22-VARIANCE-0089 3015 TAYLOR BLVD



Louisville Board of Zoning Adjustment
Public Hearing

August 1, 2022

Joel Dock, AICP, Planning Coordinator

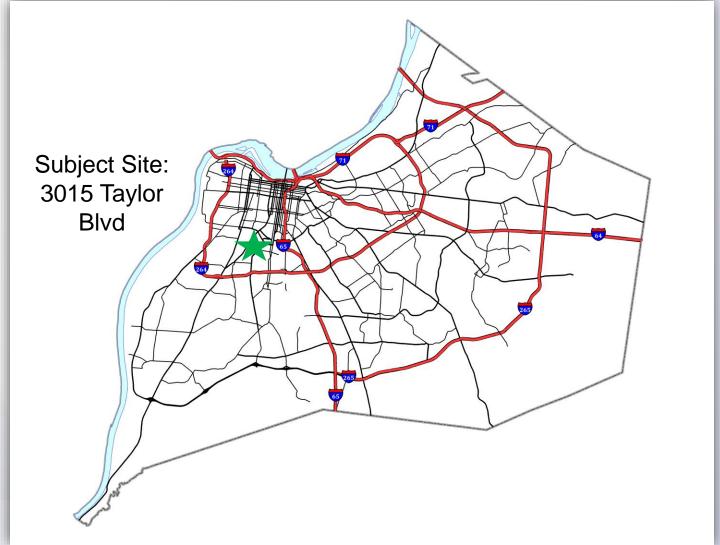
Request

Variance from Land Development Code, Section
 5.4.1.D to reduce required private yard area

Required	Variance	Provided
1,914 sq. ft.	1,480 sq. ft.	434 sq. ft.
(30% net lot area)		(6% net lot area)



Site Location

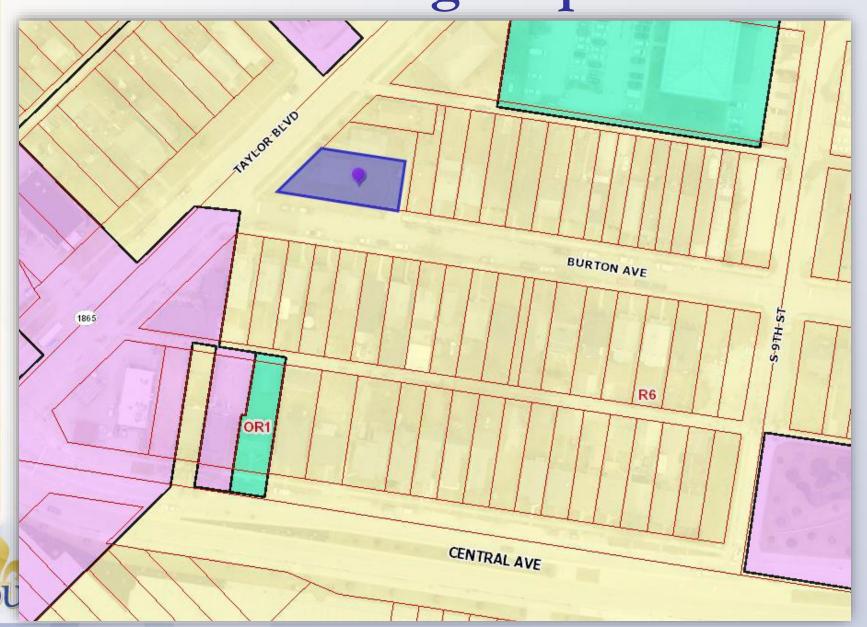




Case Summary

- Reduction in the private yard to allow for the construction of a second dwelling to the rear of the existing home
- New home will be in line with the street side setback established along Burton Ave
- Deck to be shared between the 2 residences
- Entrance facing Burton Ave for the second unit and the existing structure has entries facing bot Burton Ave and Taylor Blvd

Zoning Map



Aerial Map





Taylor Blvd at Burton Ave



Burton Ave



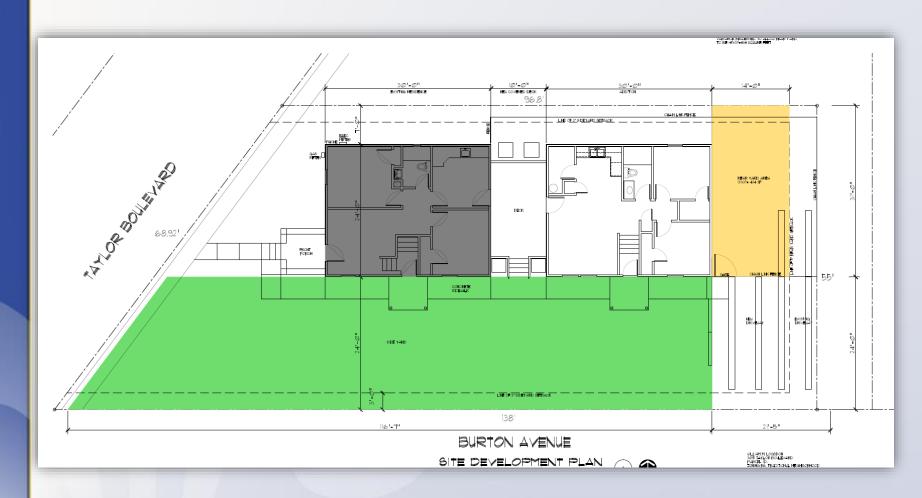


Burton Avenue looking towards Taylor Blvd





Site Plan





Elevation





Staff Finding

The requested variance has been adequately justified based on staff's analysis contained in the standard of review.



Required Action

 APPROVE or DENY the Variance from Land Development Code, Section 5.4.1.D to reduce required private yard area

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