

20-VARIANCE-0121

Arterburn Avenue Variance



Louisville Metro Board of Zoning Adjustment
Public Hearing

Zach Schwager, Planner I
September 28, 2020

Request

- **Variance:** from Land Development Code section 5.4.1.D.3 to allow the private yard area to be less than the required 20% of the area of the lot.

Location	Requirement	Request	Variance
Private Yard Area	995 sq. ft.	0 sq. ft.	995 sq. ft.

Case Summary / Background

- The subject property is zoned R-5 Residential Single-Family in the Traditional Neighborhood Form District.
- It is a single-family structure located in the Reservoir Park subdivision.

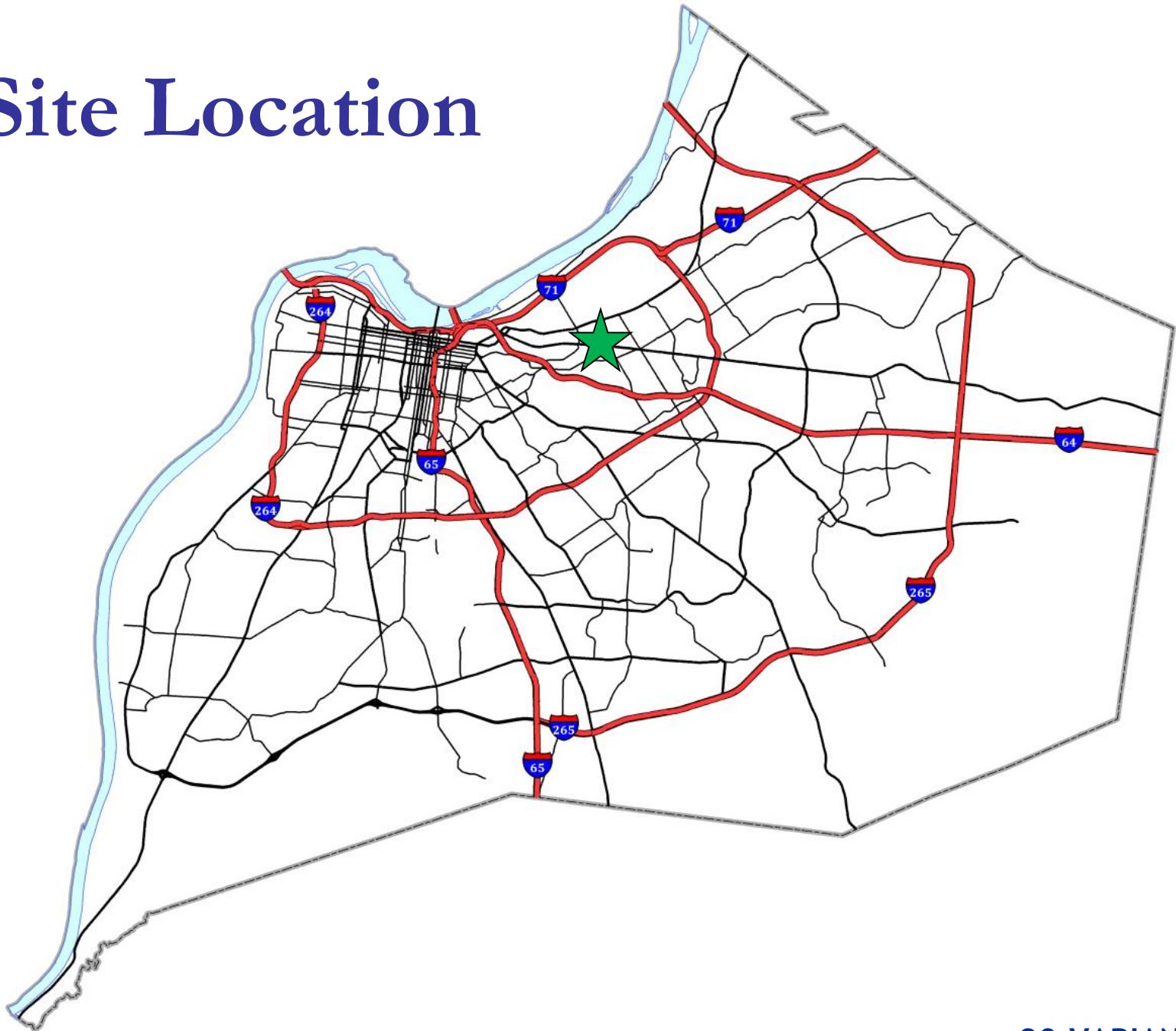
Case Summary / Background

- The applicant is proposing to construct a two-story garage with storage space above.
- The proposed garage would reduce the private yard area to be less than the required 20% of the area of a lot.

