

19-VARIANCE-0053
S. Brook Street 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.2 to allow a private yard area to be less than the required 30% of the area of a lot.

Location	Requirement	Request	Variance
Private Yard Area	2,400 sq. ft.	1,000 sq. ft.	1,400 sq. ft.

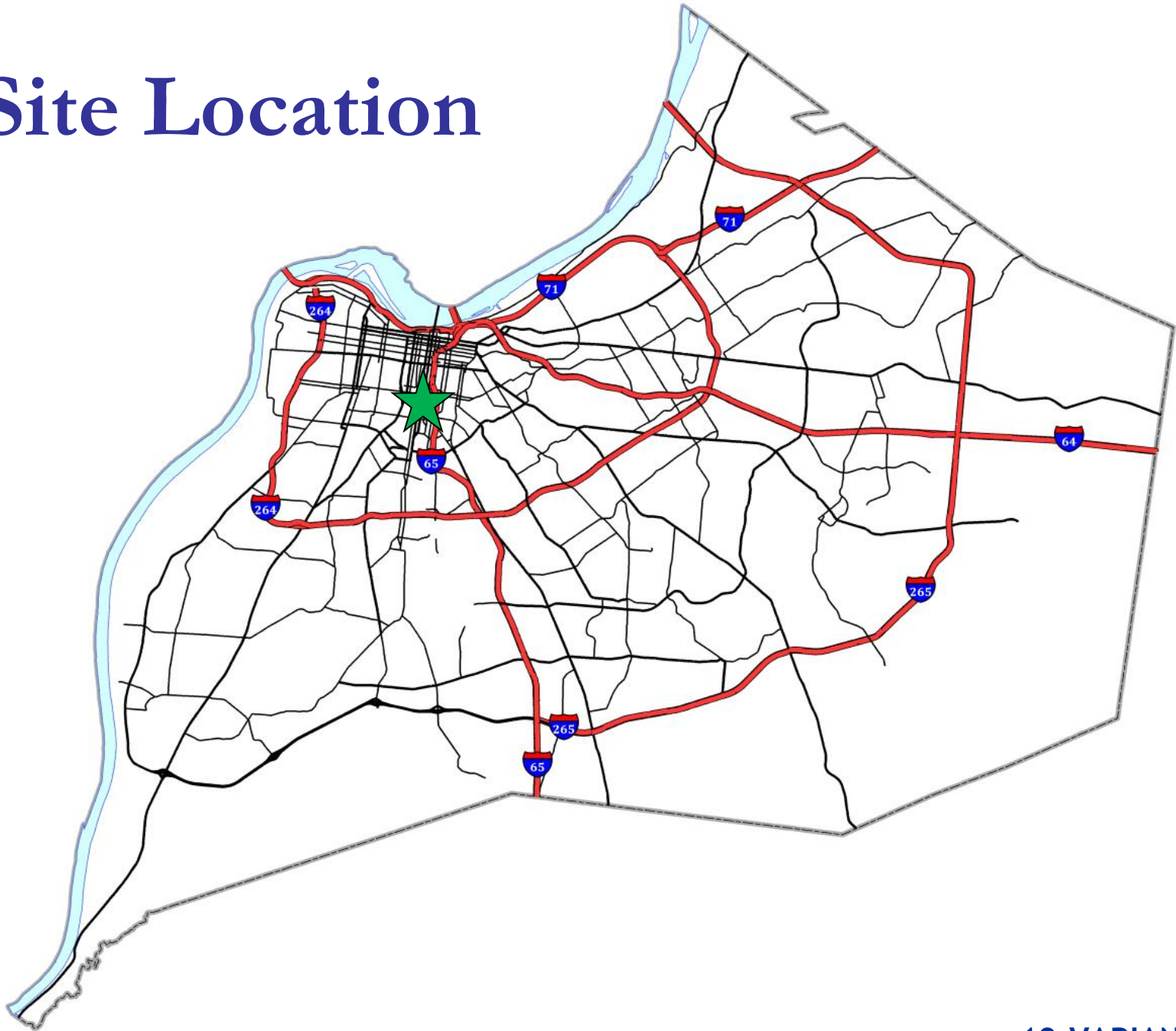
Case Summary / Background

- 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 to construct a garage at the rear of the property. This structure will reduce the private yard area to be less than the required 30% of the area of the lot.

