

17VARIANCE1047

321 S Peterson Avenue Garage



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

**Dante St. Germain, Planner I
August 21, 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 lot area.

Location	Requirement	Request	Variance
Private Yard Area	3,470.94 sf (30%)	3,000 sf (25.9%)	470.94 sf (4.1%)

Case Summary / Background

- The subject property is located in the Crescent Hill neighborhood.
- The applicant proposes a 1 ½ story garage to the rear of the 2 ½ story principal structure. The size and position of the garage will reduce the private yard area below the required 30% of the lot area.
- The property is zoned R-5A and would be allowed 3 dwelling units by the lot's size and the density limit of the zoning district.

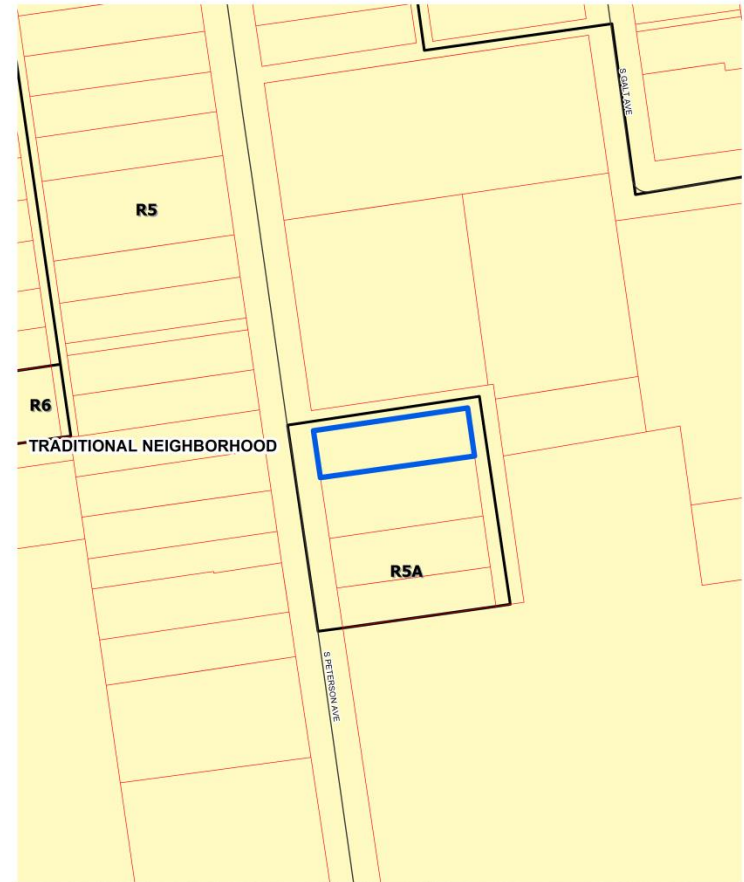
Zoning/Form Districts

Subject Property:

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

Adjacent Properties:

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



321 S Peterson Avenue
feet

110
Map Created: 8/8/2017



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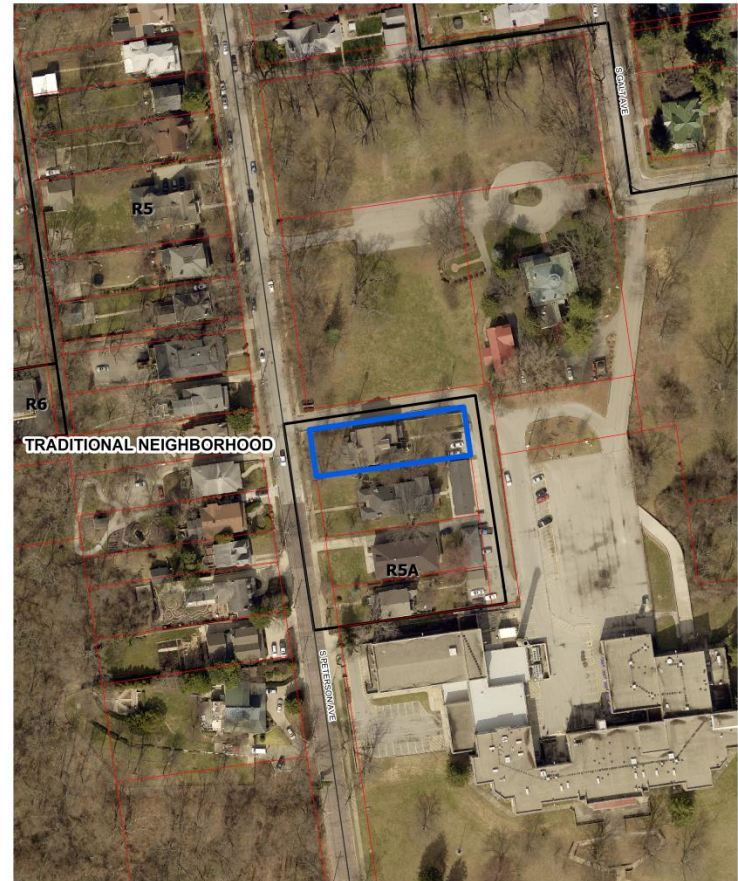
Aerial Photo/Land Use

