

18VARIANCE1069

S Brook Street Carriage House



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

**Dante St. Germain, Planner II
September 17, 2018**

Requests

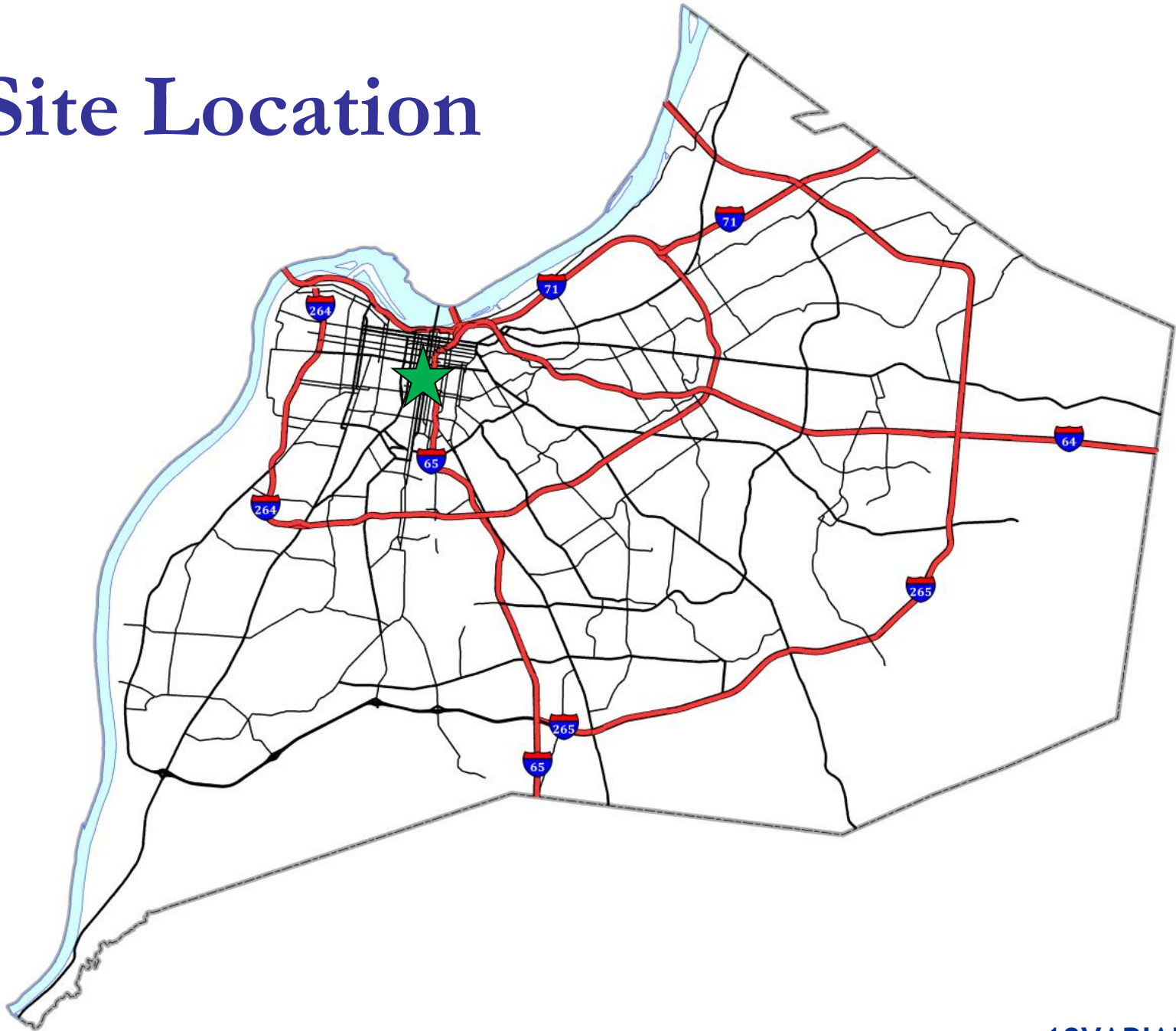
- **Variance:** from Land Development Code section 5.4.1.D.2 to allow a private yard area to be less than the required 30% of the area of a lot.

Location	Requirement	Request	Variance
Private Yard Area	2,400 sf.	1,774 sf.	626 sf.

Case Summary / Background

- The subject property is located in the Old Louisville neighborhood.
- The applicant proposes to construct a new two-story carriage house on the rear of the property, reducing the private yard area below 30% of the area of the lot.
- The applicant requests a variance for the reduction in private yard area.

Site Location



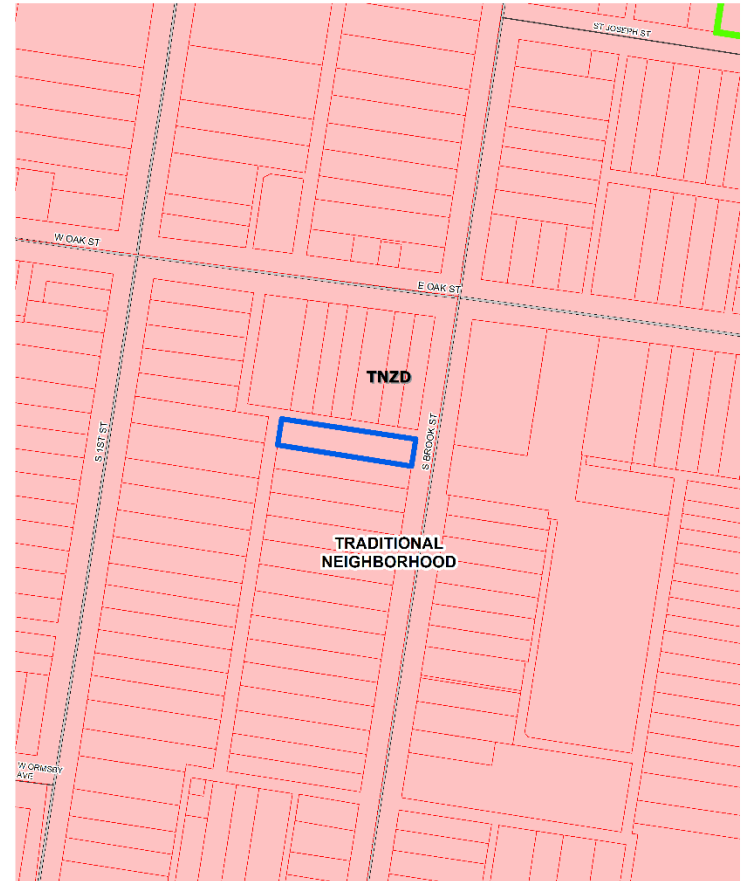
Zoning/Form Districts

Subject Property:

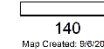
- Existing: TNZD/Traditional Neighborhood

Adjacent Properties:

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



1214 S Brook Street
feet



Map Created: 9/6/2018



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Aerial Photo/Land Use

Subject Property:

- Existing: Single Family Residential

Adjacent Properties:

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



1214 S Brook Street
feet

70

Map Created: 9/6/2018



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Site Photos-Subject Property



The front of the subject property.

Site Photos-Subject Property



The property to the left of the subject property.

Site Photos-Subject Property



The property to the right of the subject property.

Site Photos-Subject Property



The alley to the rear of the subject property.

Site Photos-Subject Property



The current rear yard of the subject property where the carriage house is proposed.

Site Photos-Subject Property



The current private yard area.

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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