

19-VARIANCE-0018

S. 3rd Street Variance



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

Zach Schwager, Planner I

October 21, 2019

Request

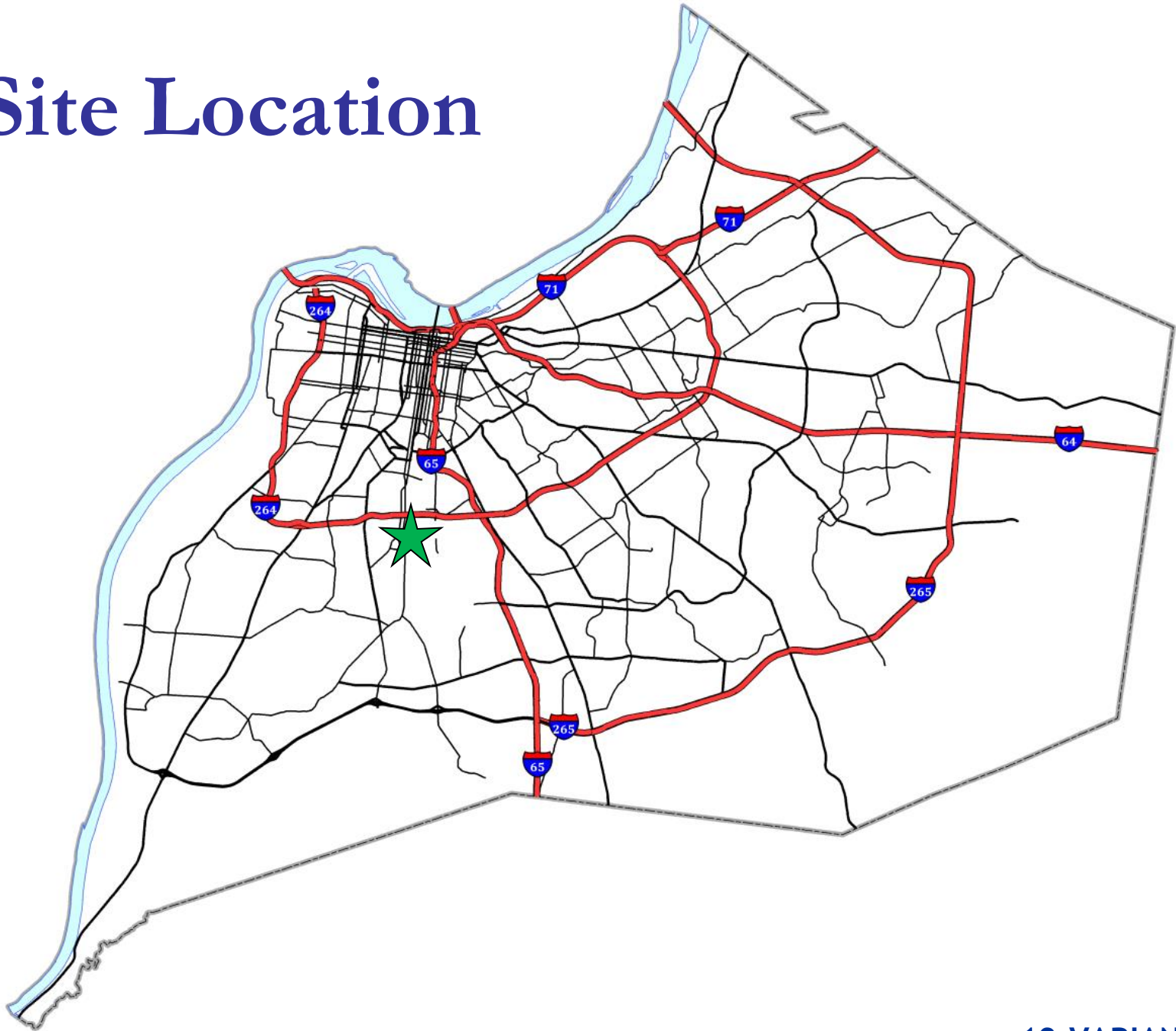
- **Variance:** from Land Development Code to allow a private yard area to be less than the required 30% of the area of a lot.
- **Variance:** from Land Development Code to allow an accessory structure/use area to exceed a depth of 60 ft.

