

16VARIANCE1084 1866 Alfresco Place



Louisville Metro Board of Zoning Adjustment

Public Hearing

Ross Allen, Planner I

November 21, 2016

Request(s)

- **Variance:** from the Land Development Code section 5.4.1.D.2 to allow a proposed detached garage to reduce the private yard area to less than the required 30% of the total lot area (6,400 sf.) on a parcel zoned R-5 in a Traditional Neighborhood Form District.

Location	Requirement	Request	Variance
Private Yard Area (30% of total lot area)	1,920 sf. (30%)	901 sf. (47%)	1,019 sf. (53%)

Case Summary / Background

- The applicant is proposing to construct a one story 976 sf. garage at the rear of the property abutting an alley.
- The reduction in the private yard area being approximately 901 sf. (47%) which is approximately 1,019 sf. (53%) less than required by the Land Development Code for a lot area of 6,400 sf. (30% of total lot area = 1,920 sf.).

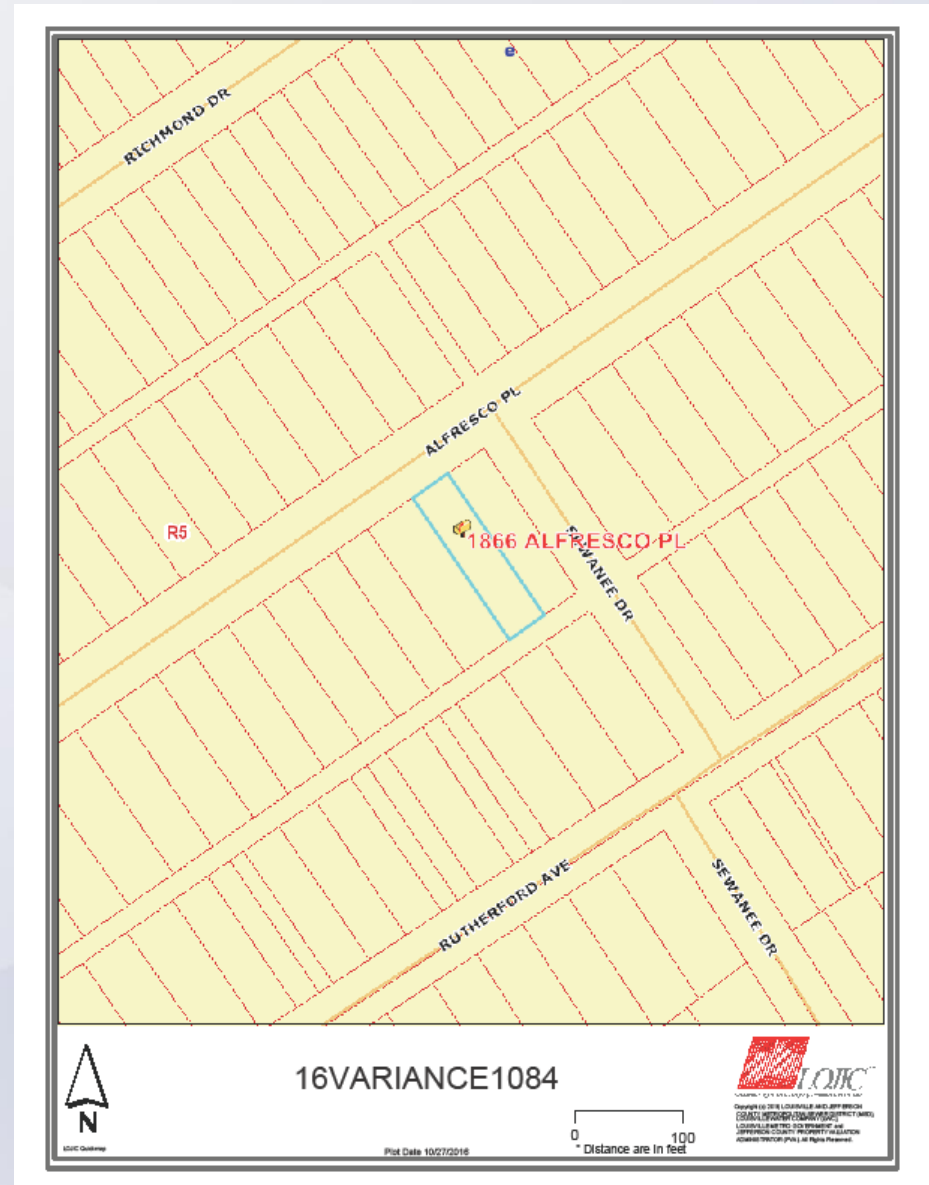
Zoning/Form Districts

Subject Property:

- Existing: R-5/Traditional Neighborhood
- Proposed: 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



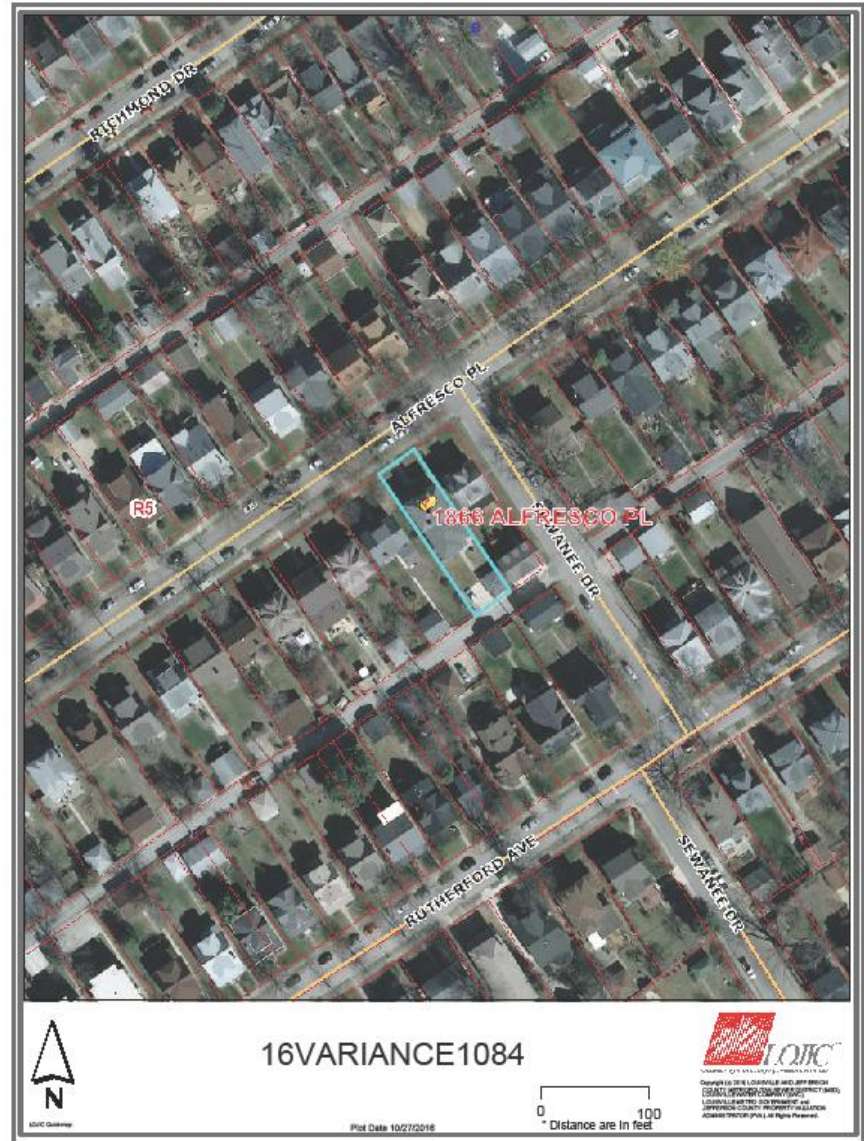
Aerial Photo/Land Use

Subject Property:

- Existing: Residential Single Family
- Proposed: Residential Single Family

Adjacent Properties:

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



Site Photos-Subject Property



Subject Site a corner lot, looking south from Alfresco Place

Site Photos-Subject Property



Area where the proposed detached one story three car garage is to be located.

