

19VARIANCE1057

Frankfort Avenue Variance



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

**Zach Schwager, Planner I
October 7, 2019**

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 a lot.
- **Variance:** from Land Development Code table 5.2.2 to allow a structure to encroach into the required street side yard setback.

Location	Requirement	Request	Variance
Private Yard Area	1,800 sq. ft.	985 sq. ft.	815 sq. ft.
Street Side Yard	3 ft.	2 ft.	1 ft.

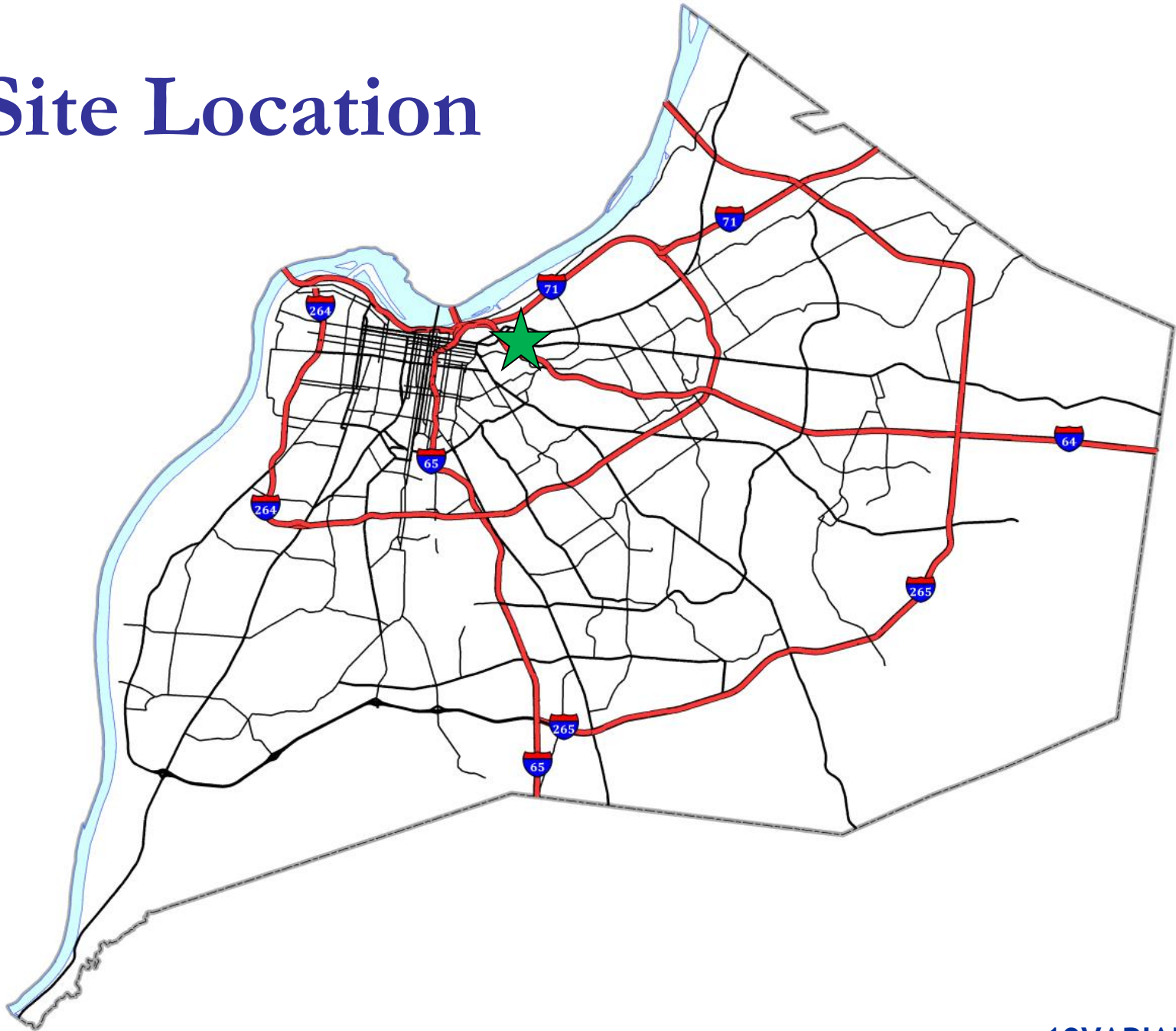
Case Summary / Background

- The subject property is located in the Clifton neighborhood and preservation district, and currently contains a 2 ½-story multi-family structure (three units). The applicant proposes to construct a two-story carriage house at the rear of the property.
- The proposed location of the accessory structure results in a reduced private yard area below the required 30% of the area of the lot.

