

18VARIANCE1041

142 Pennsylvania Avenue Garage



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

Dante St. Germain, Planner I

June 4, 2018

Requests

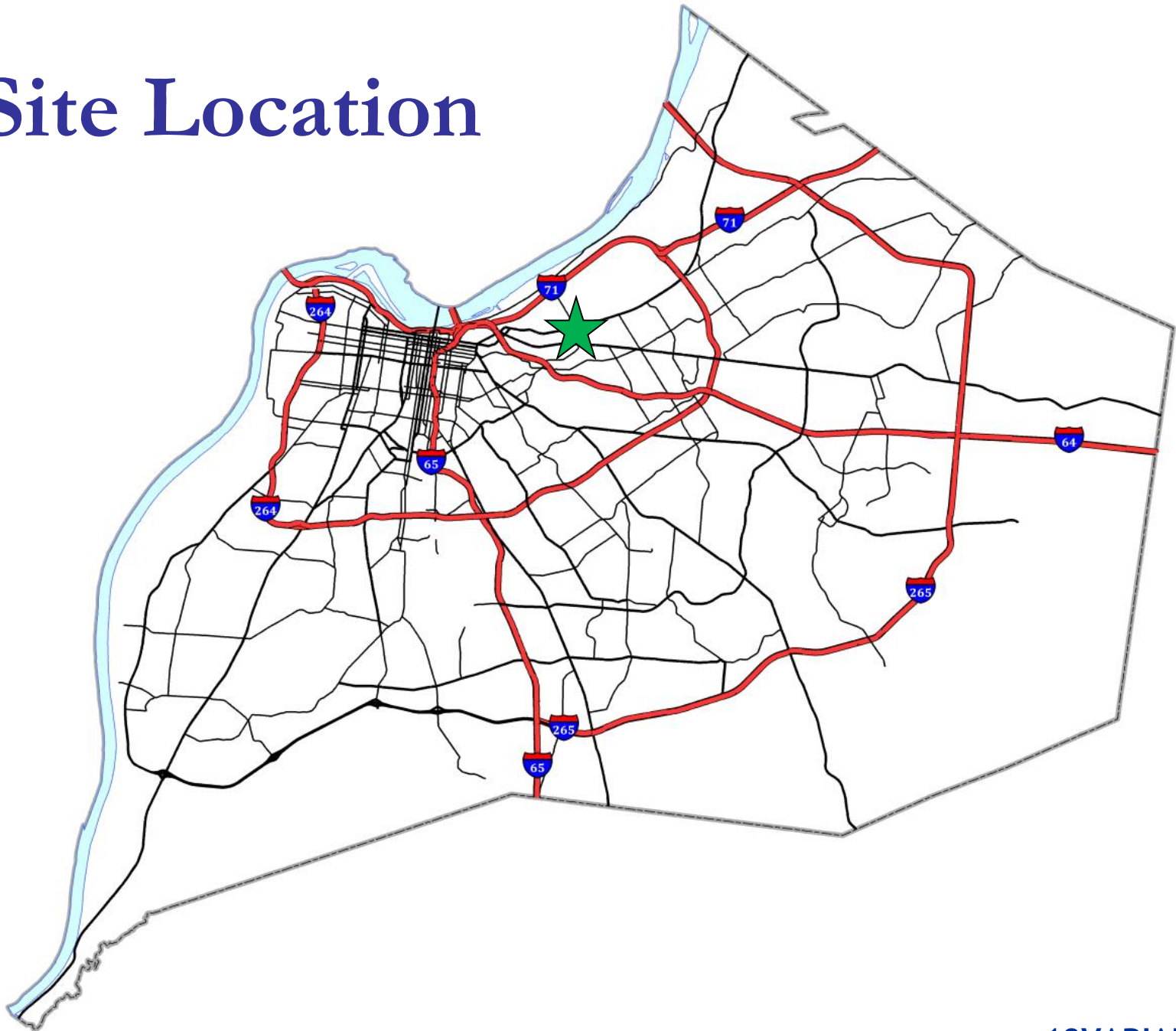
- **Variance:** from Land Development Code section 5.4.1.D.2 to allow a private yard area to be less than the required 30% of the area of a lot.

Location	Requirement	Request	Variance
Private Yard Area	30% (2,424 sf)	23% (1,875 sf)	7% (552 sf)

Case Summary / Background

- The subject property is located in Crescent Hill.
- The applicant proposes a new detached garage at the rear alley.
- The construction of the garage will reduce the private yard area below the required 30% of the area of the lot.

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



142 Pennsylvania Avenue
feet

140
Map Created: 5/23/2018



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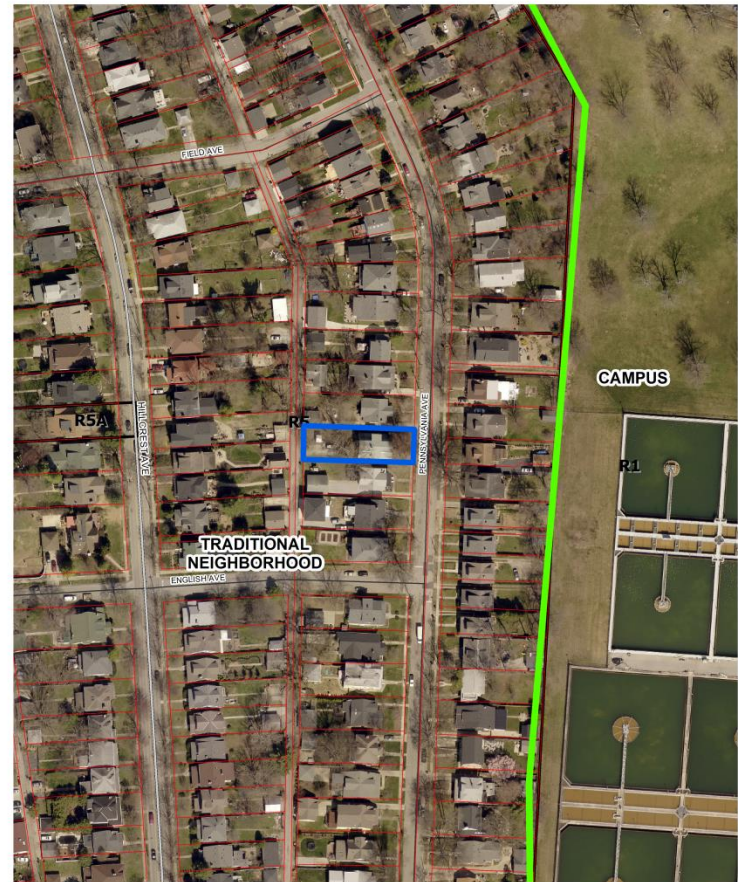
Aerial Photo/Land Use

Subject Property:

- Existing: Single Family Residential

Adjacent Properties:

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



142 Pennsylvania Avenue
feet

140
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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



The property to the left of the subject property.

Site Photos-Subject Property



The properties across Bassett Avenue.

Site Photos-Subject Property



The properties across Pennsylvania Avenue.

Site Photos-Subject Property



The location of the requested variance.



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

Location	Requirement	Request	Variance
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