

# 18VARIANCE1011 1532 Castlewood Avenue



Louisville Board of Zoning Adjustment Public Hearing

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March 5, 2018

# Request

- **Variance** to reduce the required private yard area (LDC 5.4.D.2.)

Location	Requirement	Request	Variance
Private Yard Area	4,187 sq ft	1,419 sq ft	2,768 sq ft

# Case Summary/Background

- Applicant proposes to replace an existing addition at the rear of the residence with a new addition
- The proposed addition will encroach an additional 363 sq ft into the existing private yard area
- The variance is necessary due to deep and steeply sloping front yards on the block
- The proposal is consistent with development on adjoining properties

# Zoning / Form District

## Subject Site:

Existing: R-3 / Traditional Neighborhood

Proposed: To remain as existing

## Adjoining Sites:

North: R-1/ Traditional Neighborhood

South: R-3 / Traditional Neighborhood

East: R-3 / Traditional Neighborhood

West: R-3 / Traditional Neighborhood



# Land Use

## Subject Site

**Existing:** Single-Family Residential

**Proposed:** To remain as existing

## Adjoining Sites

**North:** Public Park

**South:** Single-Family Residential

**East:** Single-Family Residential

**West:** Single-Family Residential



# Site Photos



Street View

# Site Photos



Adjoining Property to East

# Site Photos



Adjoining Property to West



# Site Photos



Adjoining Property to North

# Site Photos



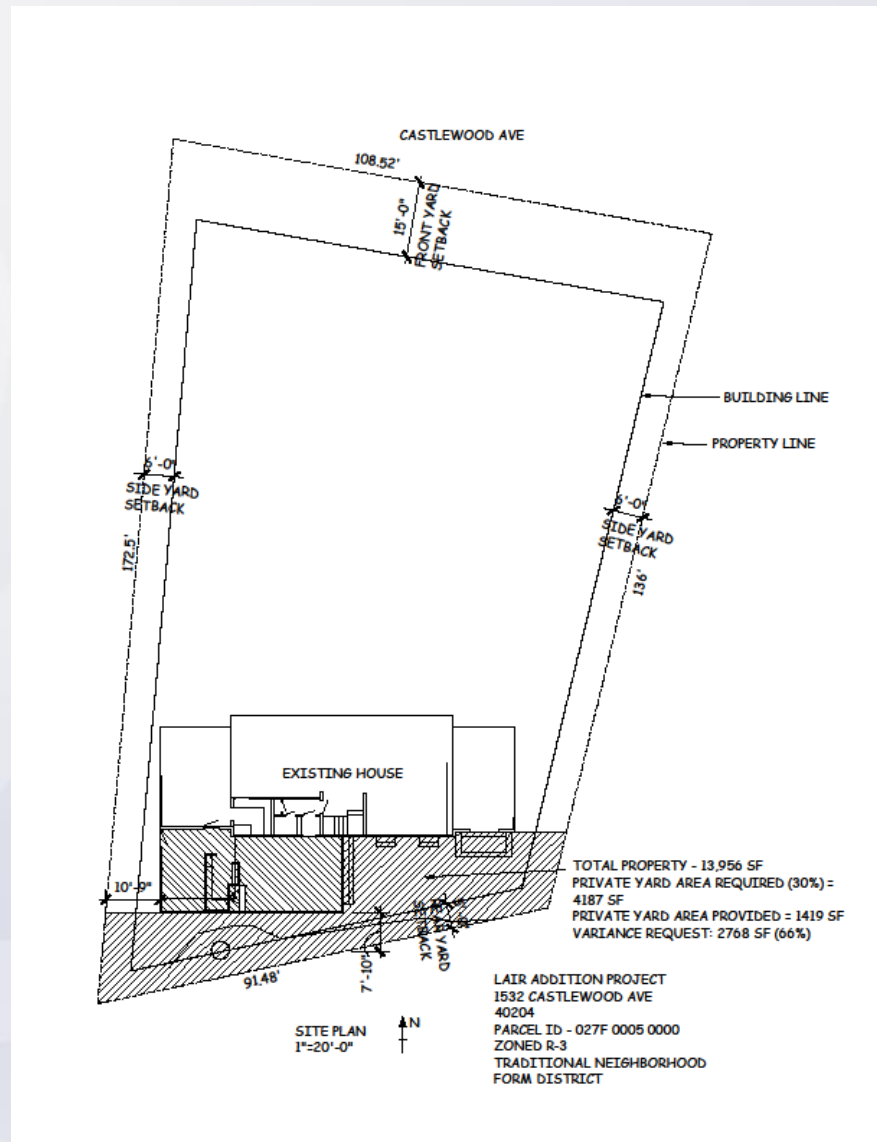
Stairs to Private Yard Area

# Site Photos



Private Yard Area

# Development Plan



# 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 in the LDC for the requested variance

# Required Action

## Approve or Deny

Variance to reduce the required private yard area  
(LDC 5.4.D.2.)

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