

16 VARIANCE 1091 156 Pennsylvania Ave.



Louisville Metro Board of Zoning Adjustment

Public Hearing

Ross Allen, Planner I

December 5, 2016

Request(s)

- **Variance:** from the Land Development Code section 5.4.1.D.2 to reduce the private yard area to less than the 30% of the total lot area.

Location	Requirement	Request	Variance
Private Yard Area (30% of total lot area)	1,880.7 sf.	1,033 sf. (55%)	847.7 sf. (45%)

Case Summary / Background

- Proposing to construct a 22' x 24' two car garage at the rear of the property abutting an alley with a 20 foot right of way. As a result of the garage the applicant will need to reduce the private yard area by approximately 847.7 sf or 45% of what would be required for 30% of the lot area.
- The proposed garage meets both side yard and rear yard setbacks for accessory structures.

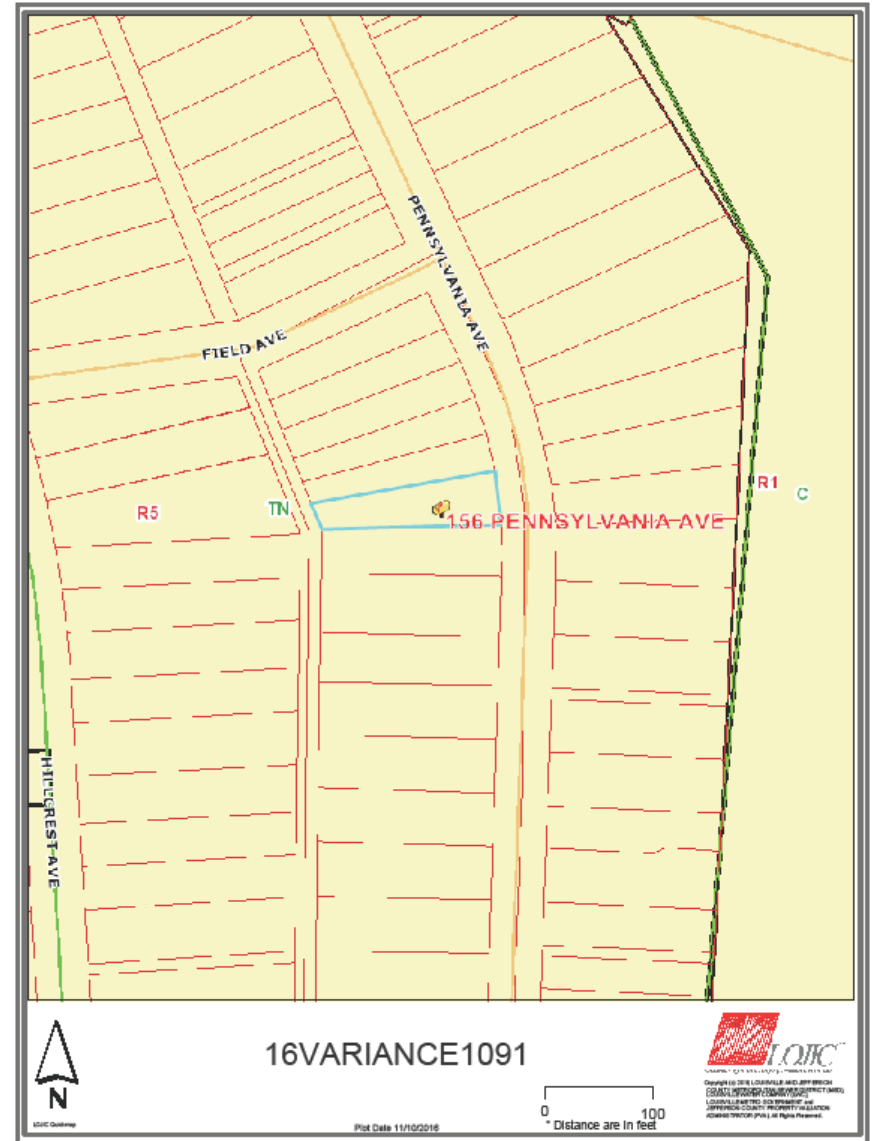
Zoning/Form Districts

Subject Property:

- Existing: R-5/Traditional Neighborhood
- Proposed: R-5/Traditional Neighborhood

Adjacent Properties:

- North: R-5/Traditional Neighborhood
- South: R-5/Traditional Neighborhood
- East: R-5/Traditional Neighborhood
- West: R-5/Traditional Neighborhood



