

18VARIANCE1045

Quadrant Avenue Addition



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

**Dante St. Germain, Planner I
June 18, 2018**

Requests

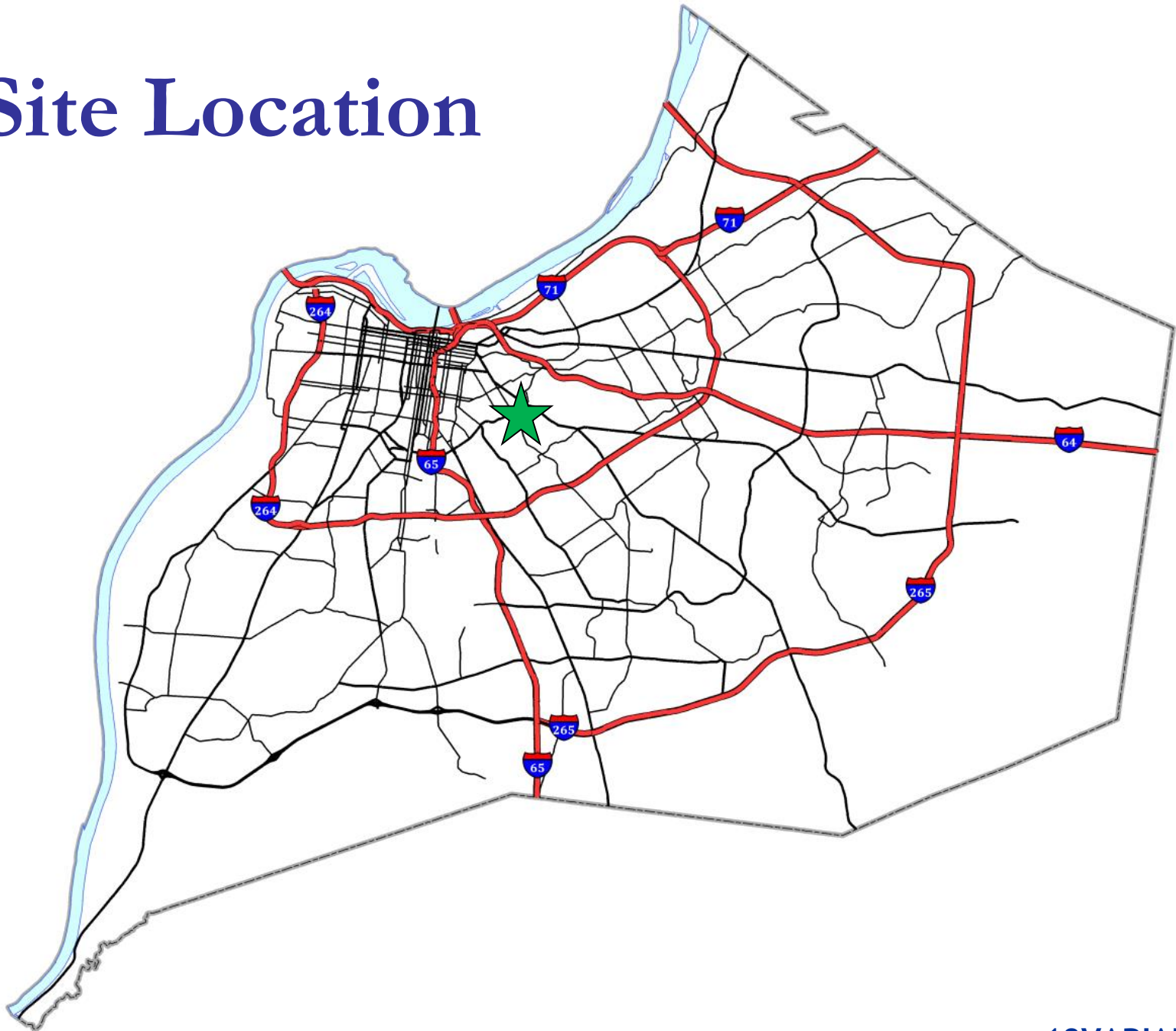
- **Variance:** from Land Development Code section 5.4.1.D.2 to allow a private yard area to be less than the required 30% of the area of a lot.

Location	Requirement	Request	Variance
Private Yard Area	30% (1,830 sf)	22.1% (1,348sf)	7.9% (482 sf)

Case Summary / Background

- The subject property is located in the Deer Park neighborhood.
- The applicant proposes to construct a new addition onto the rear of the principal structure and a new garage at the alley.
- The Deer Park Neighborhood Plan does not address private yard areas.

Site Location



Zoning/Form Districts

Subject Property:

