

Board of Zoning Adjustment
Staff Report
September 14, 2020



Case No:	20-VARIANCE-0078
Project Name:	Wentworth Variance
Location:	3029 Wentworth Ave
Owner:	Diane Robl & Margaret Schmidt
Applicant:	Beverly Baker
Jurisdiction:	Louisville Metro
Council District:	9 – Bill Hollander
Case Manager:	Nia Holt, Planner I

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	1890 sf	1331 sf	559 sf

CASE SUMMARY/BACKGROUND

The subject site is zoned R-5 Single-Family Residential in the Traditional Neighborhood Form District. The site contains an existing single-family structure located in the Crescent Hill Neighborhood. The applicant is proposing to enclose an existing rear porch. The proposed screened porch will be 232 square feet and reduce the private yard area by 19%.

STAFF FINDINGS

Staff finds that the requested variances are adequately justified and meet the standard of review.

Based upon the information in the staff report, and the testimony and evidence provided at the public hearing, the Board of Zoning Adjustment must determine if the proposal meets the standards for granting a variance established in the Land Development Code from 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.

TECHNICAL REVIEW

None.

INTERESTED PARTY COMMENTS

Staff received one call of support.

RELATED CASES

A variance to reduce the private yard area was approved under 17VARIANCE1022.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR VARIANCE FROM SECTION 5.4.1.D.2

- (a) The requested variance will not adversely affect the public health, safety or welfare.

STAFF: The requested variance will not adversely affect the public health, safety or welfare as the structure will be constructed to comply with all building codes, including fire codes.

- (b) The requested variance will not alter the essential character of the general vicinity.

STAFF: The requested variance will not alter the essential character of the general vicinity, as the proposed enclosed porch will be of a similar design as the existing structures in the surrounding area.

- (c) The requested variance will not cause a hazard or nuisance to the public.

STAFF: The requested variance will not cause a hazard or nuisance to the public as the proposed will be constructed to comply with all building codes, including fire codes.

- (d) The requested variance will not allow an unreasonable circumvention of the zoning regulations.

STAFF: The requested variance will not allow an unreasonable circumvention of the zoning regulations as the request is less than 19% reduction of the required private yard area. There is additional open space is available along the East side yard.

ADDITIONAL CONSIDERATIONS:

1. The requested variance arises from special circumstances which do not generally apply to land in the general vicinity or the same zone.

STAFF: The requested variance does not arise from special circumstances which do not generally apply to the land in the generally vicinity or the same zone.

2. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or create an unnecessary hardship on the applicant.

STAFF: The strict application of the provisions of the regulation would not permit the property owner modify their home in such a way that they will be able to enjoy it as they age; allowing them to age in place.

3. The circumstances are the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought.

STAFF: The circumstances are not the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought as the applicant is requesting the variance and has not begun construction.

VARIANCE PLAN REQUIREMENT

In accordance with LDC Section 11.5B.1.C (Requirement to Follow Approved Plan), a variance shall be approved only on the basis of the plan approved by the Board and shall be valid only for the location and area shown on the approved plan. All construction and operations must be conducted in accordance with the approved plan and conditions attached to the variance.