Site Photos-Subject Property

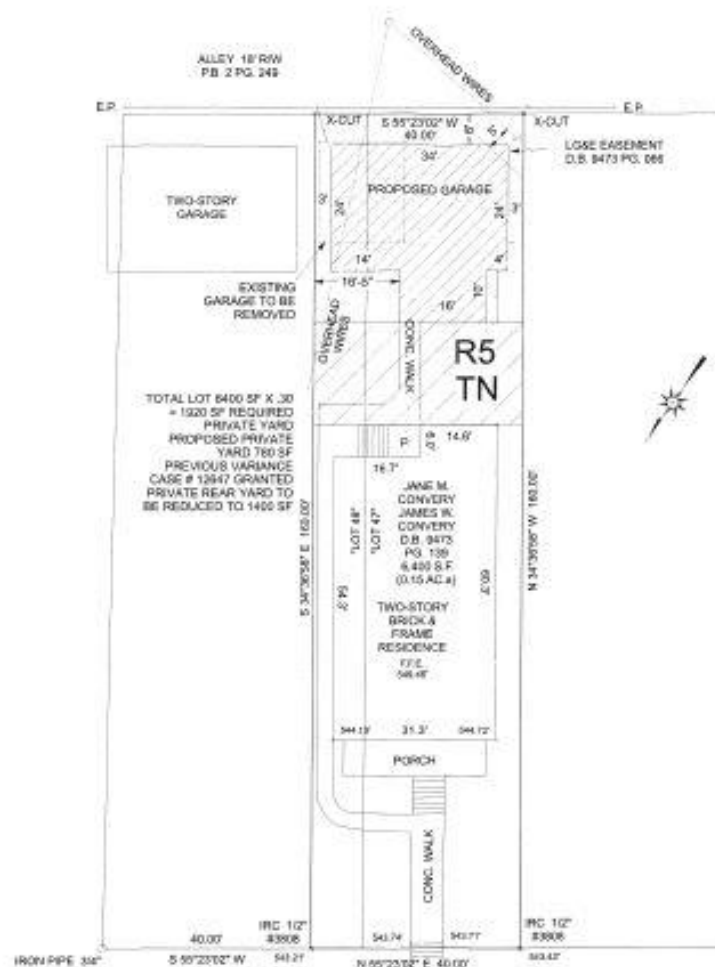


The existing private yard area.

Applicant's Site Plan

CONVERY GARAGE
1866 ALFRESCO PLACE
LOUISVILLE, KY 40205

10-7-2016



PROPOSED SITE PLAN

SCALE 1"=20'

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OCT 21 2016
CHARLIE WILLIAMS &
DESIGN SERVICES

CHARLIE WILLIAMS DESIGN, INC.
1626 WINDSOR PLACE
LOUISVILLE, KY 40204
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Elevation

CONVERY GARAGE
1866 ALFRESCO PLACE
LOUISVILLE, KY 40205

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Conclusions

- The variance request appears to be adequately justified and meets the standard of review.
- BOZA must determine if the variance is adequately justified as established in the Land Development Code (Oct. 2016) from section 5.4.1.D.2 to allow a proposed detached garage to reduce the private yard area to less than the required 30% of the total lot area on a parcel zoned R-5 in a Traditional Neighborhood Form District.

Required Actions

- **Variance:** from the Development Code (St. Matthews Apr. 2001) Article 4 section 4.6.C.2.c to allow an addition to the principal structure to encroach 9 feet into the street side yard setback. Approve/Deny