Case Summary / Background

- The accessory structure will also be located two feet from the street side property line, which encroaches into the required street side yard setback.
- The Clifton Architectural Review Committee approved the carriage house on condition under case number 19COA1069 on May 22, 2019. Planning & Design staff does not have any recommended conditions.

Site Location

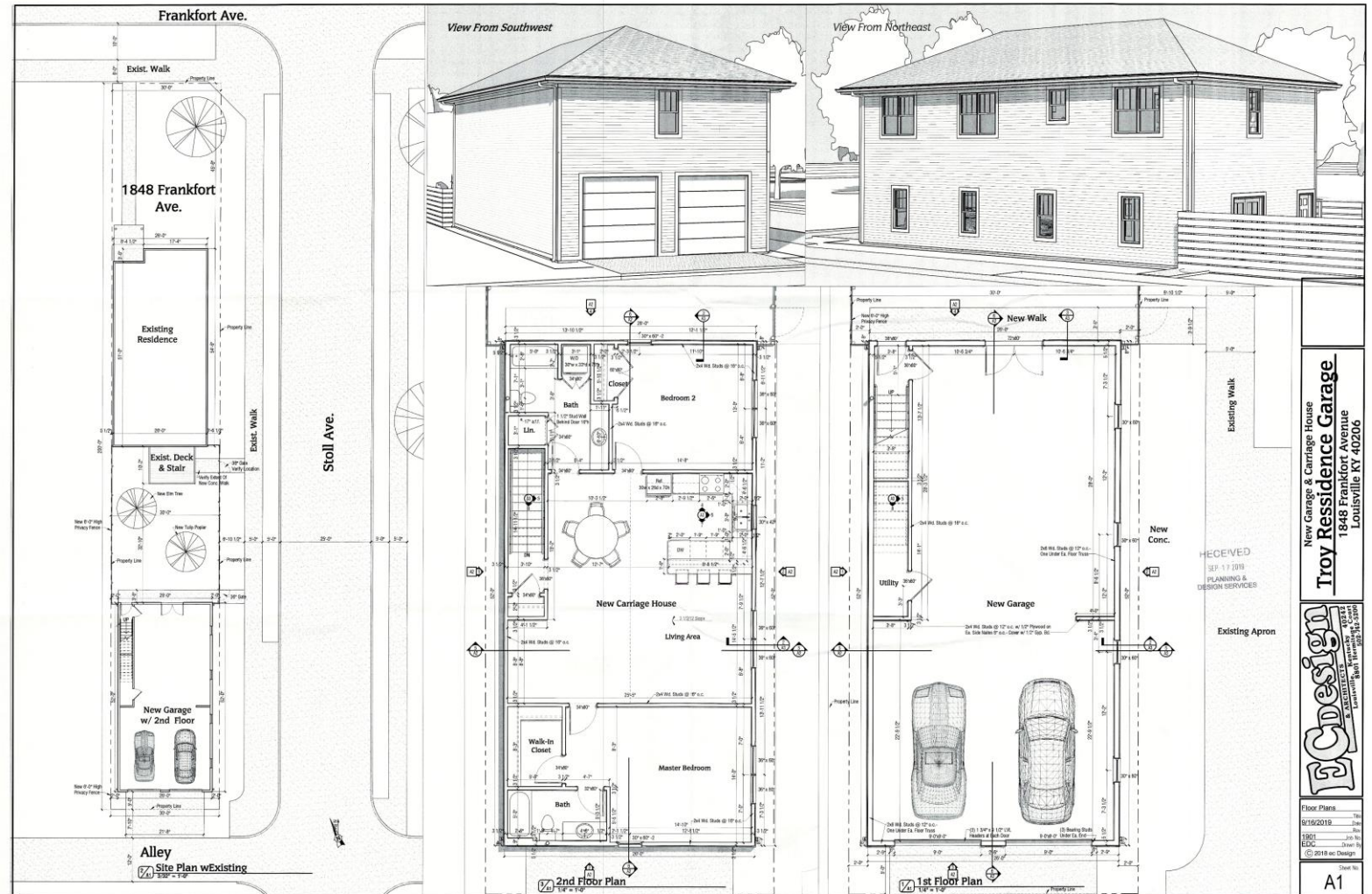




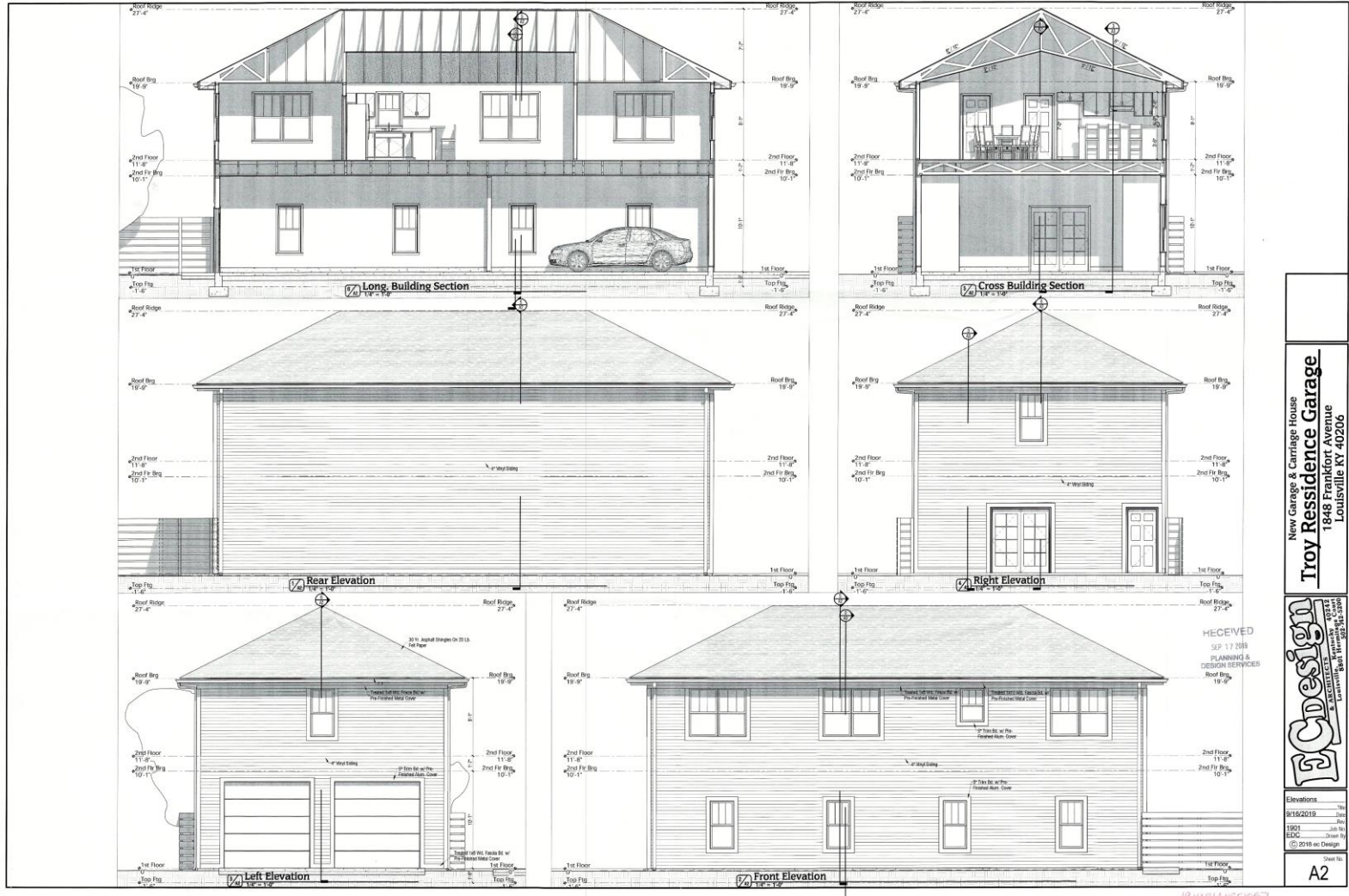
LOJIC
LOJIC © 2019



Site Plan



Elevations



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Property across Stoll Avenue.

Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Conclusion

- The variance requests appear to be adequately justified and meet the standards 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 a lot. Approve/Deny
- **Variance:** from Land Development Code table 5.2.2 to allow a structure to encroach into the required street side yard setback. Approve/Deny

Location	Requirement	Request	Variance
Private Yard Area	1,800 sq. ft.	985 sq. ft.	815 sq. ft.
Street Side Yard	3 ft.	2 ft.	1 ft.