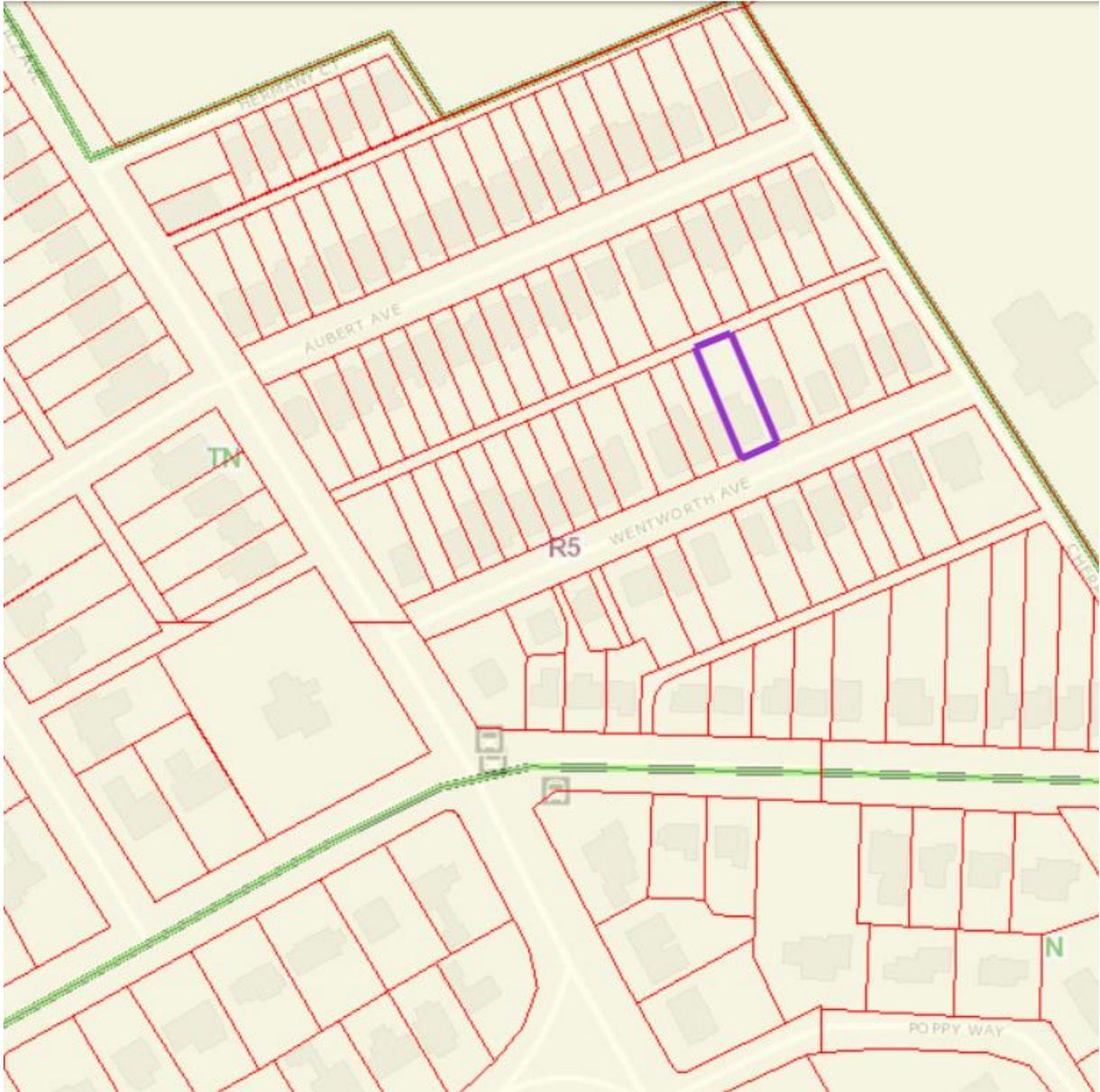
NOTIFICATION

Date	Purpose of Notice	Recipients
8/27/2020	Hearing before BOZA	1 st tier adjoining property owners Registered Neighborhood Groups in Council District 8
8/31/2020	Hearing before BOZA	Notice posted on property

