

21-VARIANCE-0104

Goddard Avenue Variance



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

**Jon E. Crumbie, Planning & Design Coordinator
August 30, 2021**

Request

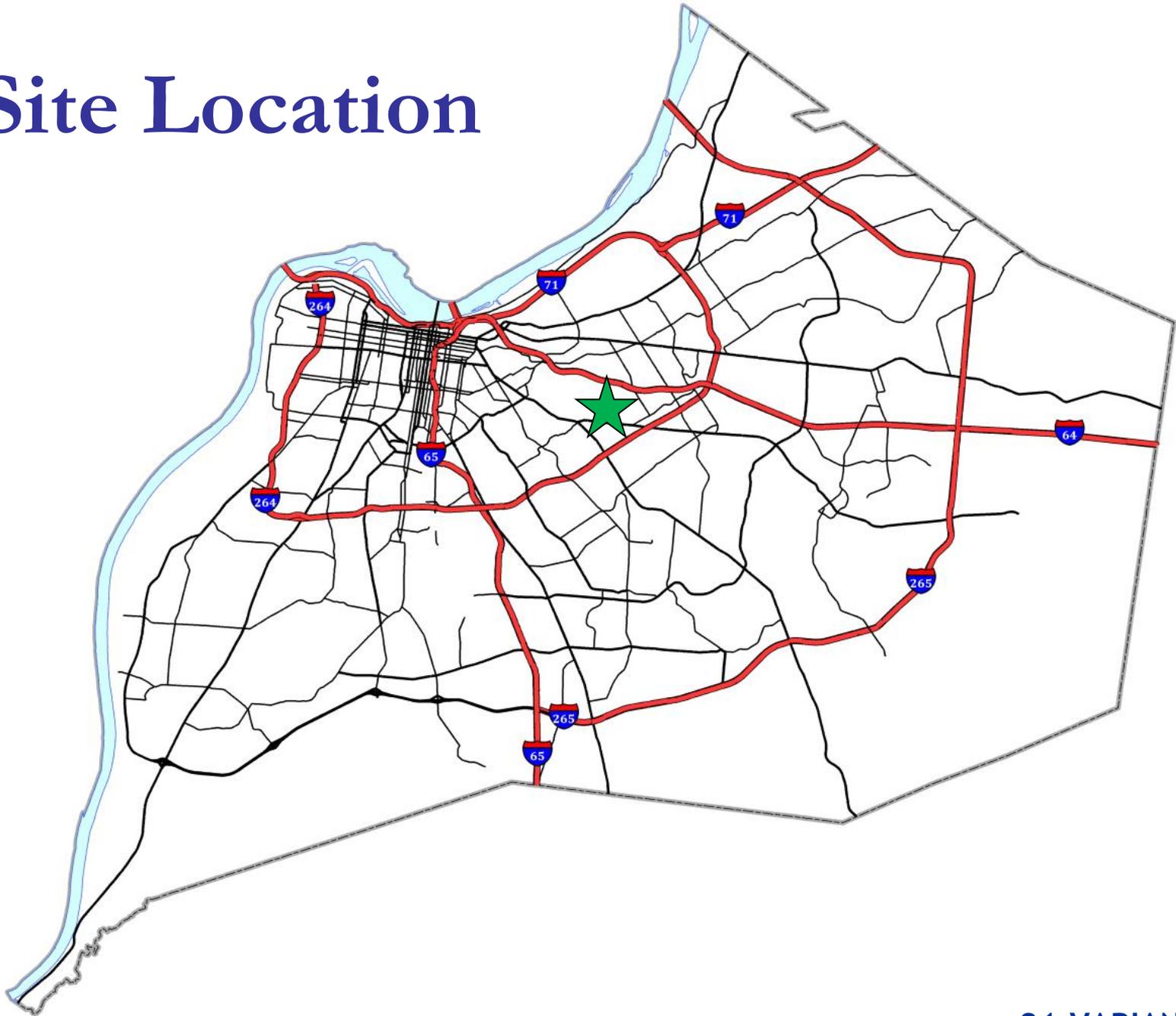
Variance from Land Development Code section 5.4.1.D.2 to allow a private yard area to be less than the required 30% of the area of the lot.

