

# 17VARIANCE1011

## 620 S. Campbell Street



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

**Joel P. Dock, Planner II**

**April 17, 2017**

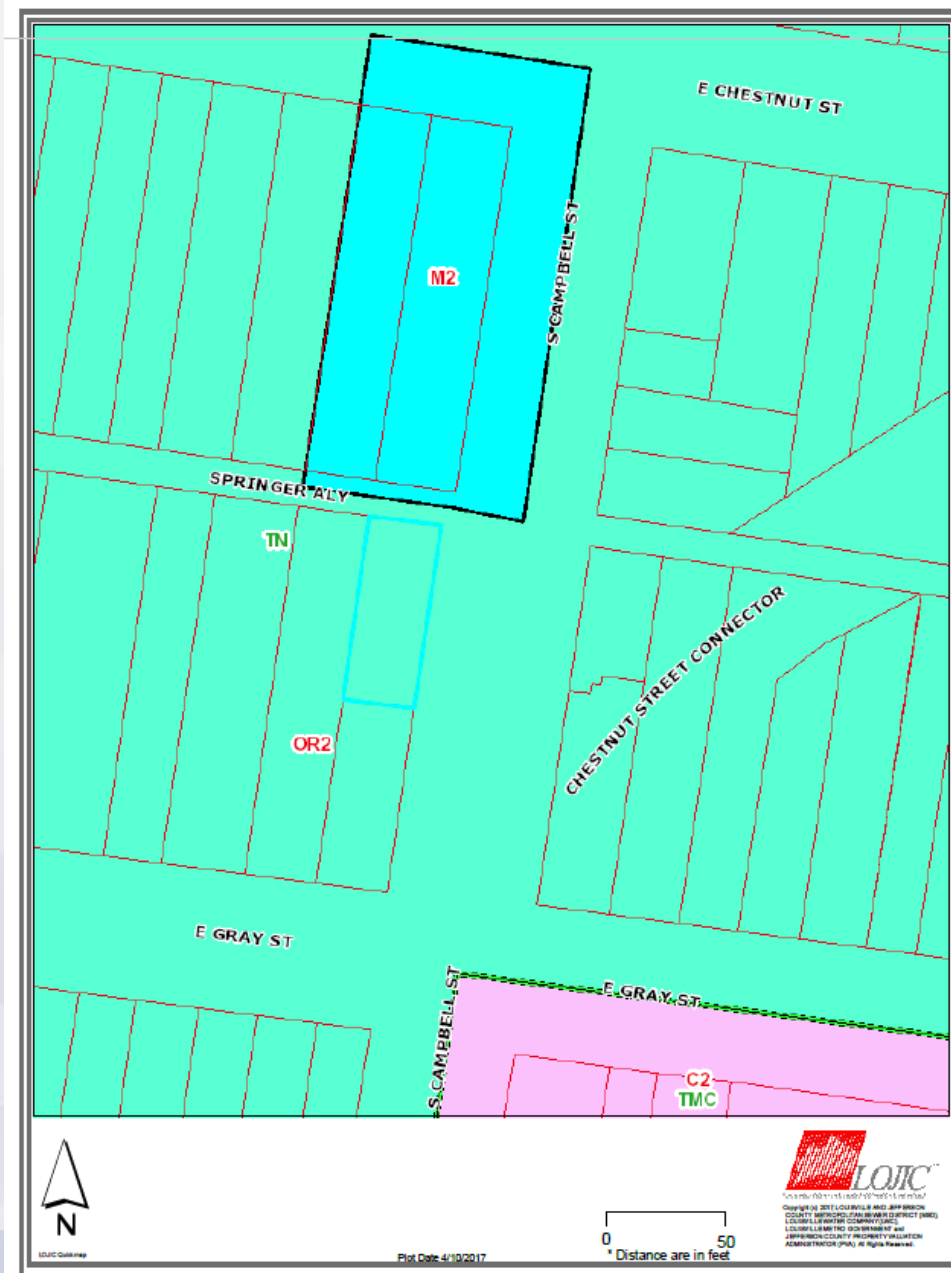
# Request

- **Variance** of Land Development Code (LDC), section 5.4.1.D to reduce the private yard area
- **Waiver** of LDC, section 5.4.1.C.1 to allow the principal entrance to not be oriented to the primary street