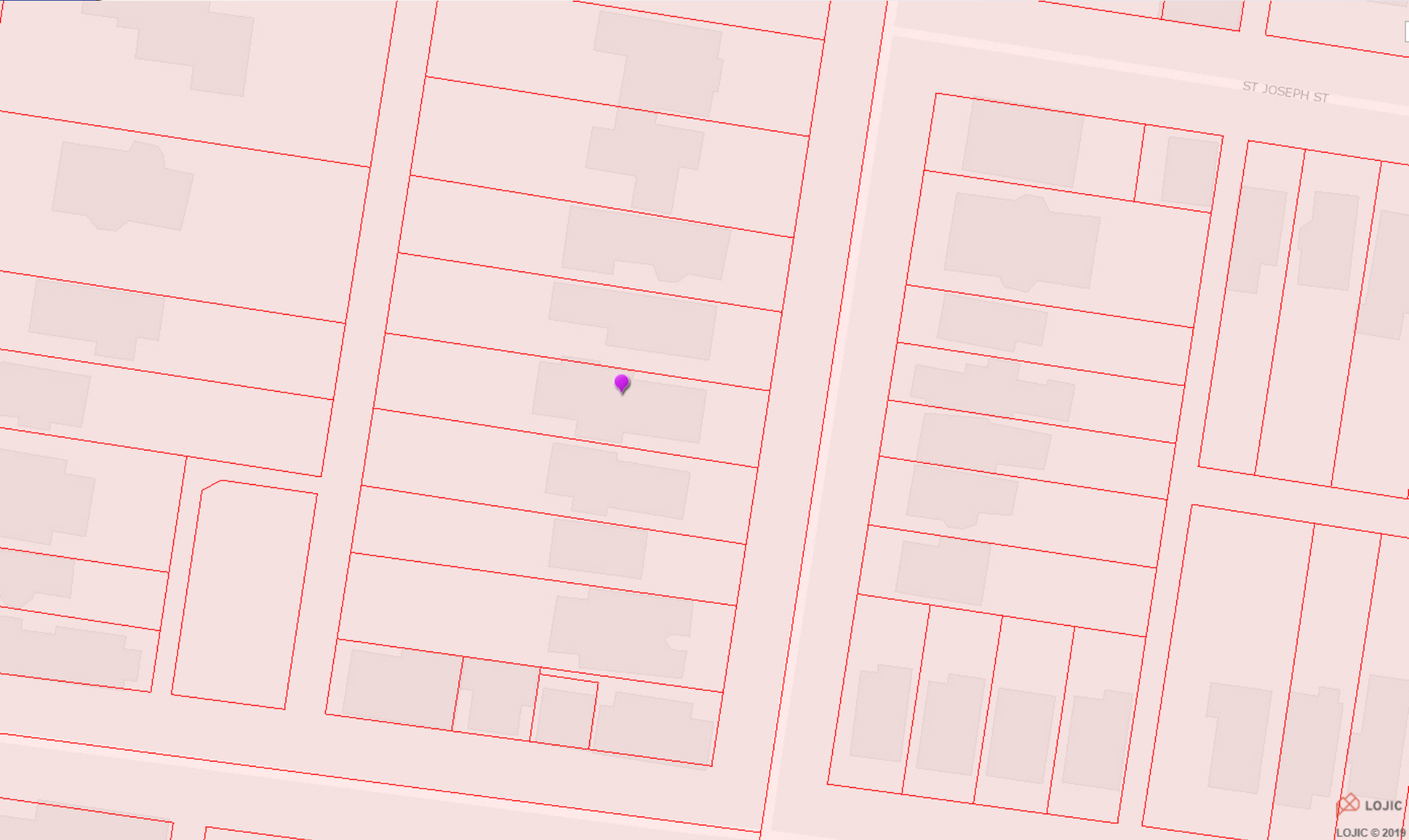
Case Summary / Background

- Historic Landmarks and Preservation Commission staff approved the addition on condition under case number 19-COA-0085 on September 24, 2019. Planning & Design Staff does not have any recommended conditions.

Site Location



ST JOSEPH ST



LOJIC
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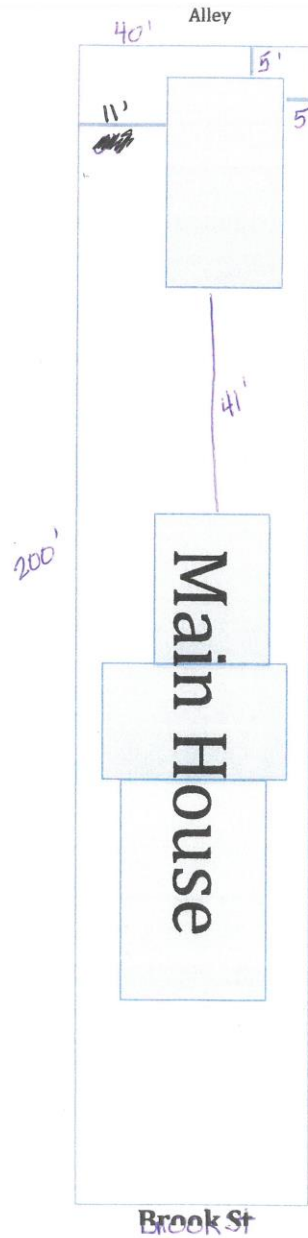


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Site Plan



Variance for PYA

Required: 2400 sf
Requesting: 1120 sf

SITE ADDRESS:
1148 S Brook St
Louisville, KY 40203

D.B. 11455 P. 116
Block 30J - Parcel 112

Scale: 1" = 20'

