

21-VARIANCE-0147

S. Galt Avenue Variance



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

**Zach Schwager, Planner I
November 15, 2021**

Request

- **Variance:** from Land Development Code section 5.4.1.D.2 to allow a private yard area to be less than the required 30% of the area of the lot.

Location	Requirement	Request	Variance
Private Yard Area	4,627.92 sq. ft.	2,268 sq. ft.	2,359.92 sq. ft.

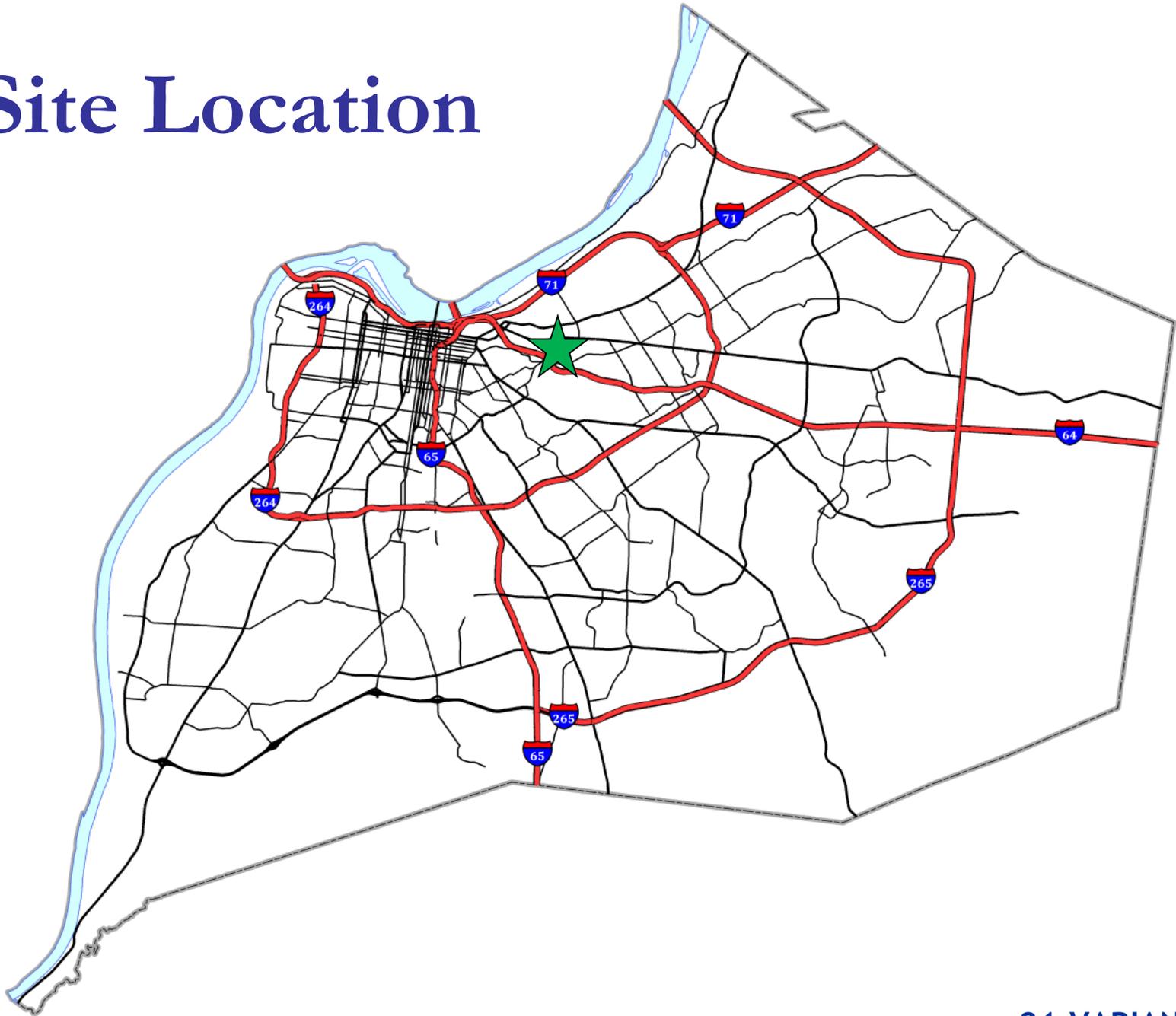
Case Summary / Background

