

# 17VARIANCE1093

## 320 W Kenwood Way Garage



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

**Dante St. Germain, Planner I  
December 18, 2017**

# Requests

- **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	2,025 sf (30%)	990 (14.7%)	1,035 (15.3%)

# Case Summary / Background

- The subject property is located in the Beechmont neighborhood and contains a one-story single-family residence.
- The applicant proposes to construct a new one-story single-car garage with attached carport to the rear of the property, accessing the side alley.
- The applicant request a variance to allow the private yard area to be reduced below 30%.

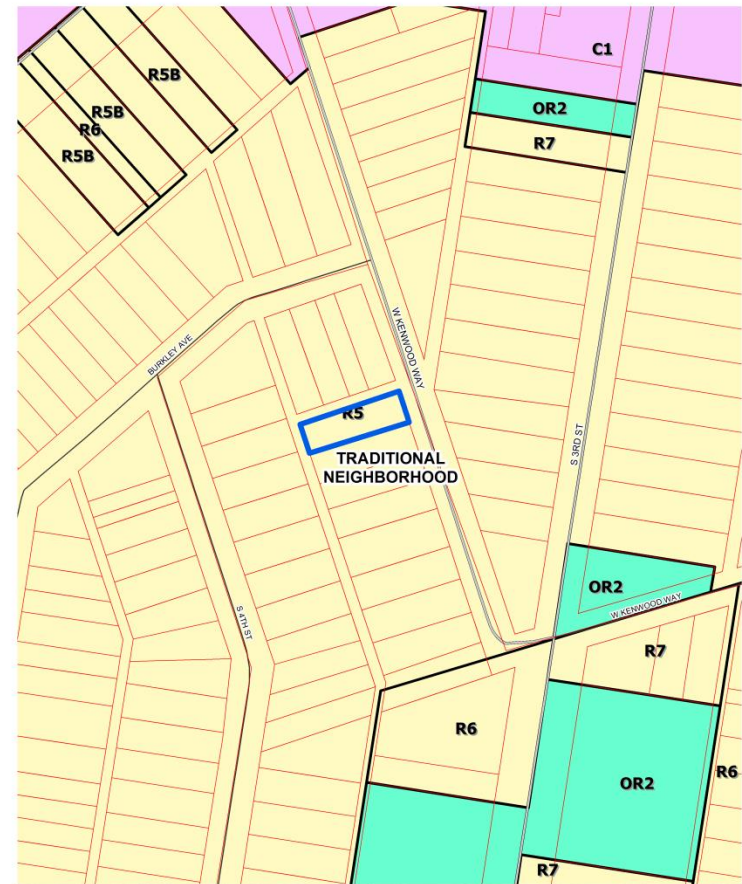
# Zoning/Form Districts

## Subject Property:

- Existing: R-5/Traditional Neighborhood

## Adjacent Properties:

- North: R-5/Traditional Neighborhood
- South: R-5/Traditional Neighborhood
- East: R-5/Traditional Neighborhood
- West: R-5/Traditional Neighborhood



320 W Kenwood Way  
feet

130  
Map Created: 12/7/2017



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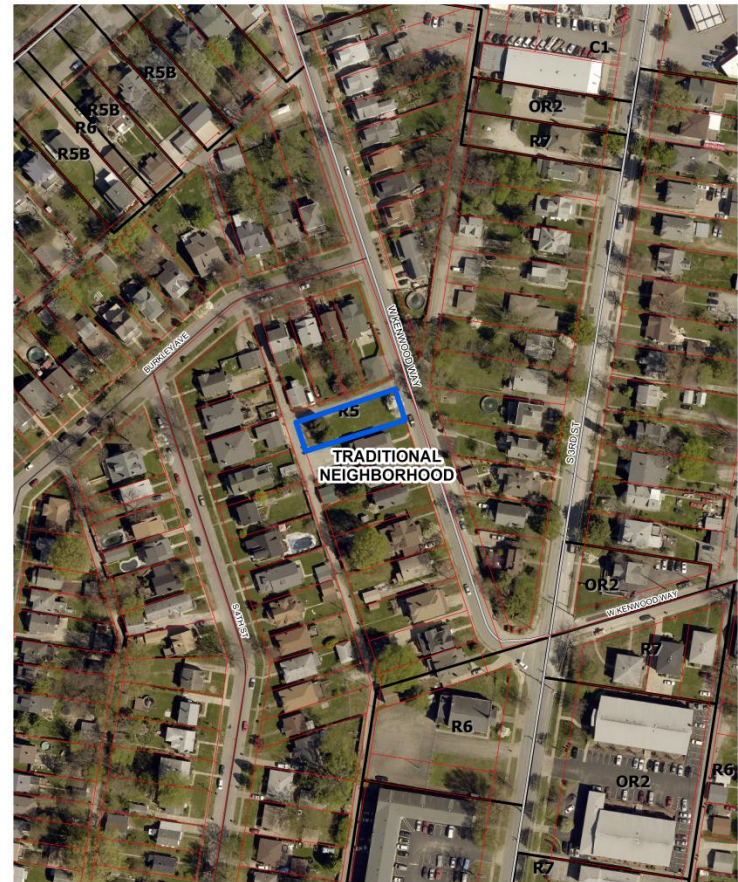
# Aerial Photo/Land Use