Site Photos-Subject Property



Site Photos-Subject Property



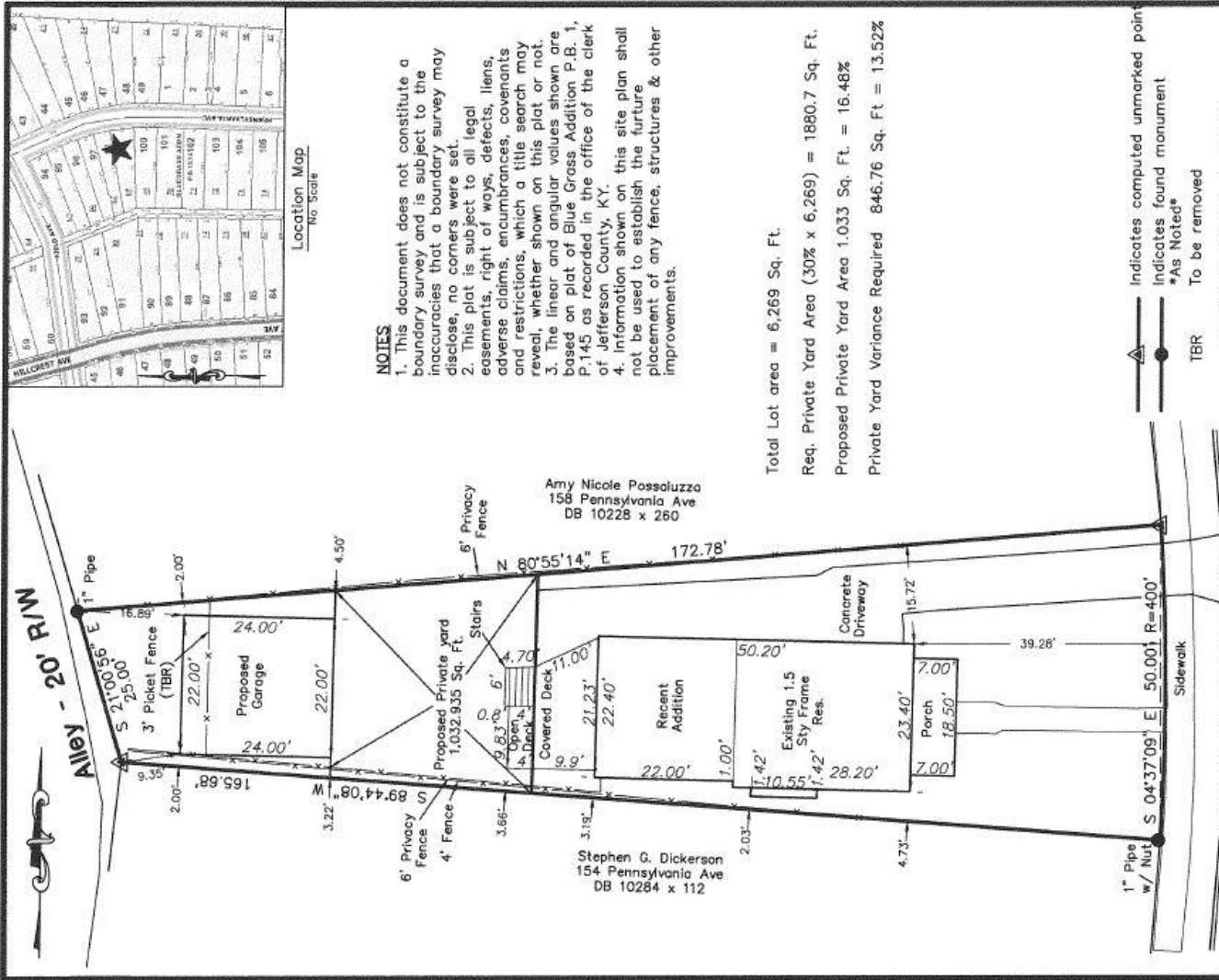
Proposed location of the garage.

Site Photos-Subject Property



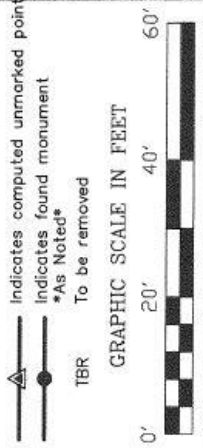
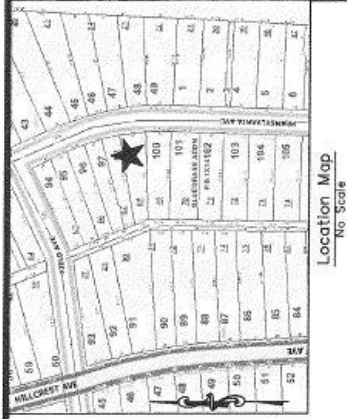
The alley to the rear of the subject site.

Applicant's Site Plan



Total Lot area = 6,269 Sq. Ft.
 Req. Private Yard Area (30% x 6,269) = 1880.7 Sq. Ft.
 Proposed Private Yard Area 1,033 Sq. Ft. = 16.48%
 Private Yard Variance Required 846.76 Sq. Ft. = 13.52%

- NOTES**
1. This document does not constitute a boundary survey and is subject to the inaccuracies that a boundary survey may disclose, no corners were set.
 2. This plot is subject to all legal easements, right of ways, defects, liens, adverse claims, encumbrances, covenants and restrictions, which a title search may reveal, whether shown on this plot or not.
 3. The linear and angular values shown are based on plat of Blue Grass Addition P.B. 1, P.145 as recorded in the office of the clerk of Jefferson County, KY.
 4. Information shown on this site plan shall not be used to establish the future placement of any fence, structures & other improvements.