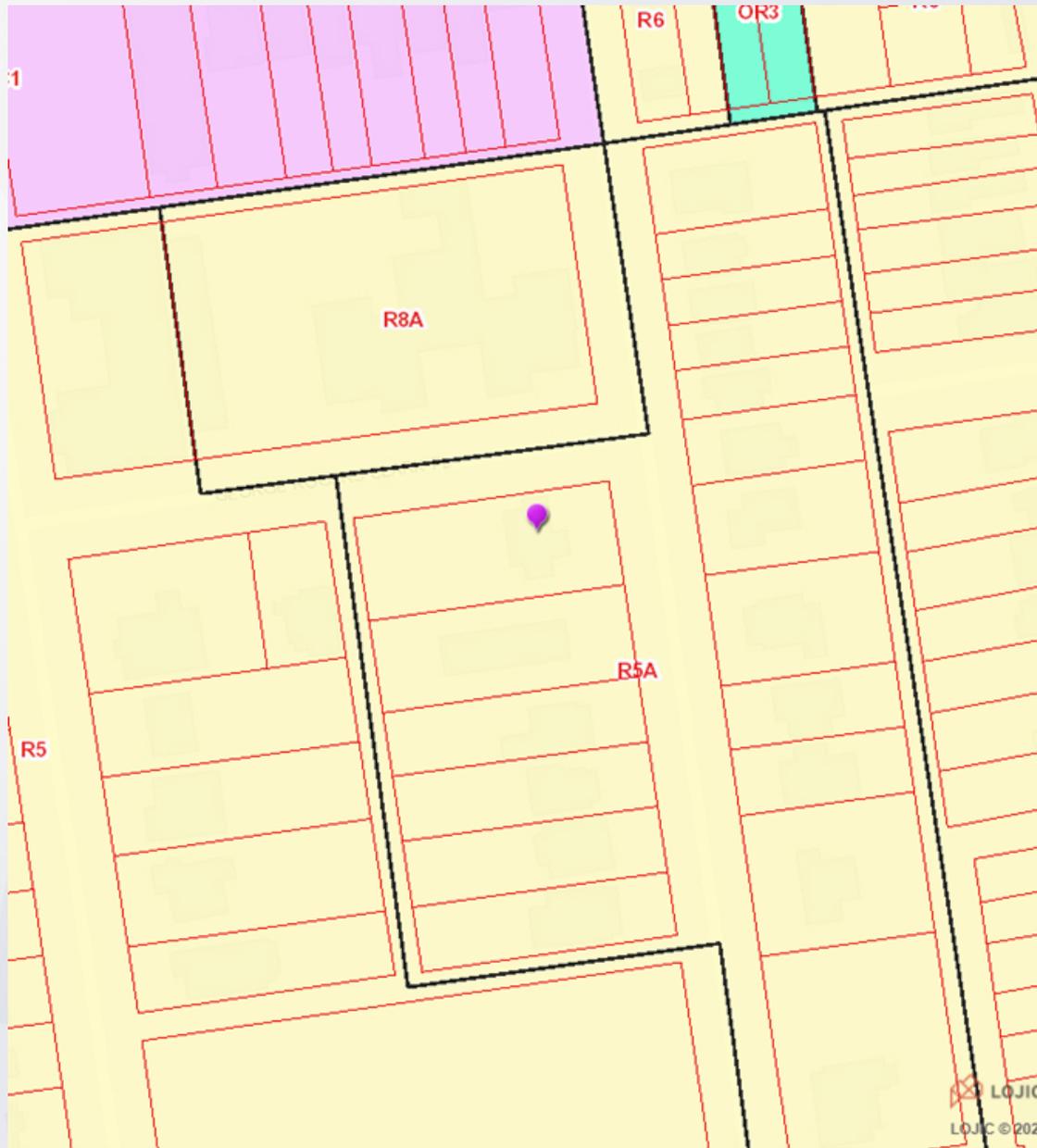
- The subject property is zoned R-5A Residential Multi-Family and is in the Traditional Neighborhood Form District.
- It is on the southwest corner S. Galt Avenue and George Rogers Clark Place in the Crescent Hill neighborhood.

Case Summary / Background

- The site has a 2 ½-story single-family residence and the applicant is proposing to construct an addition on the rear that will encroach into the private yard area.