Subject Property:

- Existing: Duplex
- Proposed: Duplex

Adjacent Properties:

- North: Peterson-Dumesnil House
- South: Single Family Residential and Multi Family Residential
- East: Barret Traditional Middle School
- West: Single Family Residential



321 S Peterson Avenue
feet

110
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Site Photos-Subject Property



The front of the subject property.

Site Photos-Subject Property



The residence to the right of the subject property.

Site Photos-Subject Property



The alley entrance to Barret Traditional Middle School to the left of the subject property.

Site Photos-Subject Property



The property across S Peterson Avenue.

Site Photos-Subject Property



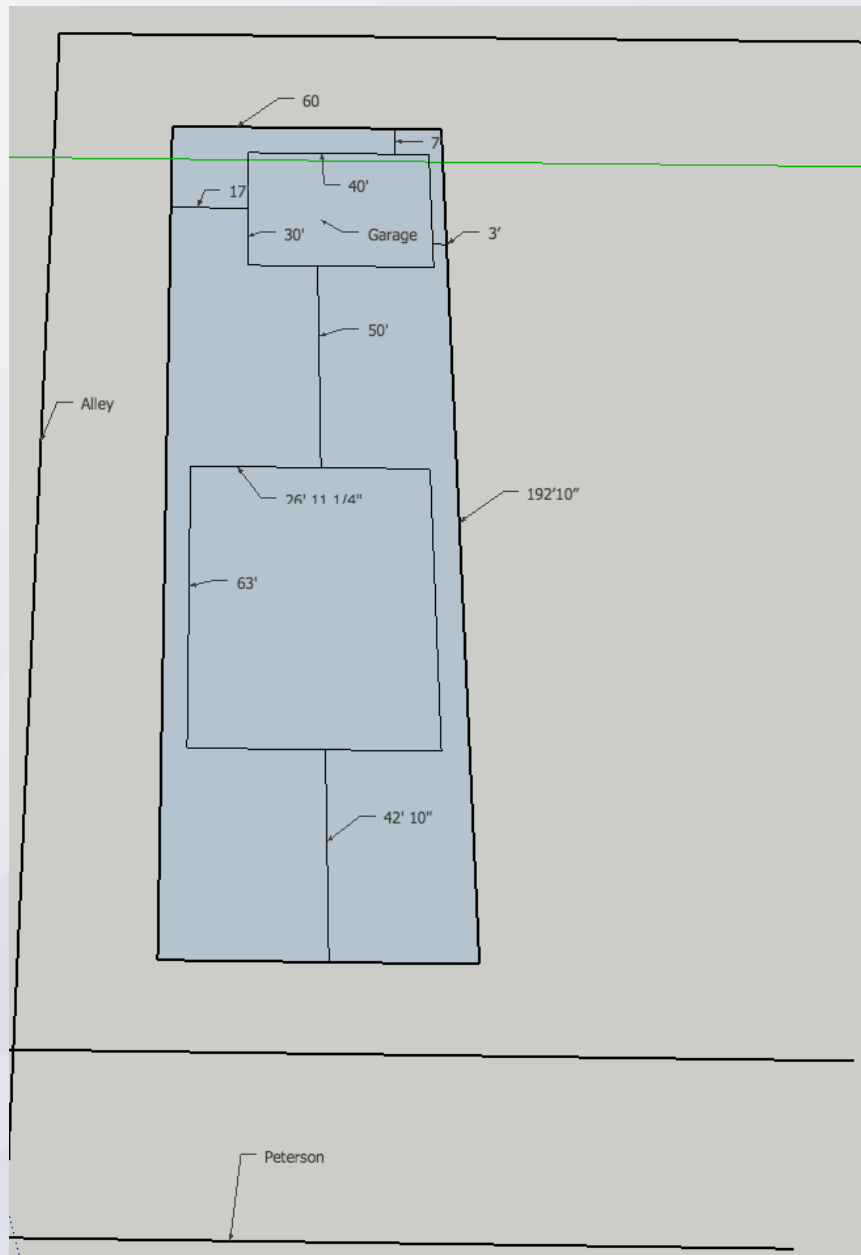
The parking pad in the rear of the subject property.

