

# Case No. 16VARAINCE1019

## 2201 Boulevard Napoleon



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

**Ross Allen, Planner I**  
Monday May 2, 2016

# Variance Request

- Variance from LDC section 5.4.1.D.3 to allow the private yard area to be less than the required 30% of the overall lot size in a Traditional Neighborhood form District.

Location	Requirement	Request	Variance
Private Yard Area (Backyard)	2415 sq. ft. (30%)	2003 sq. ft. (25%)	412 sq. ft. (5%)

# Case Summary / Background

The applicant is proposing to construct a 656 square foot addition to the rear of the principal structure. The proposed addition would then reduce the private yard area to less than the required 30% of the total lot area of 8050 square feet. The private yard area would be reduced by roughly 5% leaving a total of 2003 square feet which is 5% less than the required minimum of 30%.

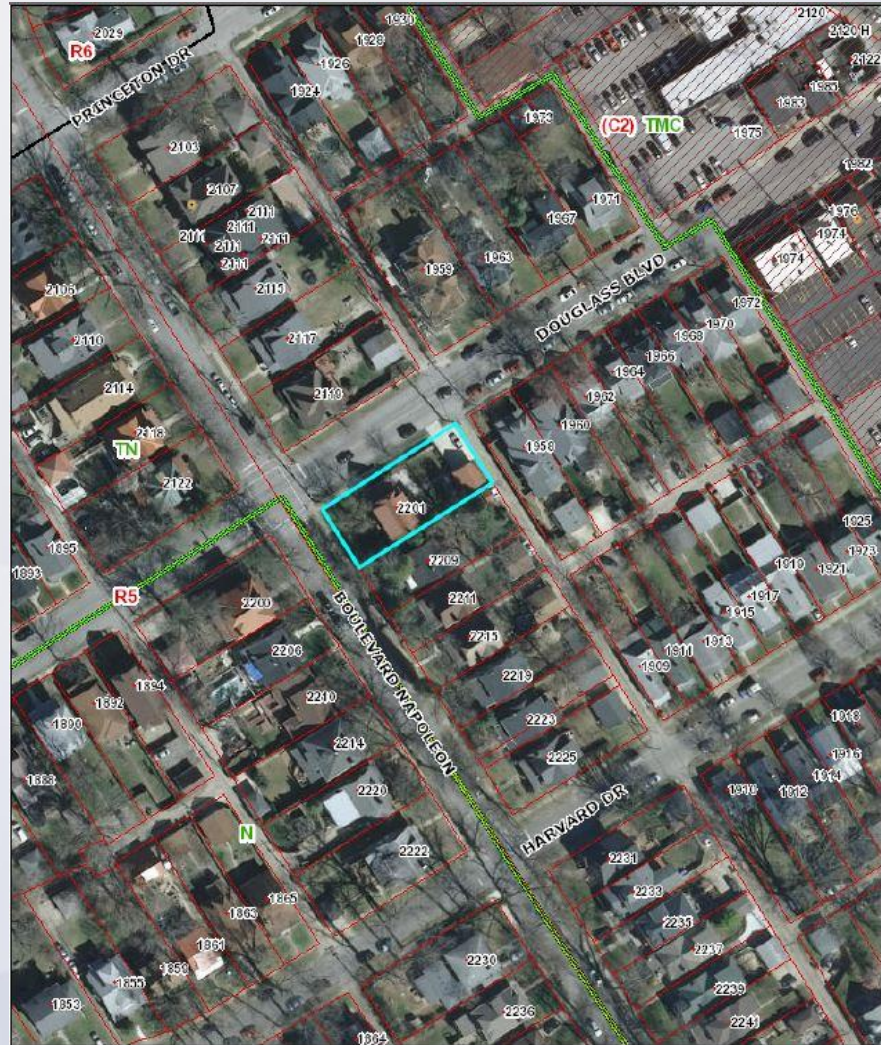
# Zoning/Form Districts

- **Subject Property:**
  - Existing: R-5; Traditional Neighborhood (TN)
  - Proposed: R-5; Traditional Neighborhood (TN)
- **Adjacent Properties:**
  - North: R-5; Traditional Neighborhood (TN)
  - South: R-5; Traditional Neighborhood (TN)
  - East: R-5; Traditional Neighborhood (TN)
  - West: R-5; Traditional Neighborhood (TN)



# 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 Single Family



16VARIANCE1019

0 100  
Distance are in feet



# Site Photos-Subject Property



Looking at the interior of the fenced rear yard area where the proposed addition would be added to the principal structure.

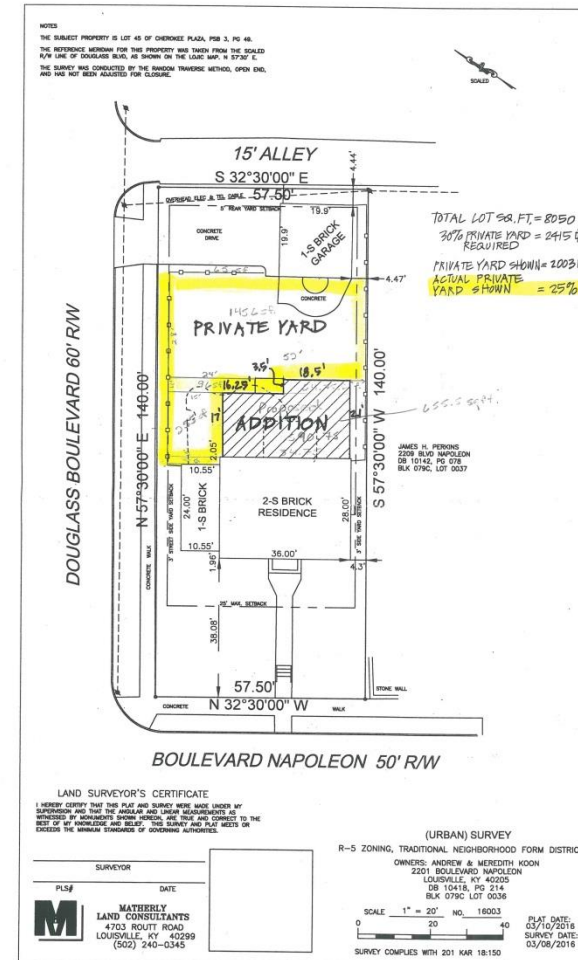
# Site Photos-Subject Property



Looking at the rear of the principal structure where the proposed addition would be added.

# Applicant's Development Plan

- Proposed Use:  
Residential Single  
Family
- Size: approx. 656 SF
- Private Yard Area (with  
addition) = 2003 SF  
OR 25% of the lot.



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# Variance

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Location	Requirement	Request	Variance
Private Yard Area (Backyard)	2415 sq. ft. (30%)	2003 sq. ft. (25%)	412 sq. ft. (5%)

# Applicable Plan

- Land Development Code

# Technical Review

- No Technical Review undertaken

# Staff Analysis and Conclusions

- The proposal meets the standards for granting a variance established in the Land Development Code from section 5.4.1.D.3 allowing the private yard area to be less than the required minimum of 30% as the result of an addition to the rear of the principal structure.

# Required Actions

- **Variance:** Variance from LDC section 5.4.1.D.3 to allow the private yard area to be less than the required 30% of the overall lot size in a Traditional Neighborhood form District.  
Approve/Deny