

**18VARIANCE1120**  
**S. 3<sup>rd</sup> Street Variance**



**Louisville Metro Board of Zoning Adjustment**  
**Public Hearing**

**Zach Schwager, Planner I**  
**January 22, 2019**

# Request

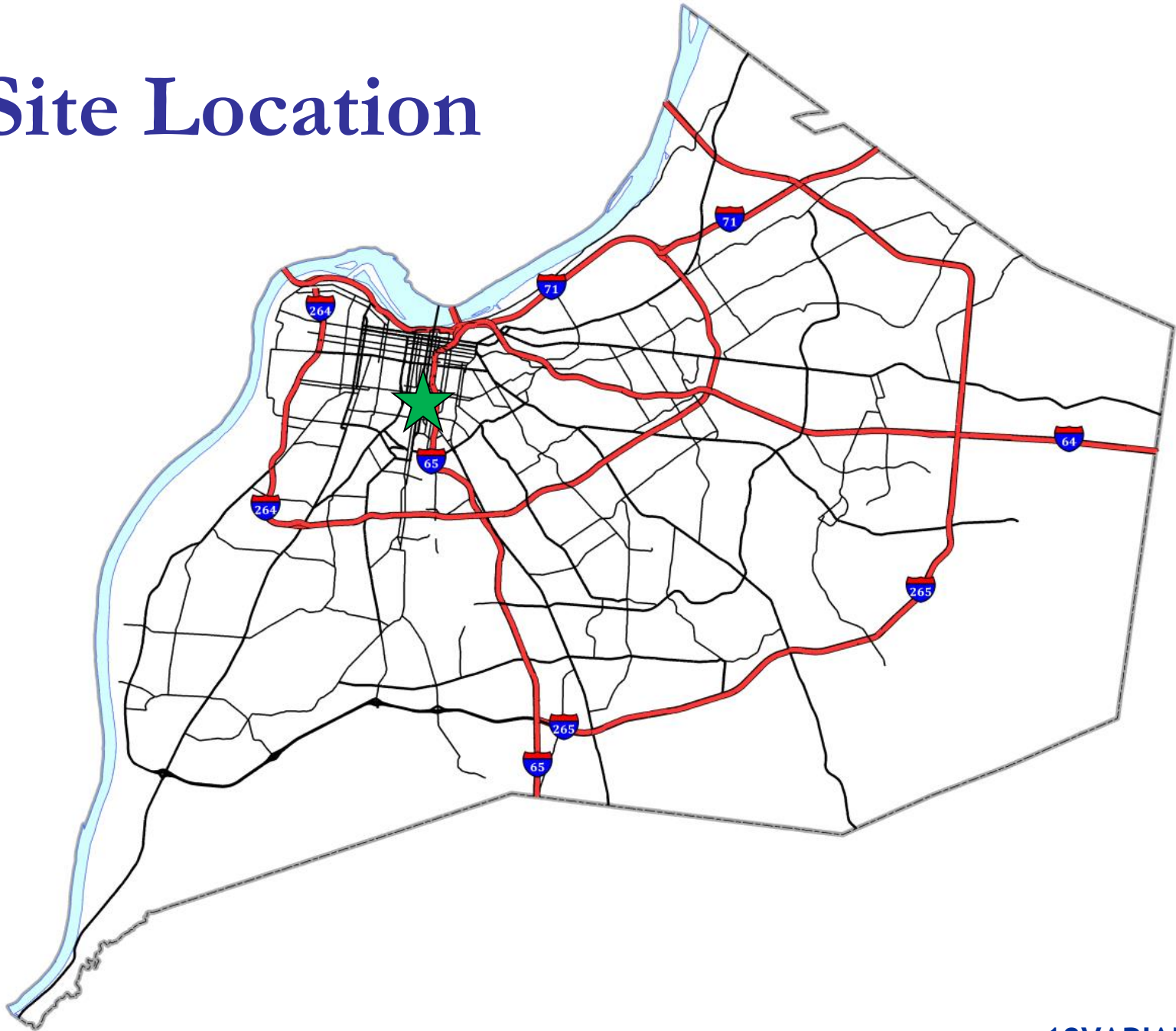
- **Variance**: from Land Development Code section 5.4.1.D.2 to allow a private yard area to be less than the required 30% of the area of a lot.
- **Waiver**: from Land Development Code section 5.4.1.E.3 to allow parking access to be achieved from the primary street where alley access is available in the Traditional Neighborhood form district.

Location	Requirement	Request	Variance
Private Yard	5,100 sq. ft.	0 ft.	5,100 sq. ft.

# Case Summary / Background

- The subject property is located in the Old Louisville neighborhood.
- The applicant requests a variance to allow a private yard area to be less than the required 30% of the area of a lot.
- The applicant requests a waiver to allow parking access to be achieved from the primary street where alley access is available in the Traditional Neighborhood form district.