## Subject Property:

- Existing: Single Family Residential

## Adjacent Properties:

- North: Single Family Residential
- South: Single Family Residential & Multi Family Residential
- East: Single Family Residential
- West: Single Family Residential



320 W Kenwood Way  
feet

130  
Map Created: 12/7/2017



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JEFFERSON COUNTY PROPERTY VALUATION  
ADMINISTRATOR (PVA), All Rights Reserved

# Site Photos-Subject Property



The front of the subject property.



# Site Photos-Subject Property



The property to the left of the subject property.

# Site Photos-Subject Property



The alley to the right side of the subject property.



# Site Photos-Subject Property



The property across W Kenwood Way.



# Site Photos-Subject Property



The existing private yard area.



# Site Photos-Subject Property



The location of the proposed garage.



# Site Photos-Subject Property

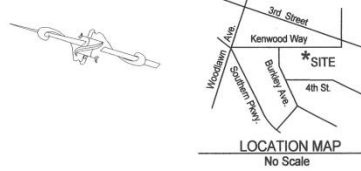


The location of the proposed garage.

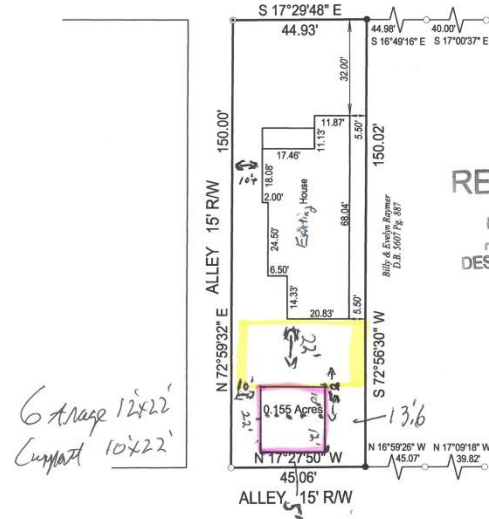


# Site Plan

- NOTES
1. Property is subject to any restrictions or easements either implied or of record.
  2. Property is subject to any Planning and Zoning Regulations that may apply.
  3. Location of proposed structures are per builder's request.

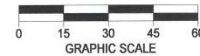


W KENWOOD WAY 60' R/W  
(P.B. 1 Pg. 105)



RECEIVED  
NOV 20 2017  
PLANNING & DESIGN SERVICES

- LEGEND
- = Existing 5/8" Rebar
  - = Existing 2" Pipe
  - = Set M&G nail with washer stamped "3570"
  - ⊛ = Set 1/2" Rebar with cap stamped "SCHROLL 3570"



## PLOT PLAN

Plan of: 320 W Kenwood Way  
Louisville, Ky. 40214  
Owner: GK Properties  
4724 Brownsboro Rd.  
Louisville, Ky. 40207  
Source of Title: D.B. 10532 Pg. 734  
For: Kevin Hoskins

Scale: 1" = 30'  
Drawn Date: 3/4/16  
Job No: 1786/16  
Drawn By: Bill Schroll

**SCHROLL LAND SURVEYING LLC.**  
5450 Southview Dr., LOUISVILLE, KY. 40214  
Phone: 502-367-7660  
Mobile: 502-594-6773

NOT FOR RECORDING OR LAND TRANSFER

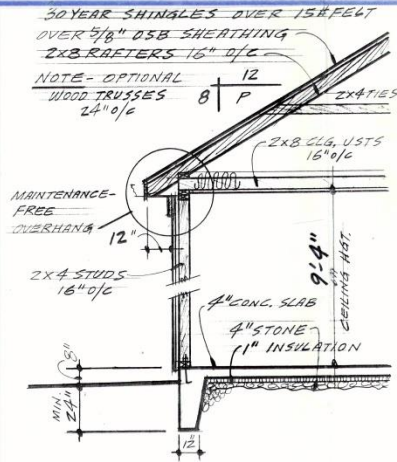


THIS PLOT PLAN DOES NOT REPRESENT A SURVEY. THE DIMENSIONS SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM PUBLIC RECORD, PLANS, AND DEED OR RECORD PLAT.

