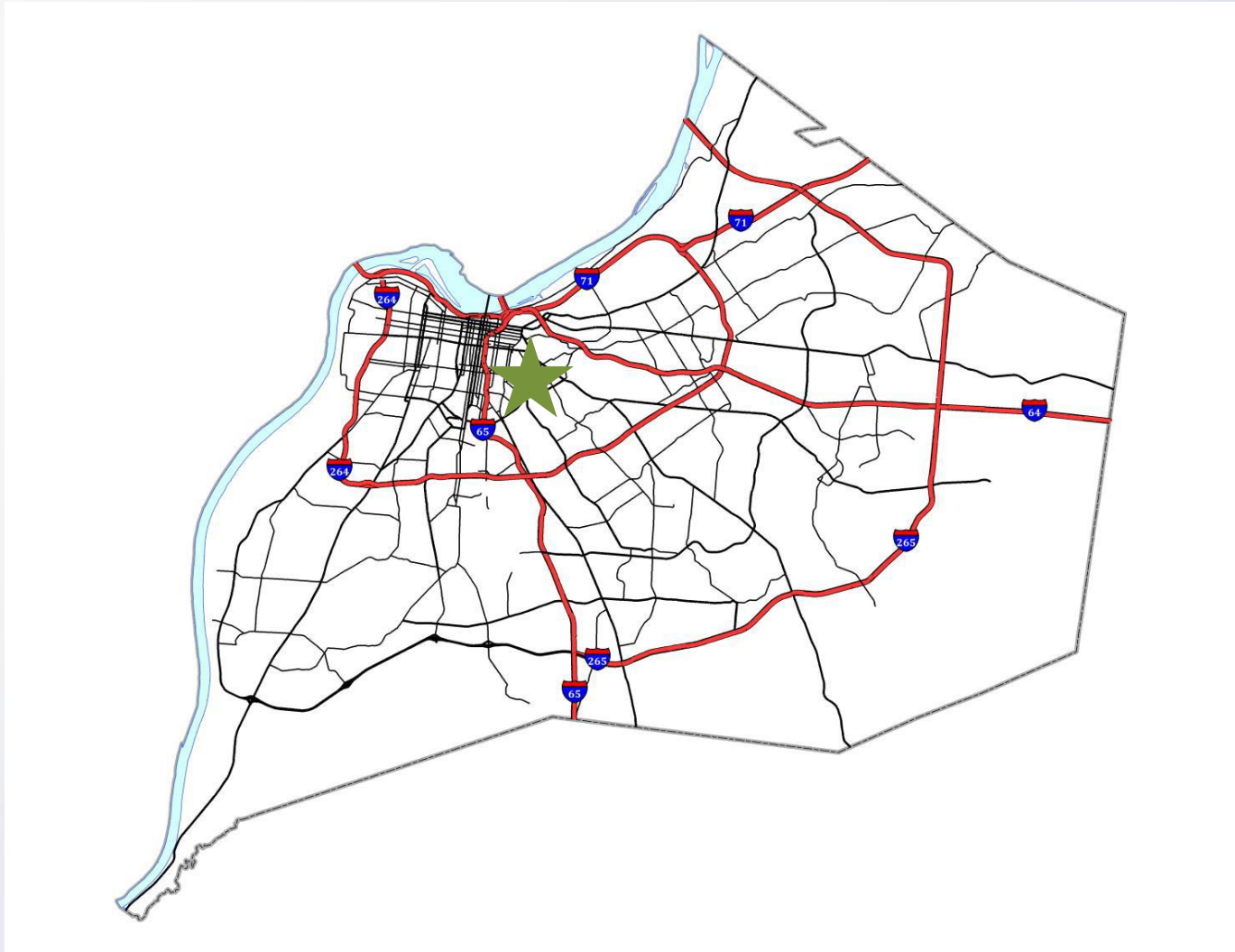
Proposed: To remain as existing

## Adjoining Sites

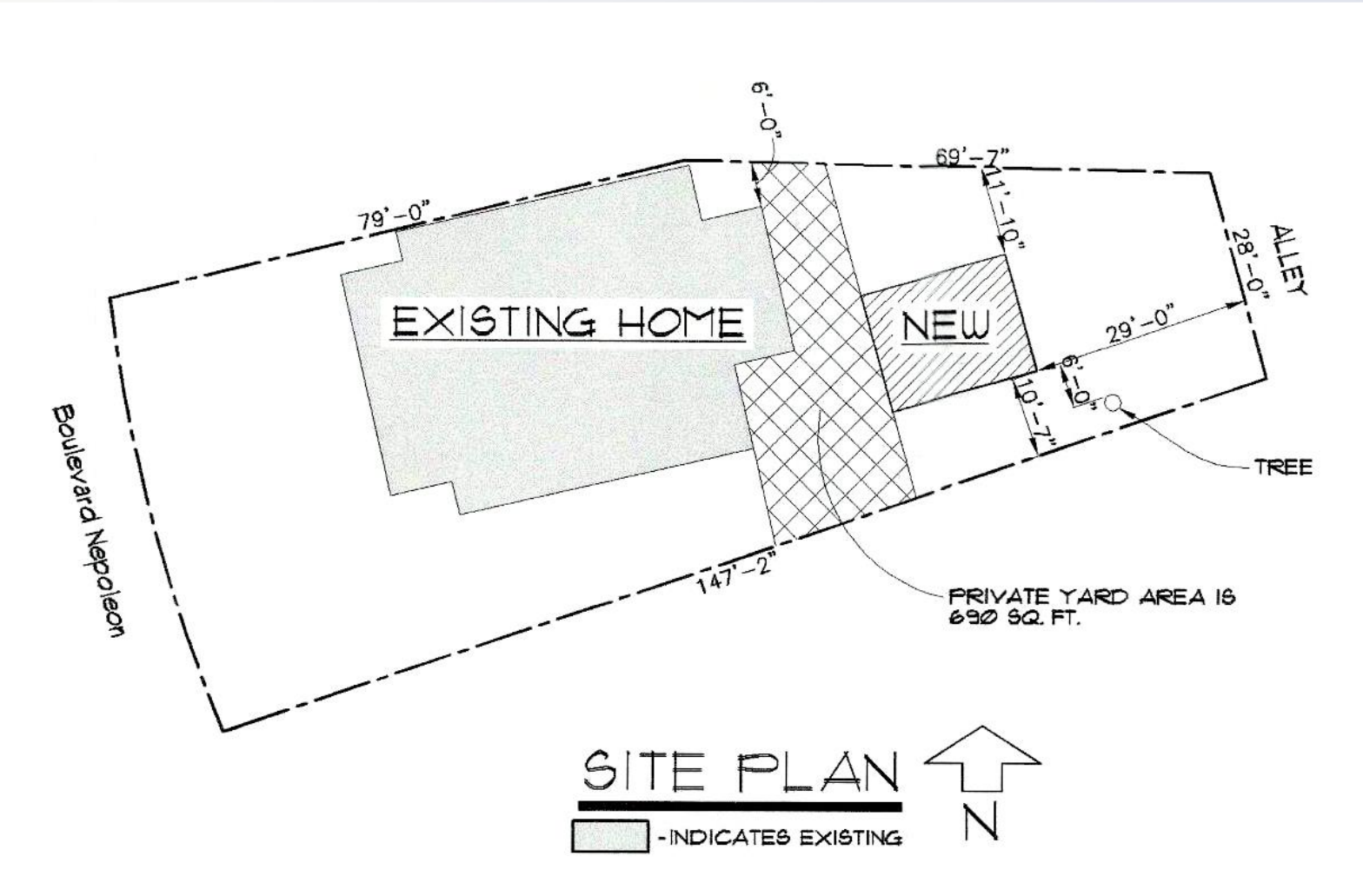
Single- and Multi-Family Residential



# Site Location



# Site Plan



# Site Photos





# Site Photos



Adjoining to North

# Site Photos



Adjoining to South

# Site Photos



# Site Photos



Private Yard from Alley

# Site Photos



# Conclusions

- Staff finds that the requested variance is adequately justified and meets the standard of review
- 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 in the LDC for the requested variance

# Required Action

## Approve/Deny

**Variance** to permit an accessory structure to encroach on the required private yard in a Traditional Neighborhood form district (LDC 5.4.1.D.2.)

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