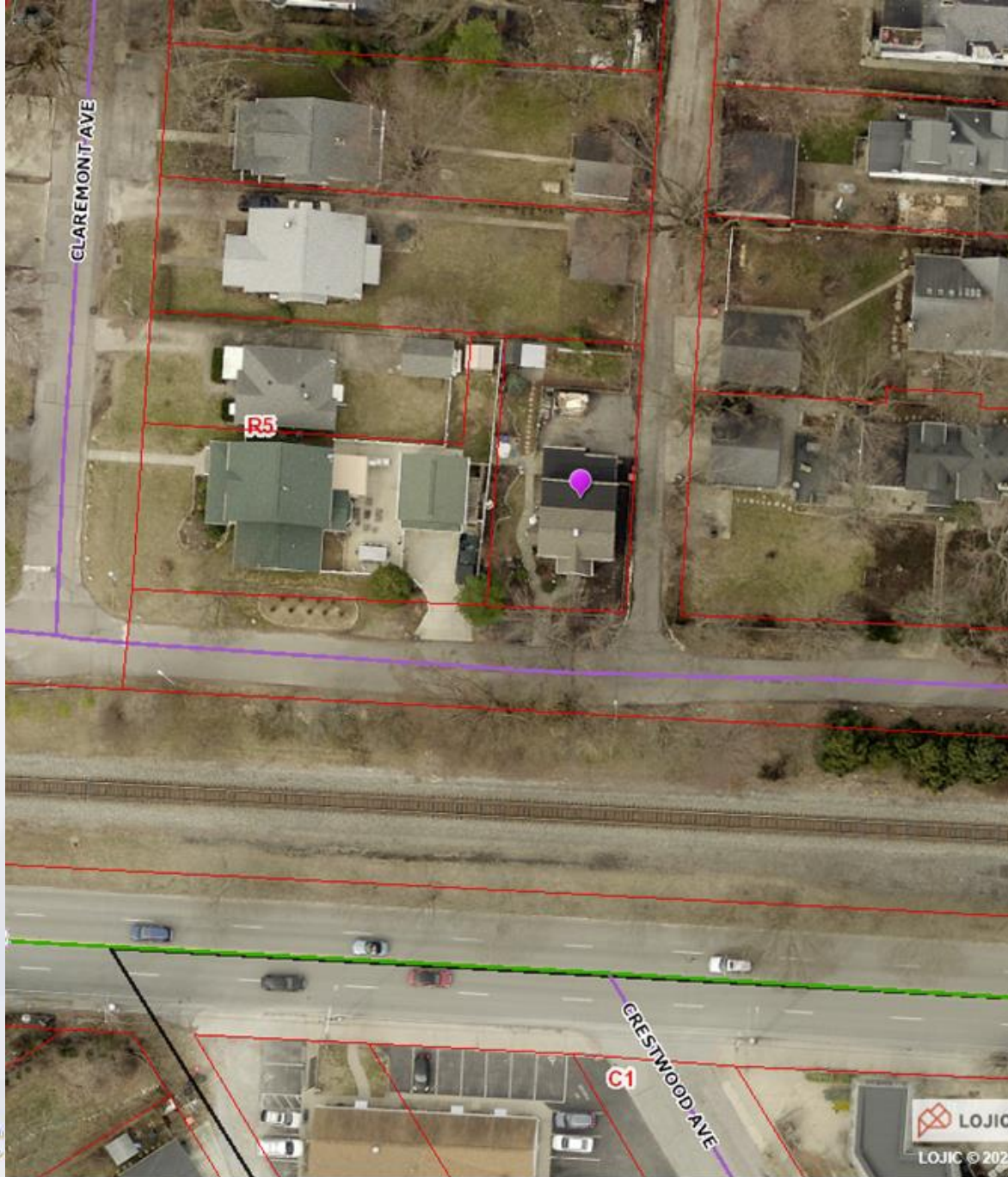
Case Summary / Background

- Staff has received signatures from all adjoining property owners approving of the proposed construction. Therefore, a public hearing is not required.

Site Location









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Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Conclusion

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

Required Action

- **Variance:** from Land Development Code section 5.4.1.D.3 to allow the private yard area to be less than the required 20% of the area of the lot.
Approve/Deny

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