

18VARIANCE1106 2600 Frankfort Avenue



Louisville Board of Zoning Adjustment Public Hearing

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February 4, 2019

Request

- **Variance** to permit a residence to encroach on the required private yard in a Traditional Marketplace Corridor (TMC) form district (LDC 5.4.1.D.2.)

Location	Requirement	Request	Variance
Private Yard (rear yard)	2,232 sq ft	920 sq ft	1,312 sq ft

Case Summary/Background

- Located on south side of Frankfort Avenue at intersection with S. Galt Avenue
- Zoned R-6; adjoined by residential and commercial uses
 - R-5, R5-A and R-6 single- and multi-family residential
 - C-1 commercial
- Adjoining properties in Traditional Neighborhood and Traditional Marketplace Corridor form districts
- Addition to rear of principal structure and to front of existing garage encroach on private yard area
- Existing private yard area does not meet minimum requirements; front yard is in excess of requirements

Zoning / Form District

Subject Site

Existing: R-6/Traditional Marketplace Corridor

Proposed: No change proposed

Adjoining Sites

North: R-5/Traditional Neighborhood

South: R5-A/Traditional Neighborhood

East: R-6/Traditional Marketplace Corridor

West: C-1/Traditional Marketplace Corridor



Land Use

Subject Site

Existing: Multi-family residential

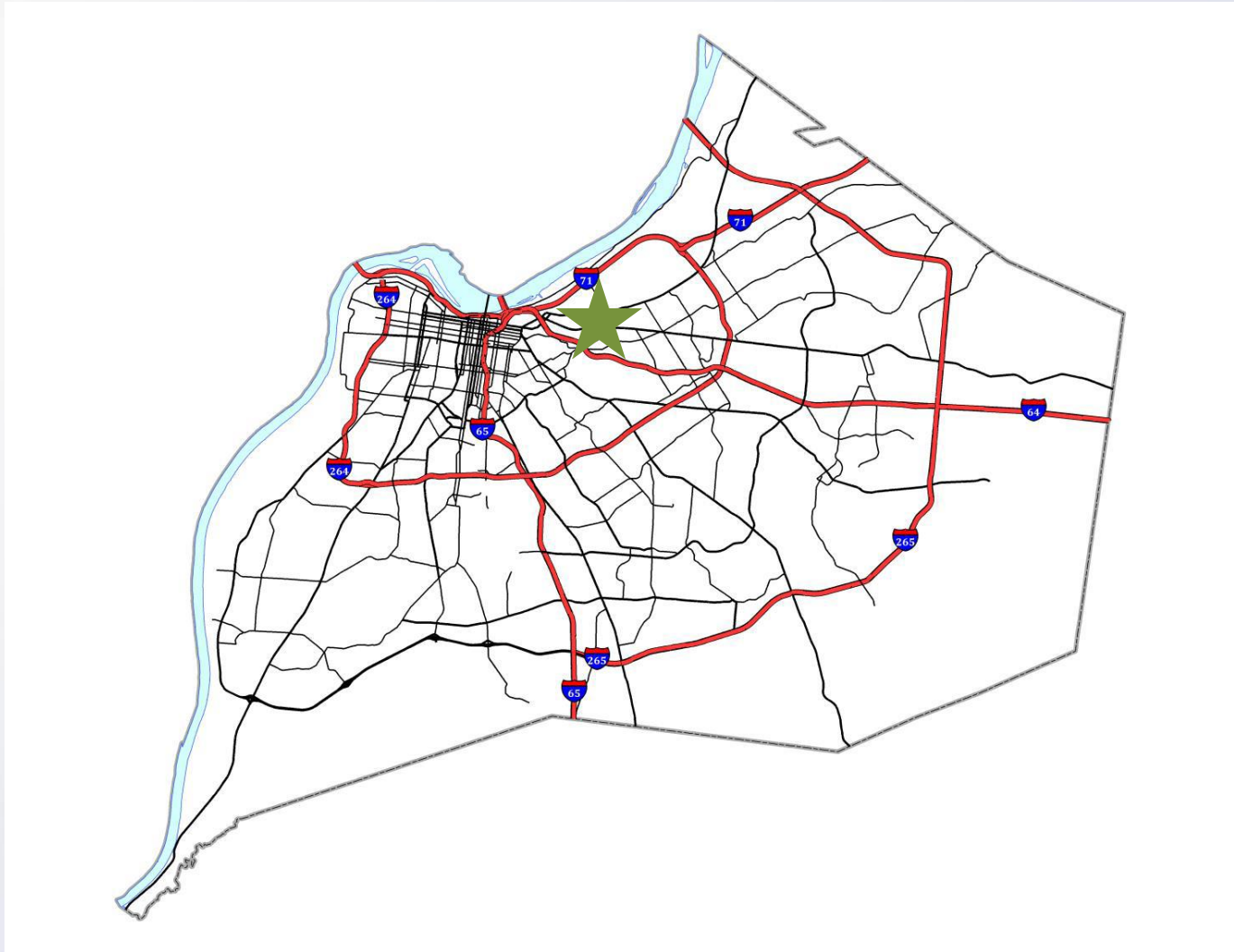
Proposed: To remain as existing

Adjoining Sites

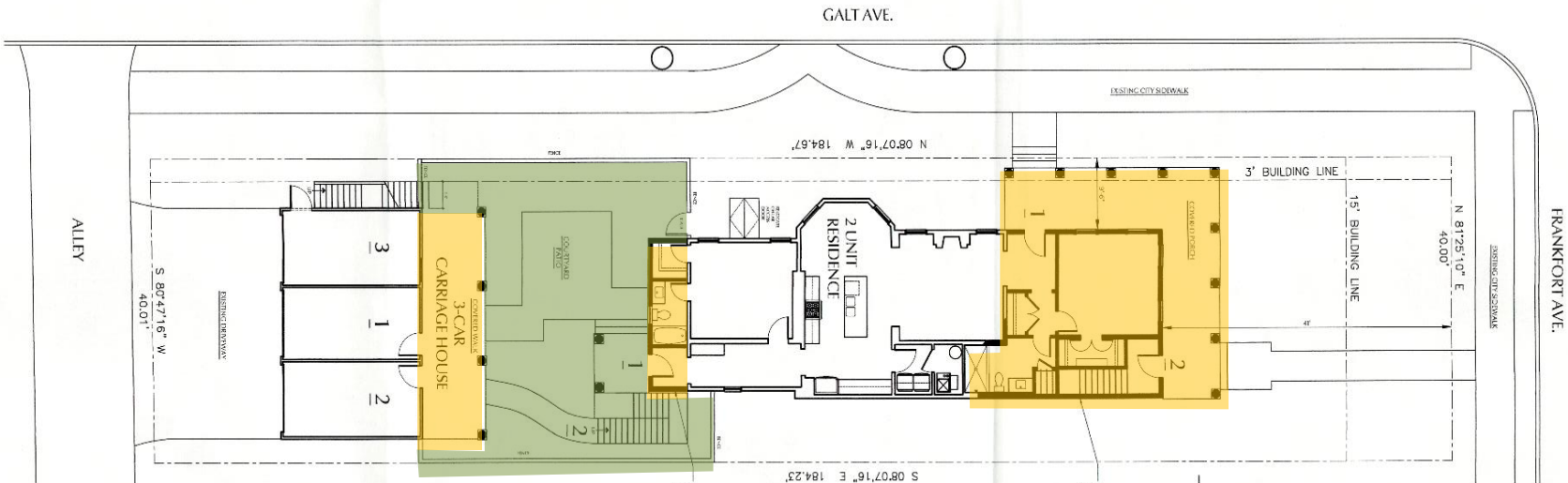
Single- and Multi-Family Residential
Commercial



Site Location



Site Plan



PROPOSED
SITE PLAN
1" = 10'

Handwritten blue annotations: "N" with an arrow pointing north and "1" with an arrow pointing to a specific area on the plan.

Site Photos



Site Photos



Adjoining to North

Site Photos



Adjoining to South

Site Photos



Adjoining to East

Site Photos



Adjoining to West

Site Photos



Private Yard Area

Site Photos



Across Galt Ave from Private Yard Area

Conclusions

- Staff finds that the requested variance is adequately justified and meets the standard of review
- Based upon the information in the staff report, the testimony and evidence provided at the public meeting, the Board of Zoning Adjustment must determine if the proposal meets the standards established in the LDC for the requested variance

Required Action

Approve/Deny

Variance to permit a residence to encroach on the required private yard in a Traditional Marketplace Corridor (TMC) form district (LDC 5.4.1.D.2.)

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