

17VARIANCE1019

1915 Ivanhoe Court



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

**Dante St. Germain, Planner I
May 1, 2017**

Requests

- **Variance:** from Land Development Code section 5.4.1.D.3 to allow a private yard area to be less than 20% of the total area of the lot for a lot less than 6,000 square feet.

Location	Requirement	Request	Variance
Private Yard Area	904 sq. ft.	480 sq. ft.	424 sq. ft.

Case Summary / Background

- The subject property is lot area is 4,520 square feet. The applicant proposes to construct a 168 square foot addition onto the rear of the existing 1 ½ story residential structure. Additionally, the applicant proposes to replace the existing garage with a new 748 square foot two-car garage.
- The addition and garage will together reduce the private yard area below the 20% required by the Land Development Code.

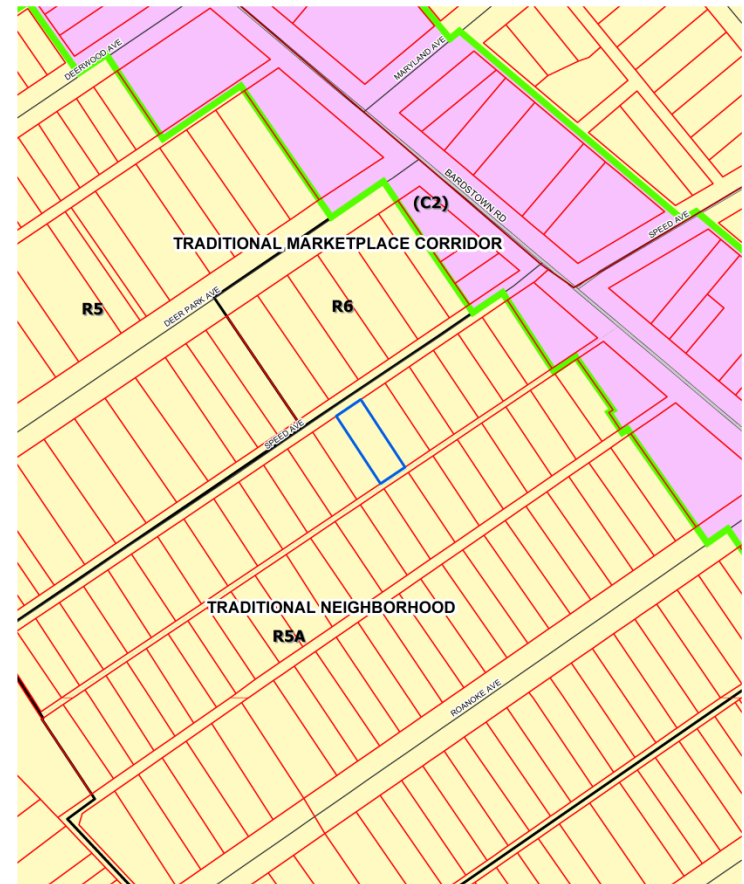
Zoning/Form Districts

Subject Property:

- Existing: R-5A/Traditional Neighborhood
- Proposed: R-5A/Traditional Neighborhood

Adjacent Properties:

- North: R-6/Traditional Neighborhood
- South: R-5A/Traditional Neighborhood
- East: R-5A/Traditional Neighborhood
- West: R-5 & R-6/Traditional Neighborhood



1915 Ivanhoe Court
feet

130

Map Created: 4/17/2017



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Aerial Photo/Land Use

Subject Property:

- Existing: Single Family Residential
- Proposed: Single Family Residential

Adjacent Properties:

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



1915 Ivanhoe Court
feet

60
Map Created: 4/17/2017



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Site Photos-Subject Property



The front of the subject property

Site Photos-Subject Property



The properties across Ivanhoe Court.

Site Photos-Subject Property



The existing garage.

Site Photos-Subject Property



The existing parking pad to be replaced by the new garage.

Site Photos-Subject Property



The rear of the house where the addition is to be constructed.