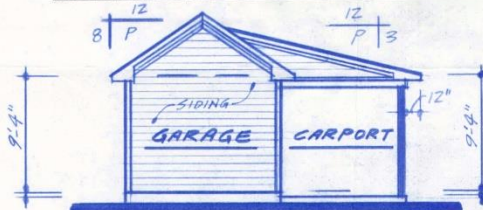
*William D. Schroll III* 3-7-16  
Date  
Professional Land Surveyor, Kentucky Registration No. 3570

# Elevations

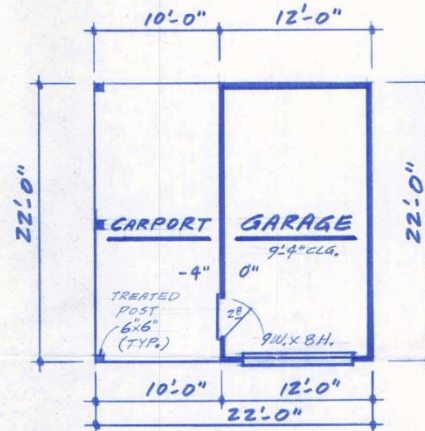
DON UNDERWOOD DESIGN  
CUSTOM HOMES ADDITION & REMODEL  
OVER 4000 EXISTING PLANS  
RESIDENTIAL • COMMERCIAL  
502-893-6600



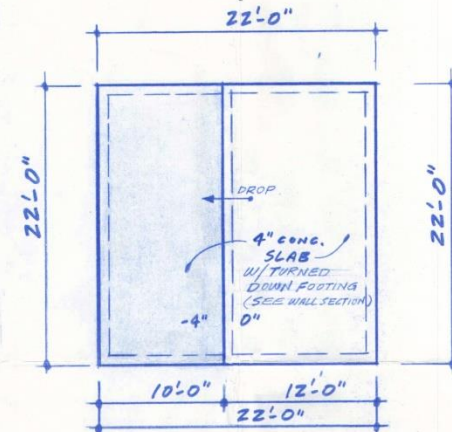
**WALL SECTION**



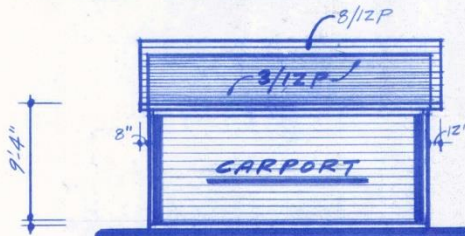
**REAR ELEVATION**



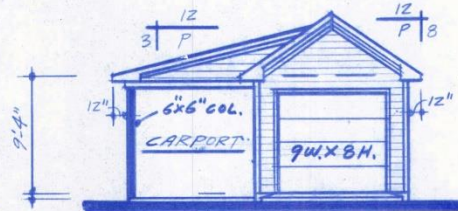
**FLOOR PLAN**



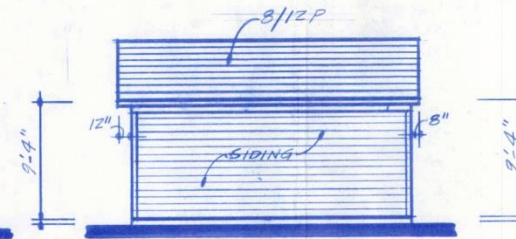
**FOUNDATION**



**LEFT ELEVATION**



**FRONT ELEVATION**



**RIGHT ELEVATION**

RECEIVED  
NOV 20 2017  
PLANNING &  
DESIGN SERVICES



# Conclusions

- The variance request appears to be adequately justified and meets the standard of review.
- Must determine if the proposal meets the standard of review for granting a variance as established in the Land Development Code (August 2017) from 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.

# Required Actions

- **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

Location	Requirement	Request	Variance
Private Yard Area	2,025 sf (30%)	990 (14.7%)	1,035 (15.3%)