RECEIVED

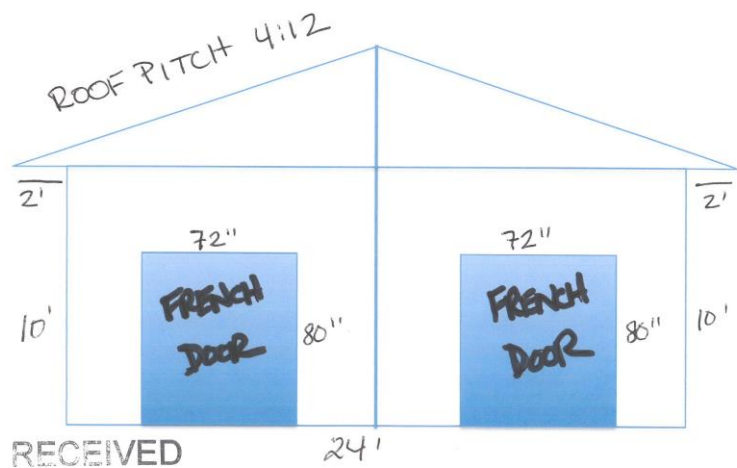
SEP 25 2019

PLANNING & DESIGN
SERVICES

19-VARIANCE-0053

Elevations

Front Elevation
Garage Addition
1148 S Brook St
Louisville, KY 40203
Scale - 1":4'



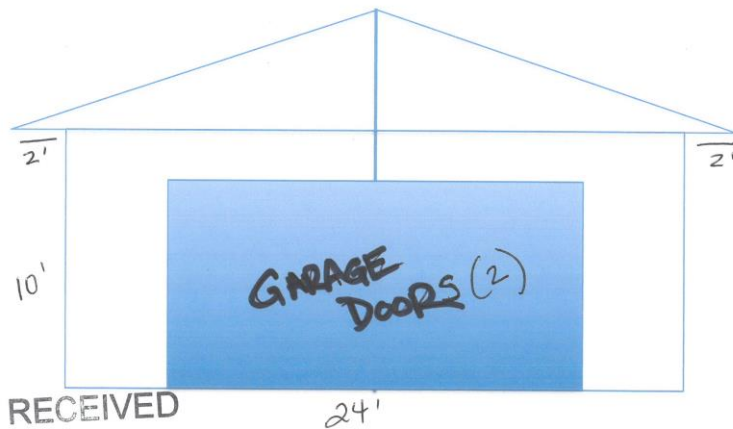
SEP 25 2019

PLANNING & DESIGN
SERVICES

19-VARIANCE-0053

Elevations

Back Elevation
Garage Addition
1148 S Brook St
Louisville, KY 40203
Scale - 1"=4'



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PLANNING & DESIGN
SERVICES

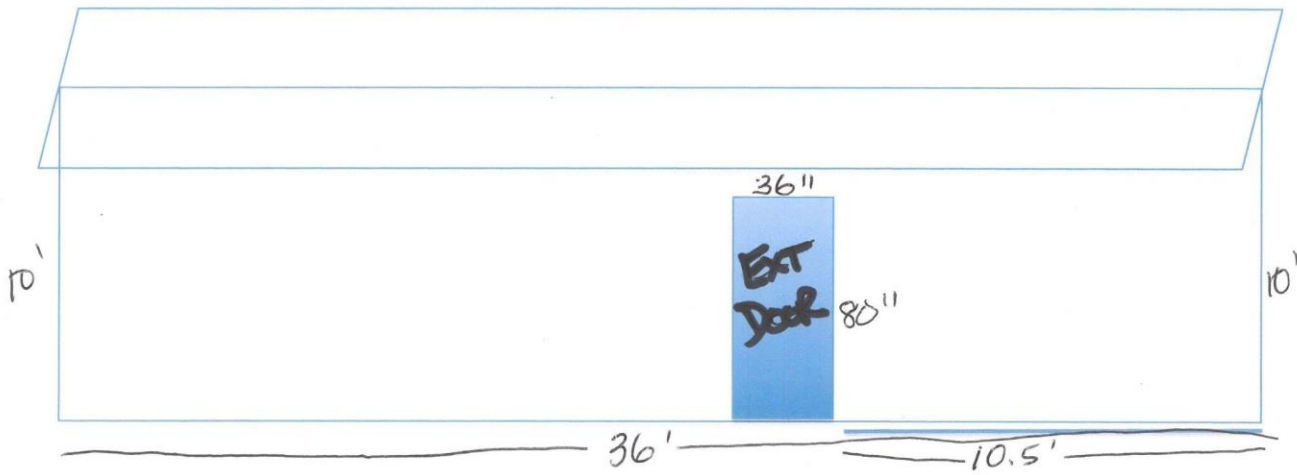
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Elevations

Side Elevation
Garage Addition
1148 S Brook St
Louisville, KY 40203
Scale 1":4'

RECEIVED
SEP 25 2019
PLANNING & DESIGN
SERVICES

19-VARIANCE-0053



Site Photos-Subject Property



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.2 to allow a private yard area to be less than the required 30% of the area of a lot. Approve/Deny

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