Pennsylvania Ave - 50' R/W

SITE PLAN FOR GARAGE

Owner: Pine Grove Design & Development LLC
 4165 Westport Rd, suite 204, Louisville, KY 40207
 Site: 156 Pennsylvania Ave, Louisville, KY 40206
 D.B. 10526, Pg. 796 Parcel ID 072H00990000
 R-5 Zoning TN Form District

This is not a boundary survey and is not intended for land transfer.

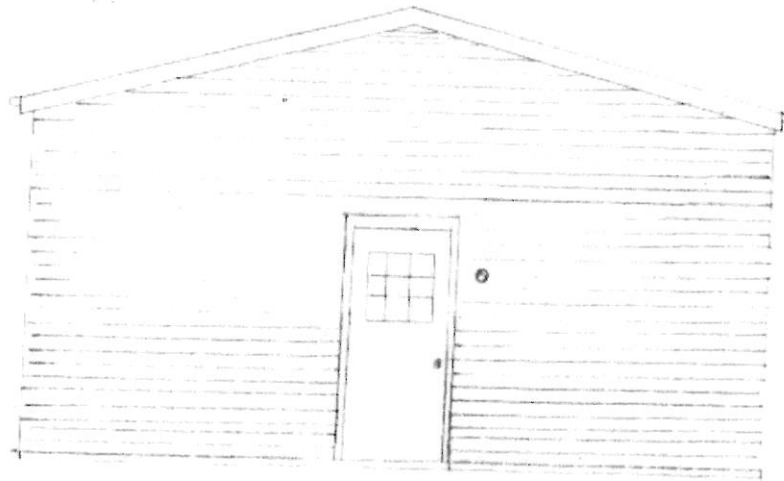
CARDINAL SURVEYING
 9009 PRESTON HWY.
 LOUISVILLE, KY 40219
 Phone (502) 966-3446
 www.cardinalsurveying.com

DRN BY:SMS/RSM
 SCALE: 1"=20'
 DATE: 04/21/2016
 REV: 05/11/2016
 REV: 11/10/2016
 FIELD SURVEY
 DATE: 11/02/2016
 BY: CC

NO STAMP REQUIRED

Elevations

156 PENNSYLVANIA



PLANNING & DESIGN SERVICES

10/10/2016

APPROVED

16VARIANCE1091

— GARAGE - HOUSE VIEW —

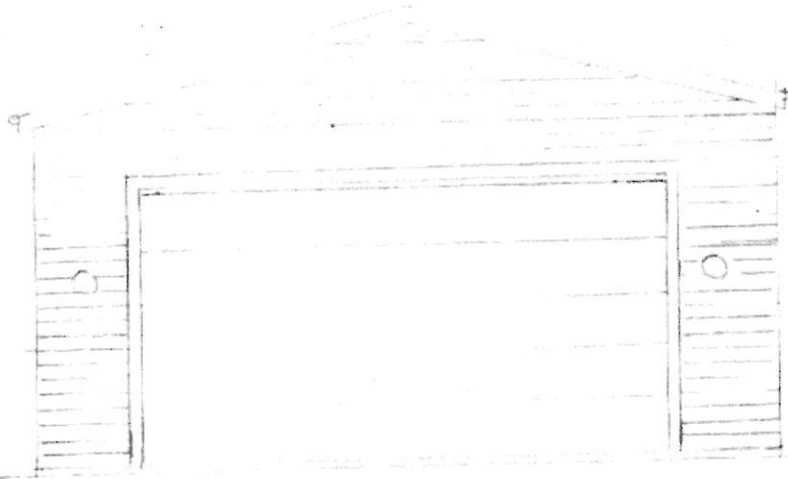
22' W X 24' DEEP

APPROX 13' - 14' TALL

SIDING TO MATCH HOUSE

Elevations

156 PENNSYLVANIA AVE 40206



RECEIVED

NOV 07 2016

PLANNING & DESIGN SERVICES

16VARIANCE1091

GARAGE - ALLEY VIEW
23' W X 24' D
APPROX 13'-14' TALL
SIDING TO MATCH HOUSE

Conclusions

- The variance request appears to be adequately justified and meet the standard of review.
- Must determine if the proposal meets the standard of review for granting a variance and waiver as established in the Land Development Code (Oct. 2016) from section 5.4.1.D.2 to allow a an 22' x 24' one story garage to reduce the private yard area by approximately 847.7 square feet, a reduction of approximately 45% of the required private yard area (30% of the total lot area).

Required Actions

- **Variance:** from the Land Development Code section 5.4.1.D.2 to reduce the private yard area to less than the 30% of the total lot area. Approve/Deny

Location	Requirement	Request	Variance
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