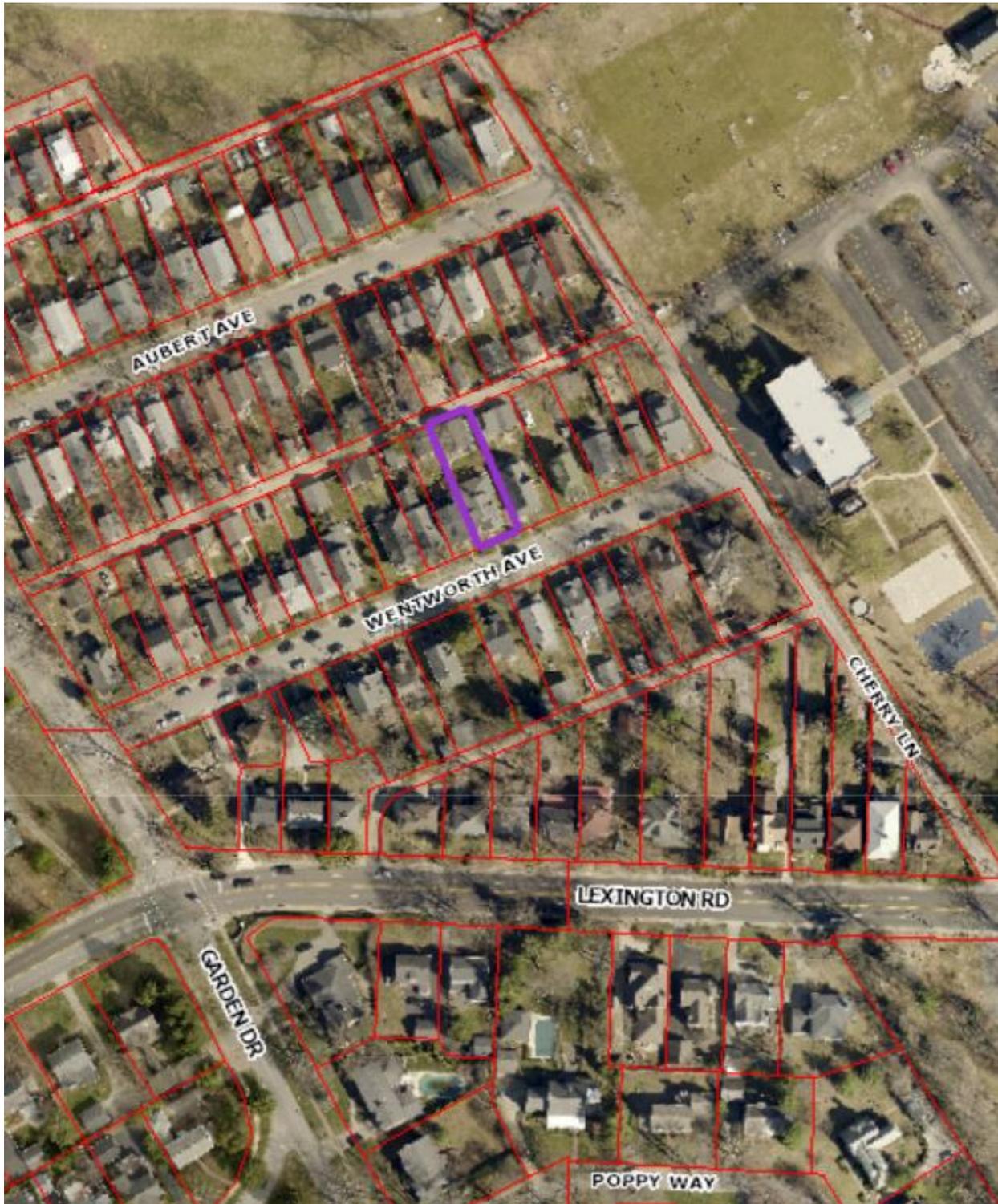
ATTACHMENTS

1. Zoning Map
2. Aerial Photograph
3. Site Plan
4. Elevation

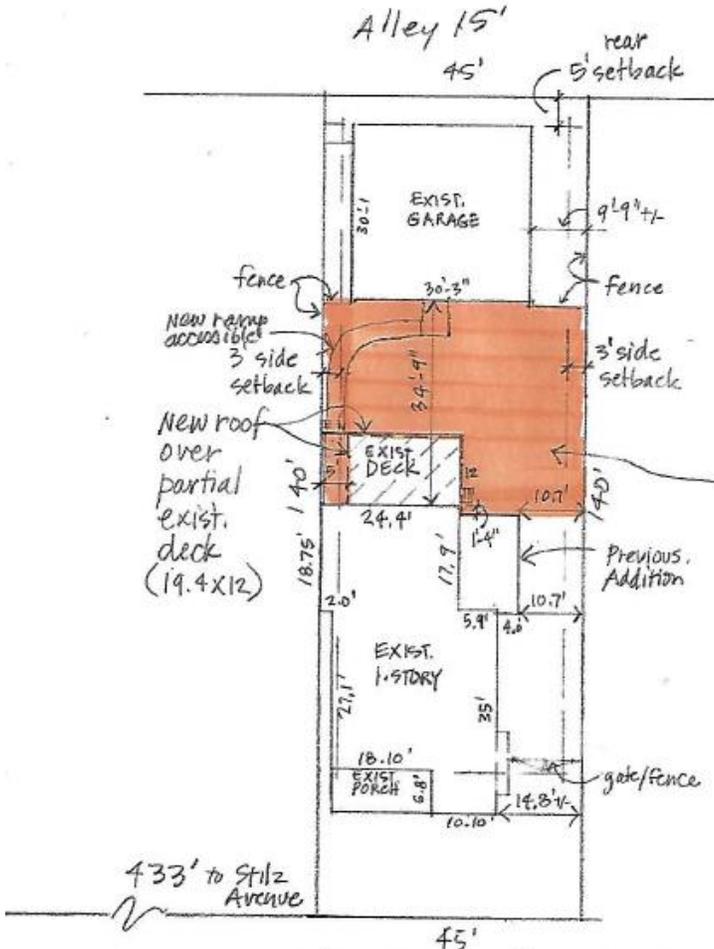
1. **Zoning Map**



2. Aerial Photograph



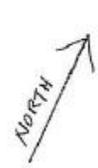
3. Site Plan



Parcel ID 073D0061 0000
 Lot 6300 S.F. 0.1420 acres

House 1469 S.F. EXIST. 23% FAR
 NO NEW S.F.

Private Yard 30% 1890 SF req'd
 $34.9 \times 45 = 1563.75$ S.F. EXIST.
 $19.4 \times 12 = 233$
 $\frac{1530}{1530}$ New Private Yard +19%



Site Plan 1" = 30'-0"
 3029 Wentworth Avenue 7.1.20 7.10.20 revised
 Private Yard
 NEW PARTIAL DECK ROOF
 OVER EXIST. DECK

4. Elevation