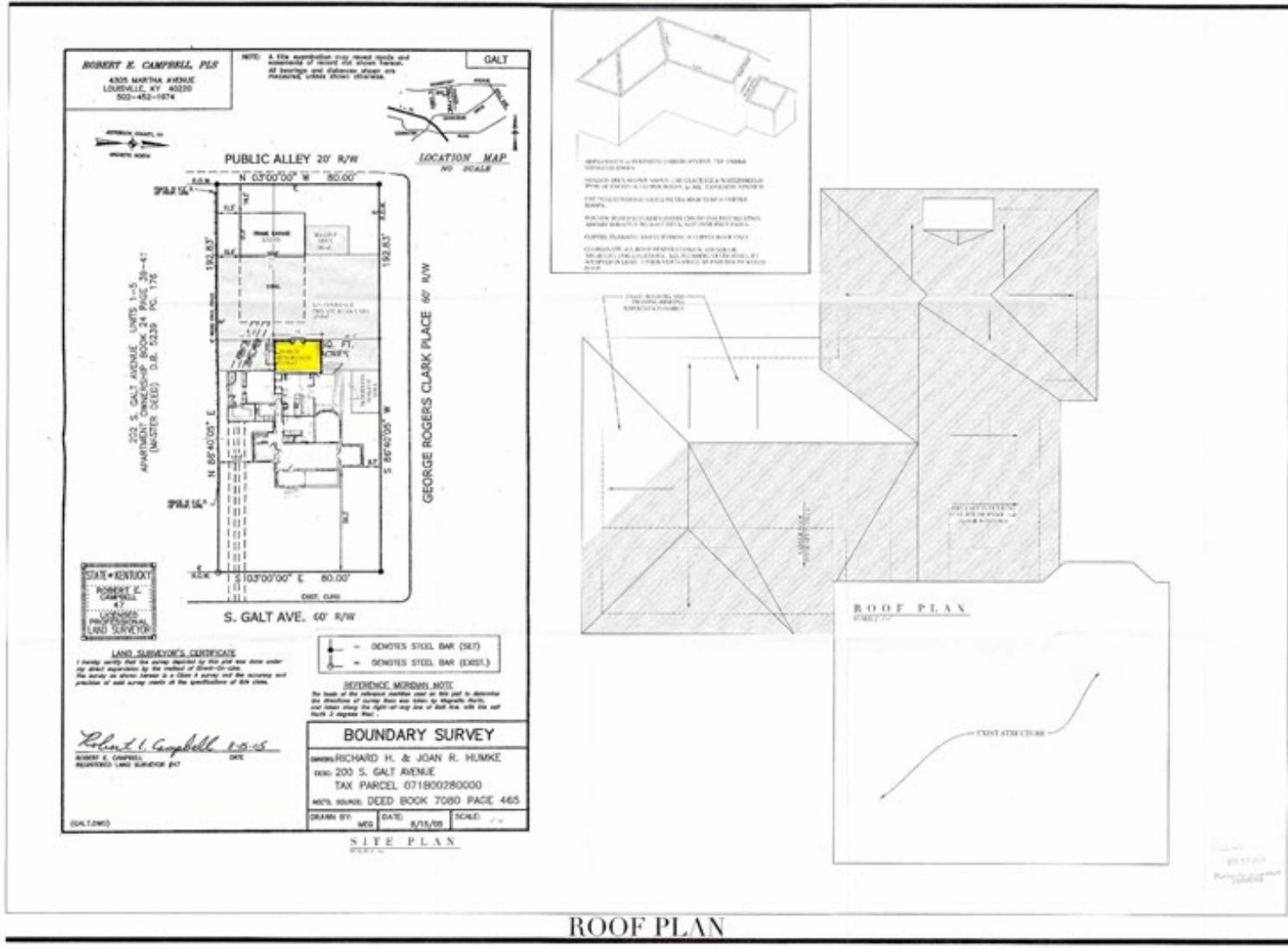
Site Location







Site Plan



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Conclusion

- Staff finds that the requested variance is adequately justified and meets the standard of review.

Required Action

- **Variance:** from Land Development Code section 5.4.1.D.2 to allow a private yard area to be less than the required 30% of the area of the lot. Approve/Deny

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