| Location | Requirement | Request | Variance |
|-------------------|---------------|---------------|-------------|
| Private Yard Area | 1,980 sq. ft. | 1,600 sq. ft. | 380 sq. ft. |

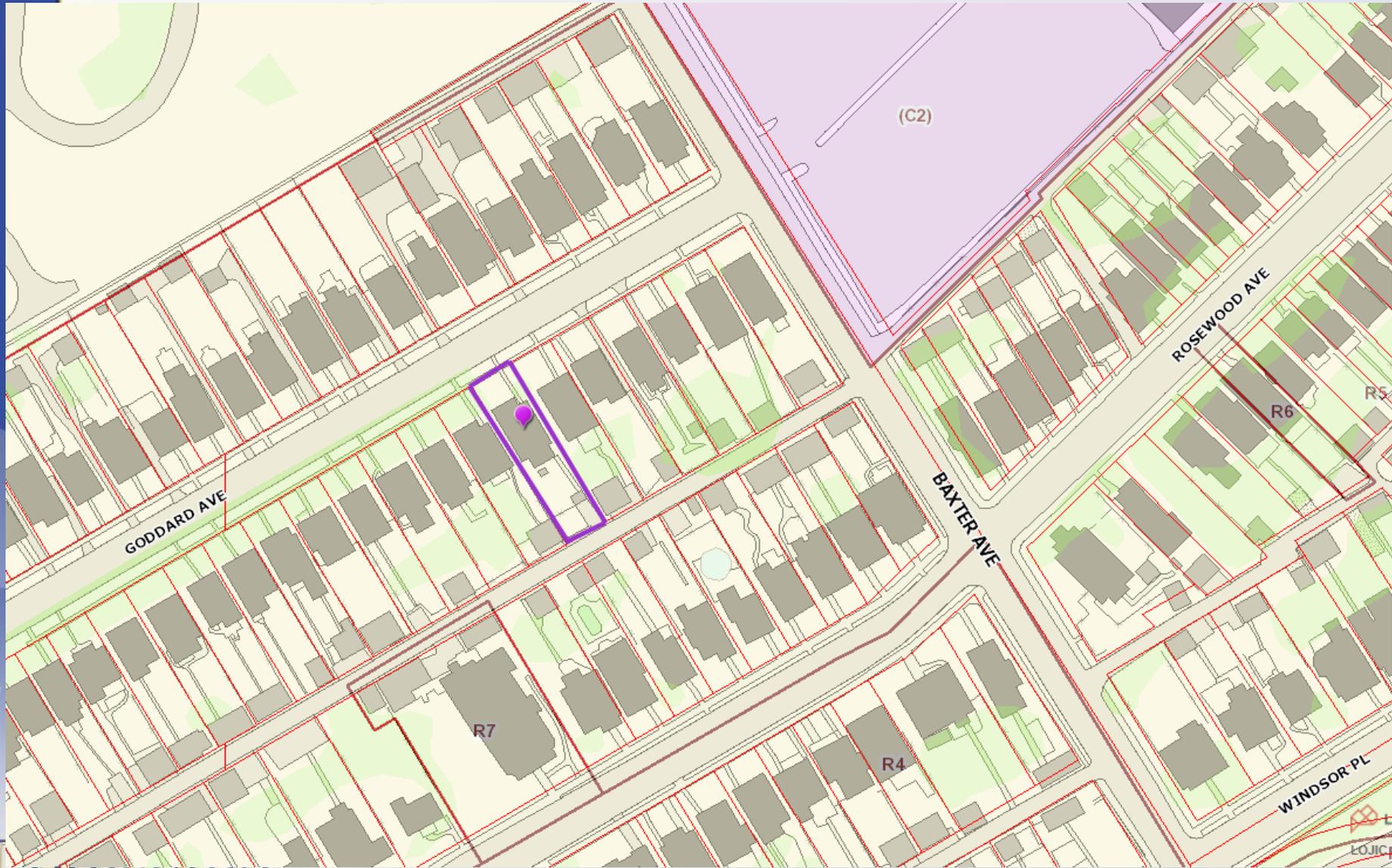
Case Summary / Background

- The subject site is zoned R-5 Residential Single-Family in the Traditional Neighborhood Form District.
- It is a single-family structure located in the A. Goddards subdivision. The applicant is proposing to construct a new detached garage at the rear of the property.
- The new construction will reduce the private yard area to be less than the required 30% of the area of the lot.