Site Photos-Subject Property



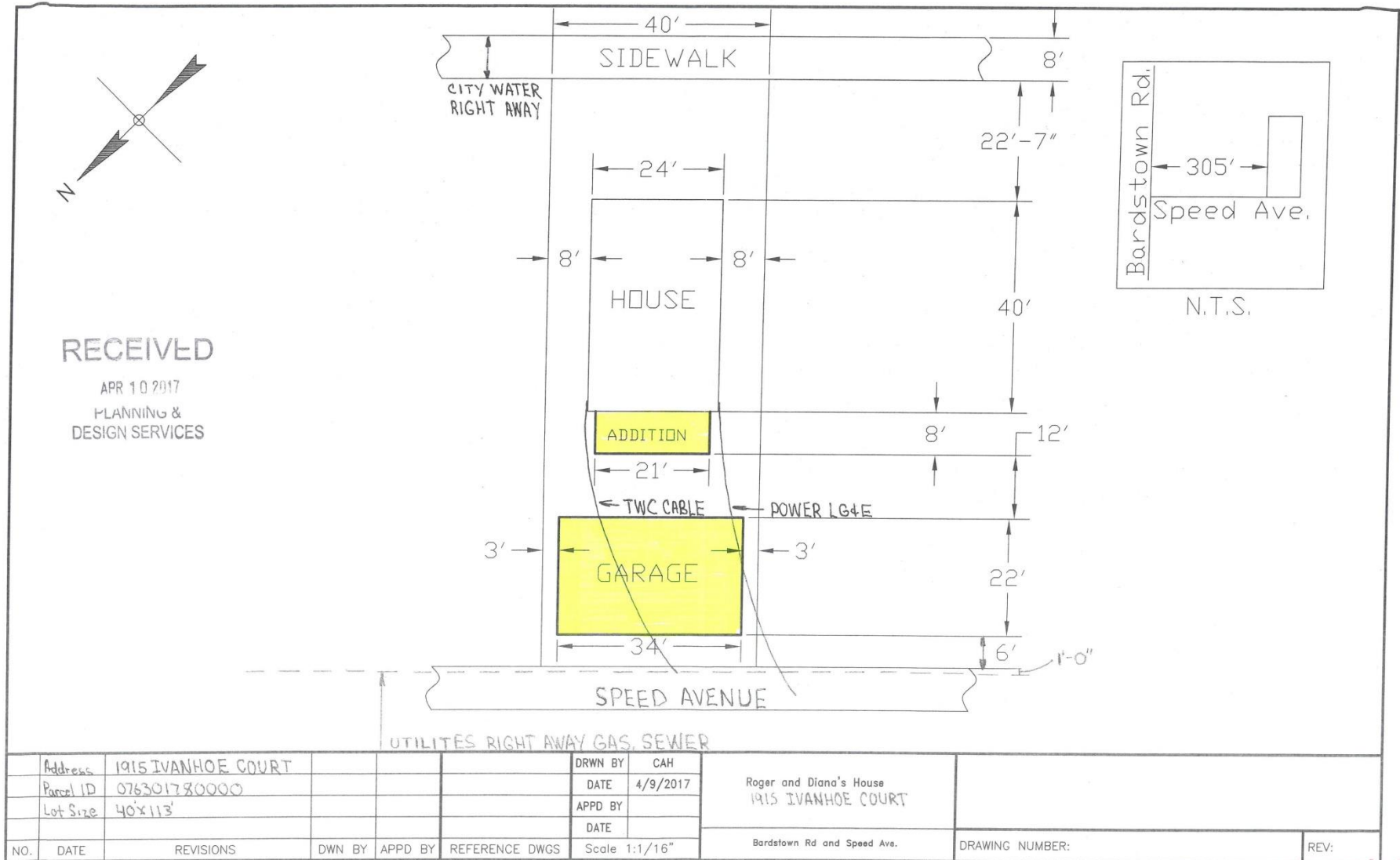
The existing private yard area.

Site Photos-Subject Property



The existing private yard area.

Applicant's Site Plan

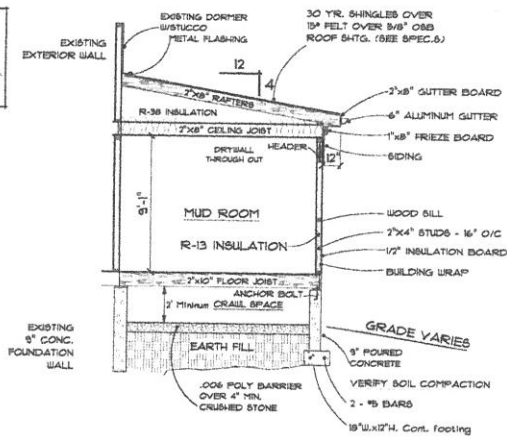


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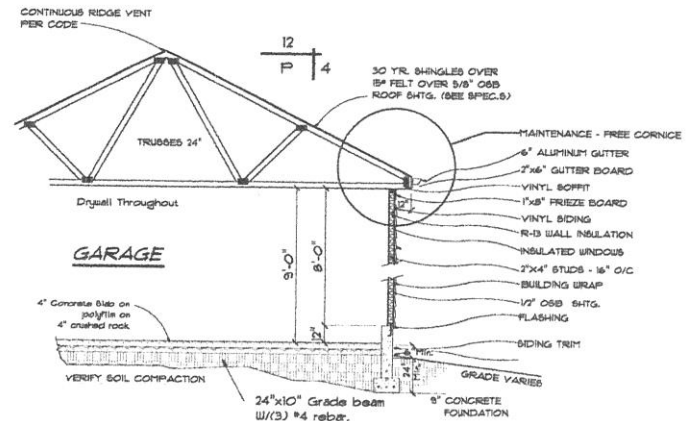
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Elevations

NOTE:
BUILDER MUST VERIFY DIMENSIONS
for all materials, dimensions,
existing footings, structural areas/rooms
and all building code requirements are
satisfied before starting any construction.
CHARTERMAN IS NOT RESPONSIBLE
if these procedures are ignored.



TYPICAL WALL SECTION
MUDROOM



TYPICAL WALL SECTION
1 - STORY SLAB

RECEIVED

APR 10 2017

PLANNING &
DESIGN SERVICES

17 VARIANCE 1019

Lot

17VARIANCE1019

Conclusions

- Must determine if the proposal meets the standard of review for granting a variance as established in the Land Development Code (Jan. 2017) from section 5.4.1.D.3 to allow a private yard area on a lot less than 6,000 square feet to be less than 20% of the lot area.

Required Actions

- **Variance:** from Land Development Code section 5.4.1.D.3 to allow the private yard area to be less than 20% of the lot area on a lot less than 6,000 square feet. Approve/Deny

Location	Requirement	Request	Variance
Private Yard Area	904 sq. ft.	480 sq. ft.	424 sq. ft.