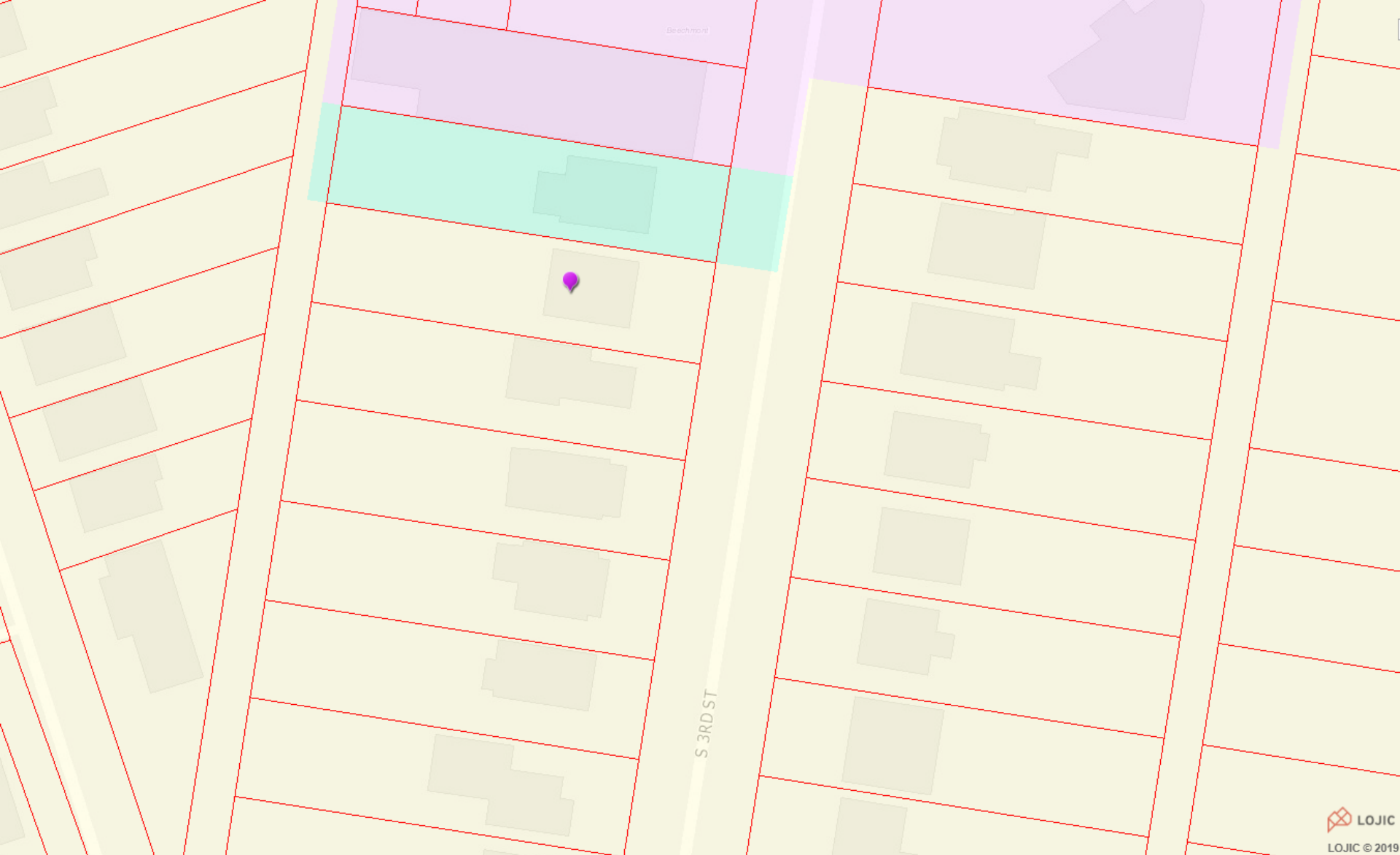
Location	Requirement	Request	Variance
Private Yard Area	3,000 sq. ft.	890 sq. ft.	2,110 sq. ft.
Accessory Structure/Use Area	60 ft.	101 ft.	41 ft.