# Site Location



# Zoning/Form Districts

## Subject Property:

- Existing: TNZD/Traditional Neighborhood

## Adjacent Properties:

- North: TNZD/Traditional Neighborhood
- South: TNZD/Traditional Neighborhood
- East: TNZD/Traditional Neighborhood
- West: TNZD/Traditional Neighborhood



1118 S. 3rd Street  
feet



Map Created: 1/7/2019



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# Aerial Photo/Land Use

## Subject Property:

- Existing: Single Family Residential
- Proposed: Single Family Residential

## Adjacent Properties:

- North: Single Family Residential
- South: Multi Family Residential
- East: Public/Semi Public
- West: Public/Semi Public



Aerial  
feet



50

Map Created: 1/7/2019

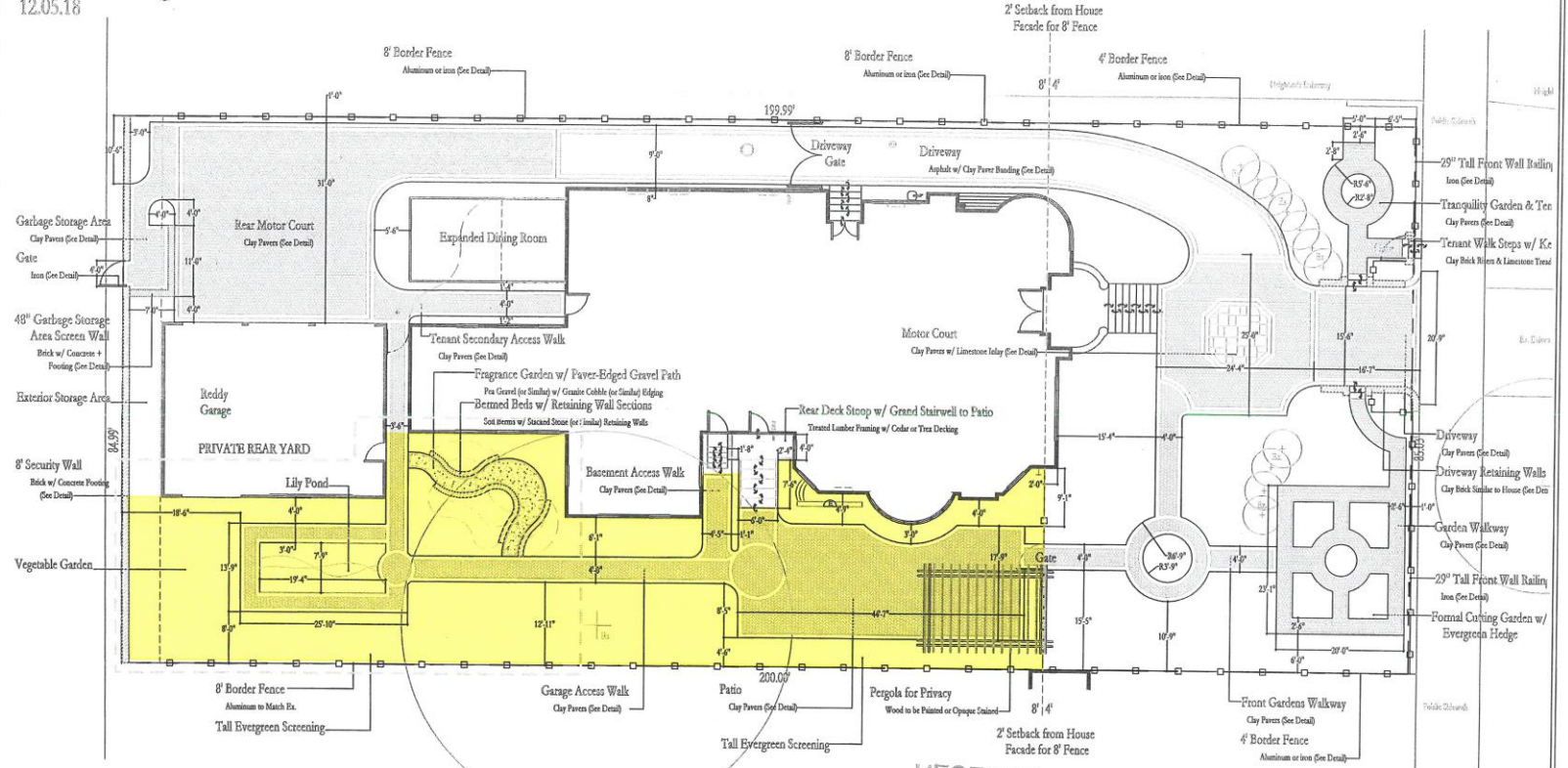


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# Site Plan

## Reddy Residence- Hardscape Plan

Scale: 1"=15'-0"  
12.05.18



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18 VARIANCE 1120

# Site Photos-Subject Property



Front of subject property.



# Site Photos-Subject Property



Property to the left.

# Site Photos-Subject Property



Property to the right.

# Site Photos-Subject Property



Property across S. 3<sup>rd</sup> Street.

# Site Photos-Subject Property



Area of the requested variance.

# Site Photos-Subject Property



Existing driveway.

# Site Photos-Subject Property



Existing driveway.

# Site Photos-Subject Property



Existing driveway.

# Site Photos-Subject Property



Existing driveway.



# Site Photos-Subject Property



BOZA public hearing notice sign.

# Conclusion

- The variance request appears to be adequately justified and meets the standard of review.
- The waiver request does not appear to be adequately justified and does not meet the standard of review.

# Required Action

- **Variance:** from Land Development Code section 5.1.10.F to allow a structure to encroach into the side yard setback. Approve/Deny
- **Waiver:** from Land Development Code section 5.4.1.E.3 to allow parking access to be achieved from the primary street where alley access is available in the Traditional Neighborhood form district. Approve/Deny

Location	Requirement	Request	Variance
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