- Existing: 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



1548 Quadrant Avenue
feet

140
Map Created: 6/6/2018



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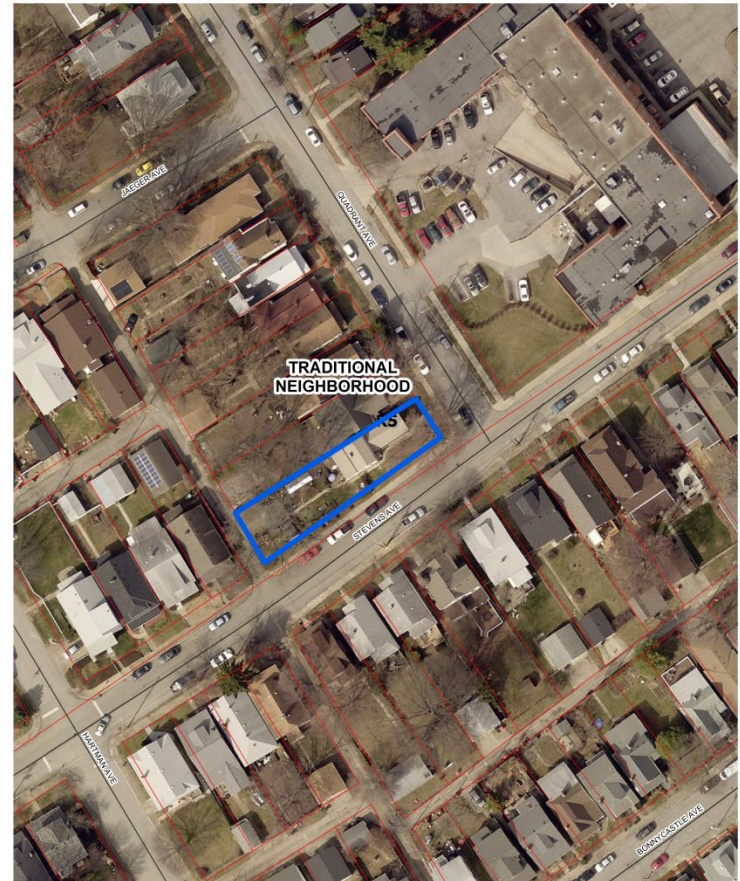
Aerial Photo/Land Use

Subject Property:

- Existing: Single Family Residential

Adjacent Properties:

- North: Single Family Residential
- South: Single Family Residential
- East: Commercial
- West: Single Family Residential



1548 Quadrant Avenue
feet

70
Map Created: 6/6/2018



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Site Photos-Subject Property



The front of the subject property.

Site Photos-Subject Property



The property to the right of the subject property.

Site Photos-Subject Property



Site Photos-Subject Property



The properties across Stevens Avenue.

Site Photos-Subject Property



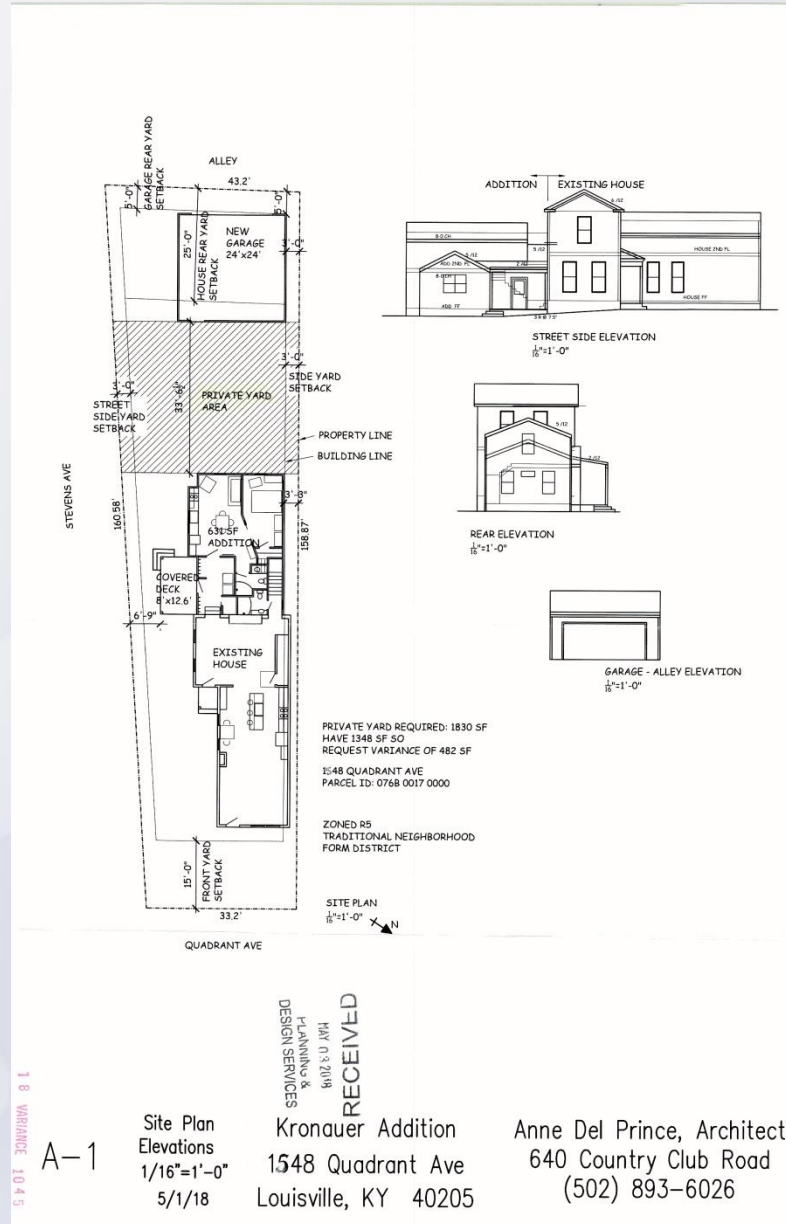
The existing private yard area.

Site Photos-Subject Property



The existing accessory structure/use area where the garage is to be constructed.

Site Plan & Elevations



Conclusions

- The variance request appears to be adequately justified and meets the standard of review.

Required Actions

- **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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