Case Summary / Background

- The subject property is in the Beechmont neighborhood on the west side of S. 3rd Street near the intersection with W. Woodlawn Avenue. It currently contains a two-story multi-family dwelling with four units.
- The applicant is proposing to construct a two-story accessory structure with two dwelling units and a one car garage. The proposed accessory structure will reduce the private yard area to less than 30% of the area of the lot and will exceed 60 ft. in depth of the accessory structure/use area.

Site Location

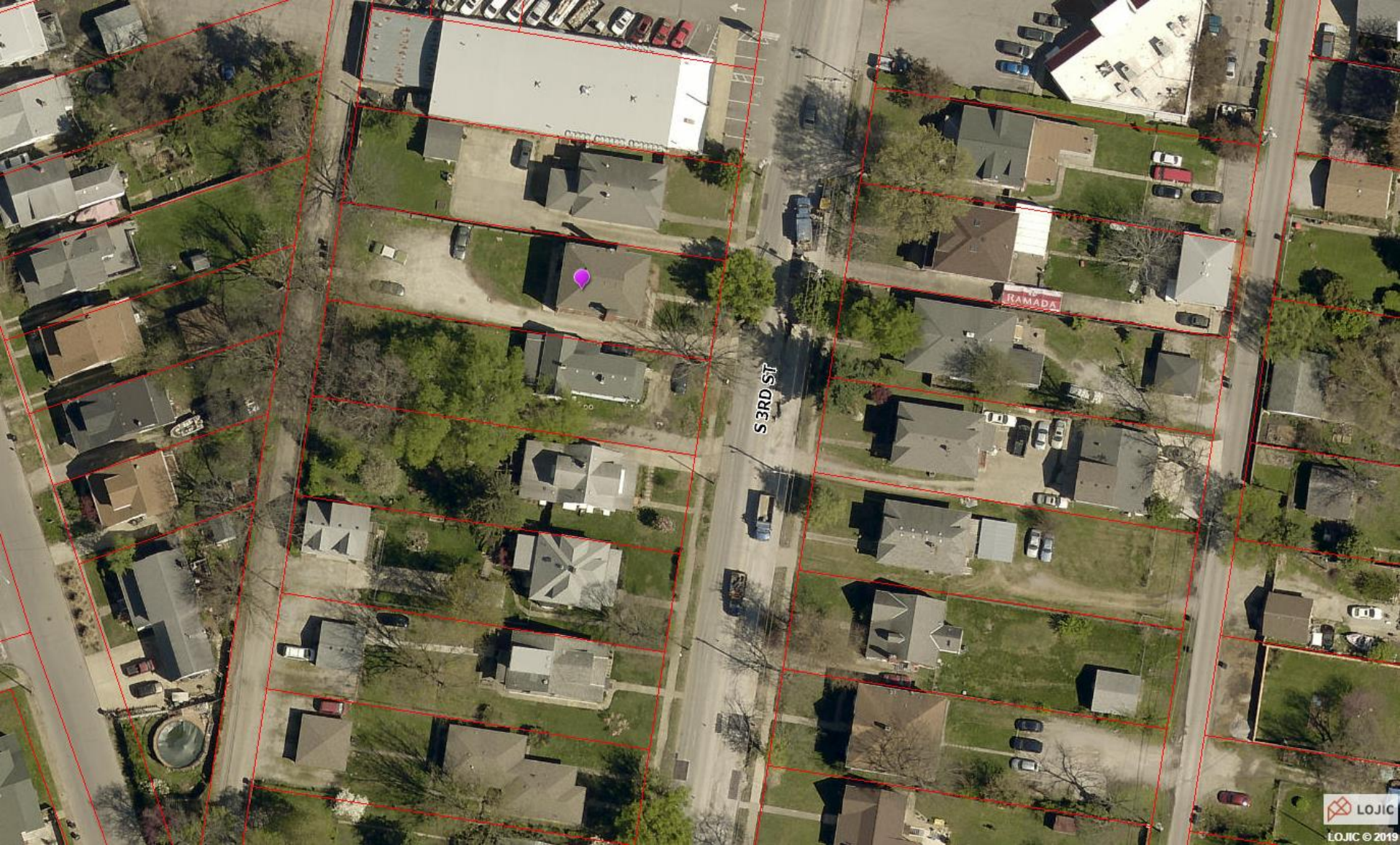




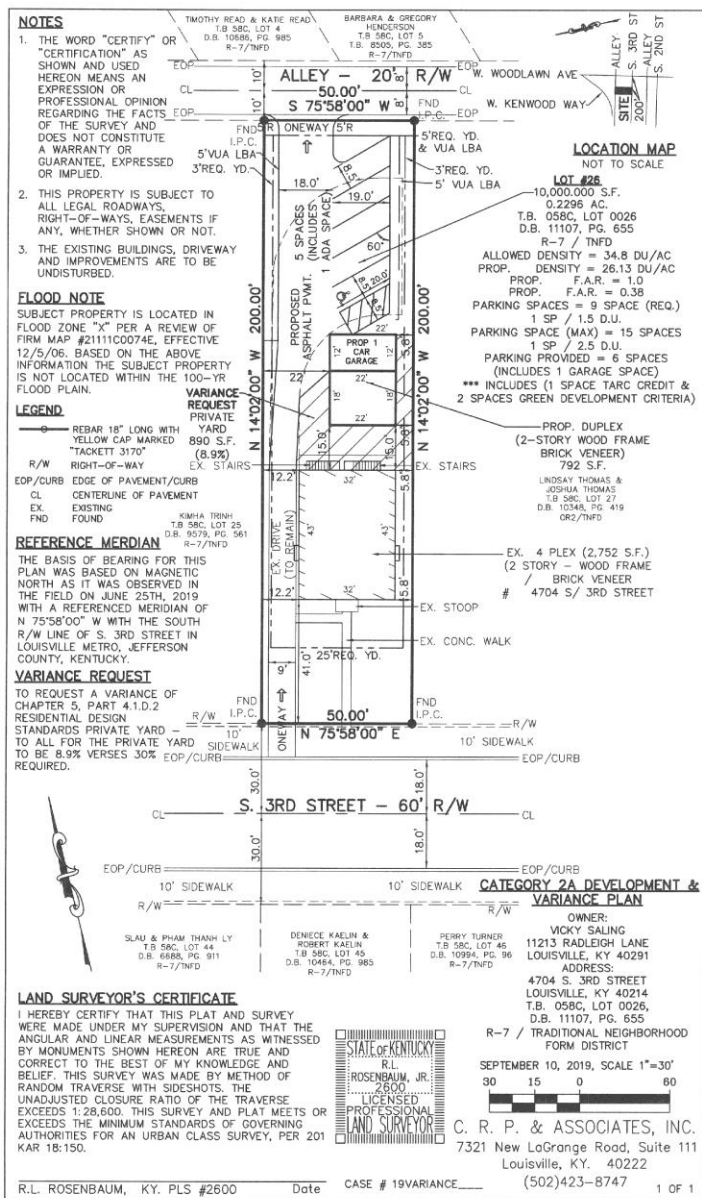
Describe

S 3RD ST

LOJIC
LOJIC © 2019



Site Plan



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



10/04/2019 11:17

Site Photos-Subject Property



Site Photos-Subject Property



Conclusion

- The variance requests appear to be adequately justified and meet the standards of review.

Required Action

- **Variance:** from Land Development Code to allow a private yard area to be less than the required 30% of the area of a lot. Approve/Deny
- **Variance:** from Land Development Code to allow an accessory structure/use area to exceed a depth of 60 ft. Approve/Deny

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