# Case Summary / Background

- Single-family family residential dwelling on a vacant lot
- One block North of E. Broadway
- Private yard area required for the property is 464 square feet (20%)
- 375 square feet provided
- Principal entrance provided from yard area
- Yards are as follows:
  - Front - Campbell Street (primary street)
  - Side - North (alley) and South property lines
  - Rear - West property line abutting parking lot
- Staff has allowed side yard areas extending from the rear yard to be included as private yards when the minimum dimension for the yard has been met

# Zoning/Form Districts





# Aerial Photo/Land Use





# Site Photos-Subject Property





# Site Photos-Subject Property





# Site Photos-Subject Property





# Site Photos-South



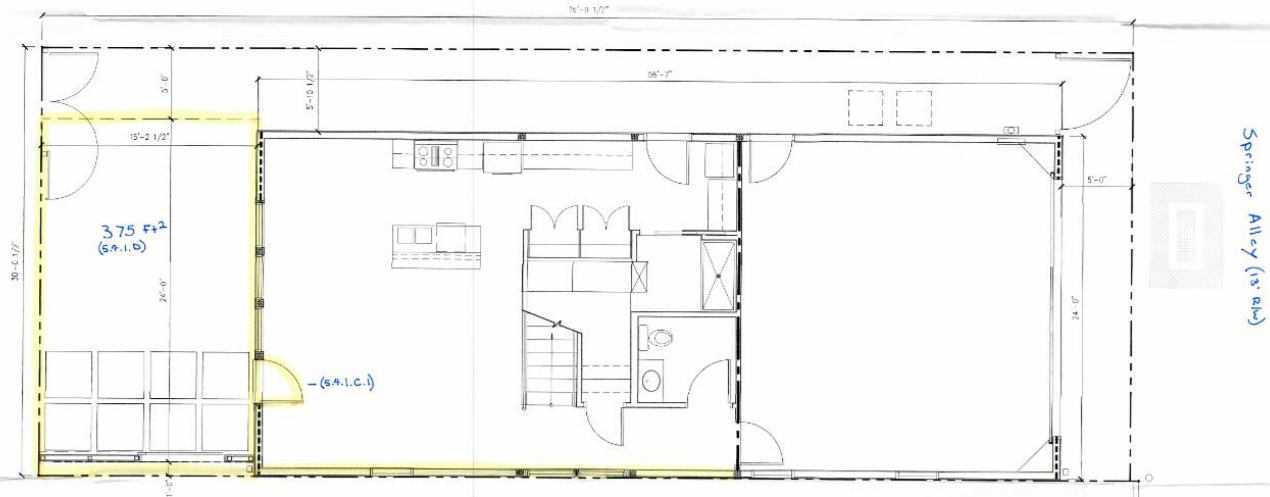


# Site Photos-Subject Property





# Applicant's Site Plan



**Request(s)**

- ① Variance - LDC 5.4.1.D - Private Yard Area  
 Required (50%): 464 Ft²  
 Proposed: 375 Ft²
- ② Waiver - LDC 5.4.1.C.1 - Orientation of principal structure entrance  
 Required: Facing Campbell Street  
 Proposed: Facing side courtyard

Size: 0.0533 (2,322 Ft²)  
 Zone: OR-2  
 Form: TN  
 Proposed use: Single-family res. dwell.  
 Existing use: Vacant  
 TB/Lot: TB 164, Lot 137  
 DB/PG: DB.0589, PG 684

Campbell Street (60 R/W)

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# Elevations





# Conclusions

- The variance appears to be adequately justified and meet the standard of review based on staff analysis in the staff report.
- The waiver does not appear to be adequately justified or meet the standard of review based on staff analysis in the staff report.
  - There do not appear to be any site constraints that would prevent the installation of an entrance along the primary street or limit the ability of the applicant to also provide an entrance to the private yard.

# Required Actions

- APPROVE or DENY the Variance of Land Development Code (LDC), section 5.4.1.D to reduce the private yard area from 464 sq. ft. to 375 sq. ft.
- APPROVE or DENY the Waiver of LDC, section 5.4.1.C.1 to allow the principal entrance to not be oriented to the primary street