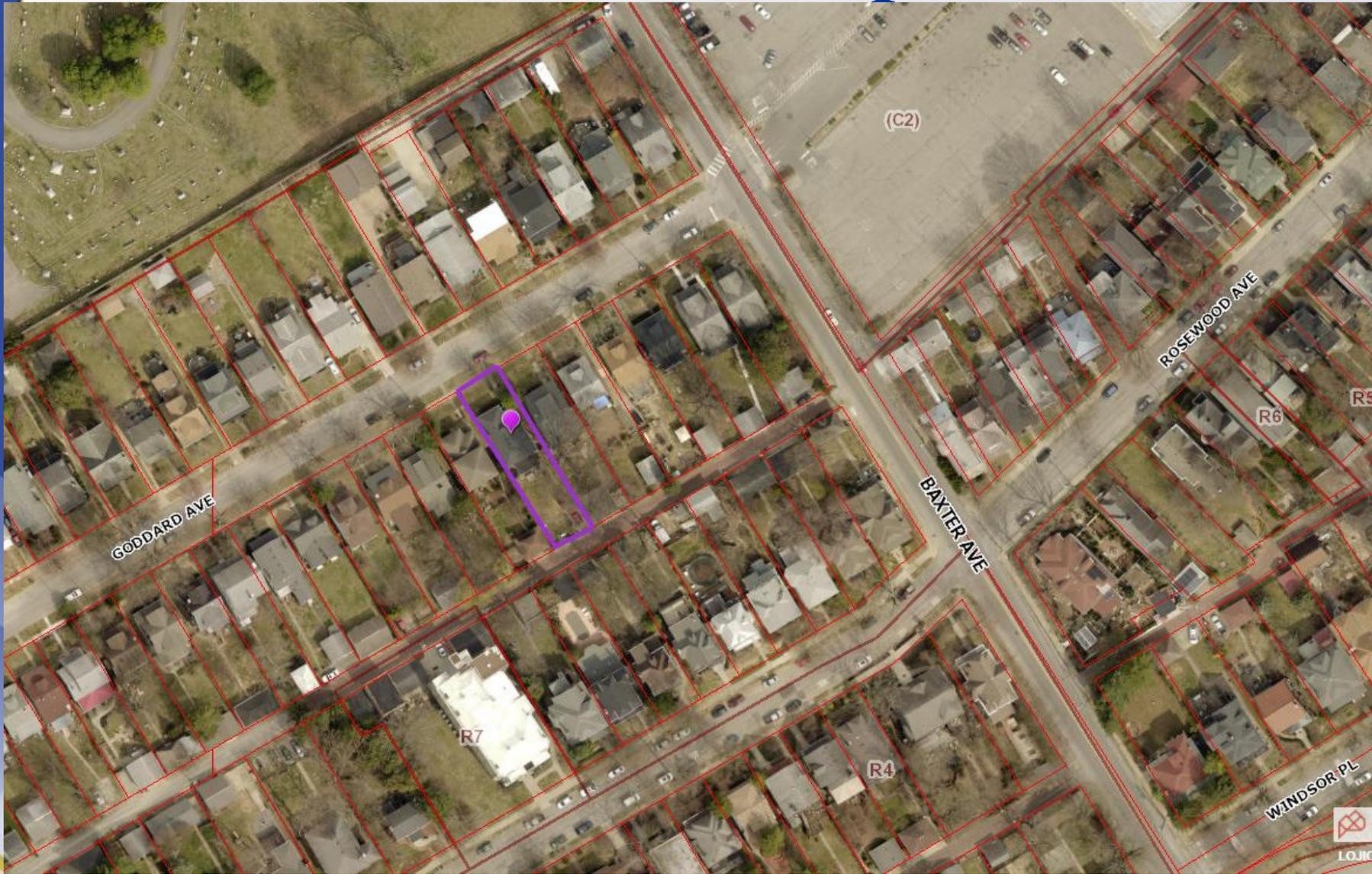
Site Location

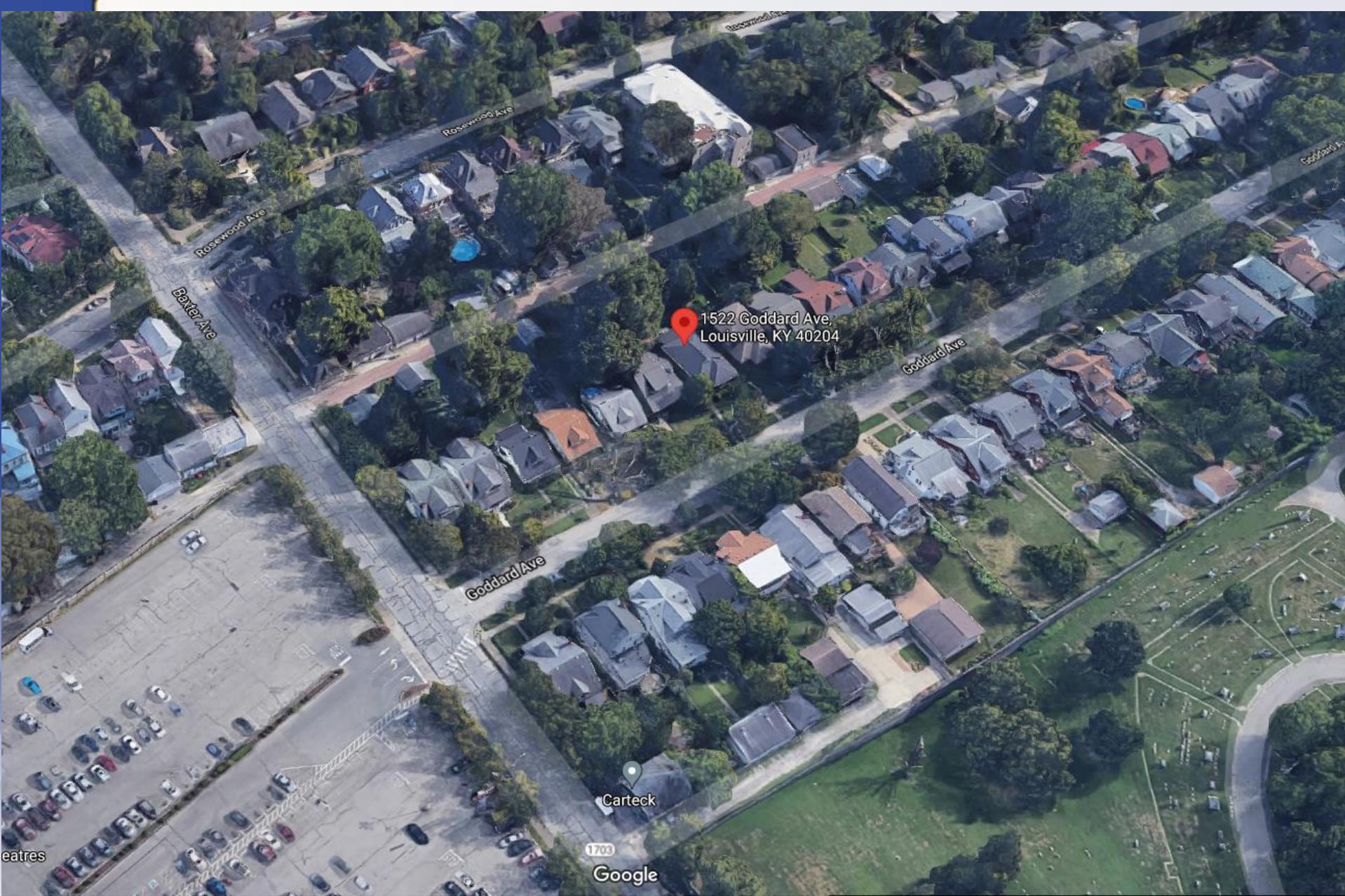


Zoning Map



Aerial Map





1522 Goddard Ave,
Louisville, KY 40204

Site Plan



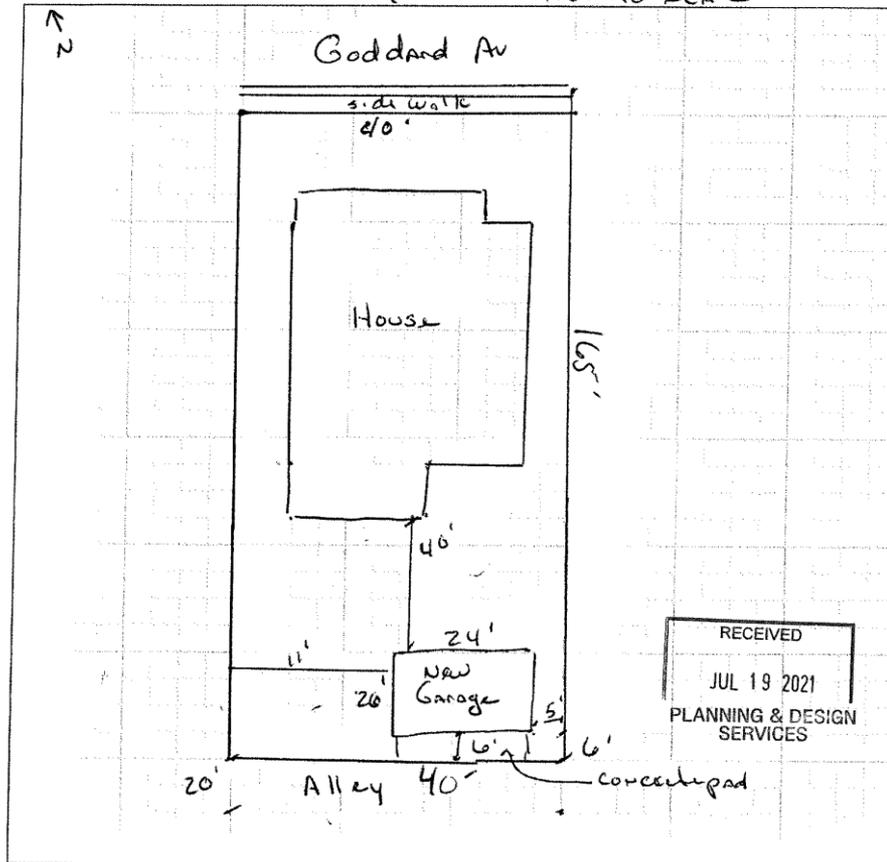
SITE SUPPLY, INC.

STABILIZATION, DRAINAGE & EROSION CONTROL MATERIALS

5464 Leestown Rd., Suite B • Lexington, Kentucky 40511 • (859) 243-0008 • Fax (859) 243-0055 • www.sitefabric.com

Project: New Garage Engineer: _____
Location: 1522 Goddard Av Owner: _____
Bid Date: _____ Time: _____ Telephone: _____
Sheet _____ of _____ Remarks: _____

Site Plan not to scale



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PLANNING & DESIGN
SERVICES

21-VARIANCE-0104

Front



08/17/2021 09:18

Across the Street



Lo

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Rear Yard



08/17/2021 09:19

Variance Area



Variance Area



Alley View



08/17/2021 09:21

Alley View



Conclusion

Staff finds that the requested variance is adequately justified and meets the standard of review.

Required Action

Approve/Deny

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 the lot.

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