Site Photos-Subject Property

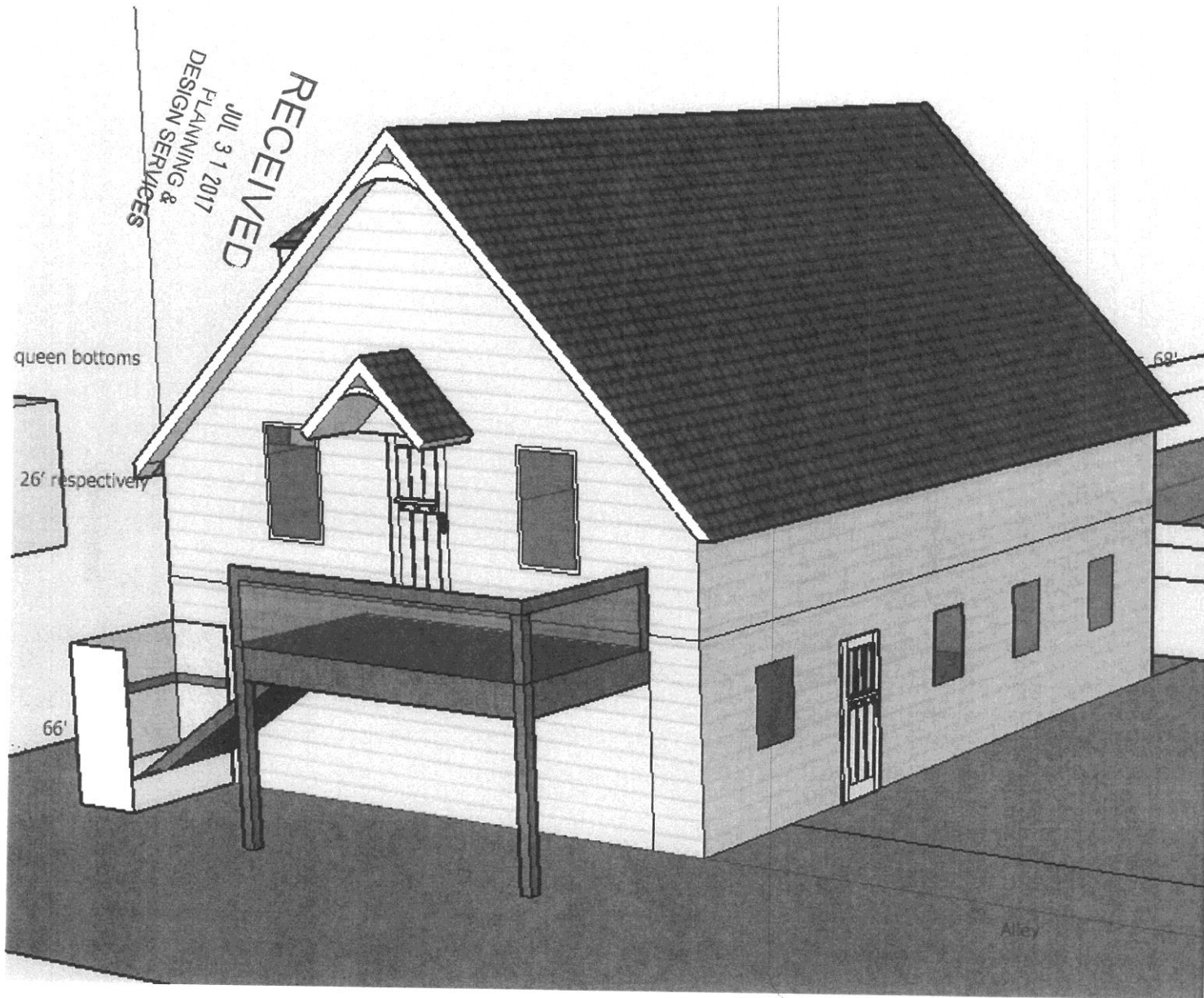


The alley leading to Barret Traditional Middle School.

Site Plan



Elevations

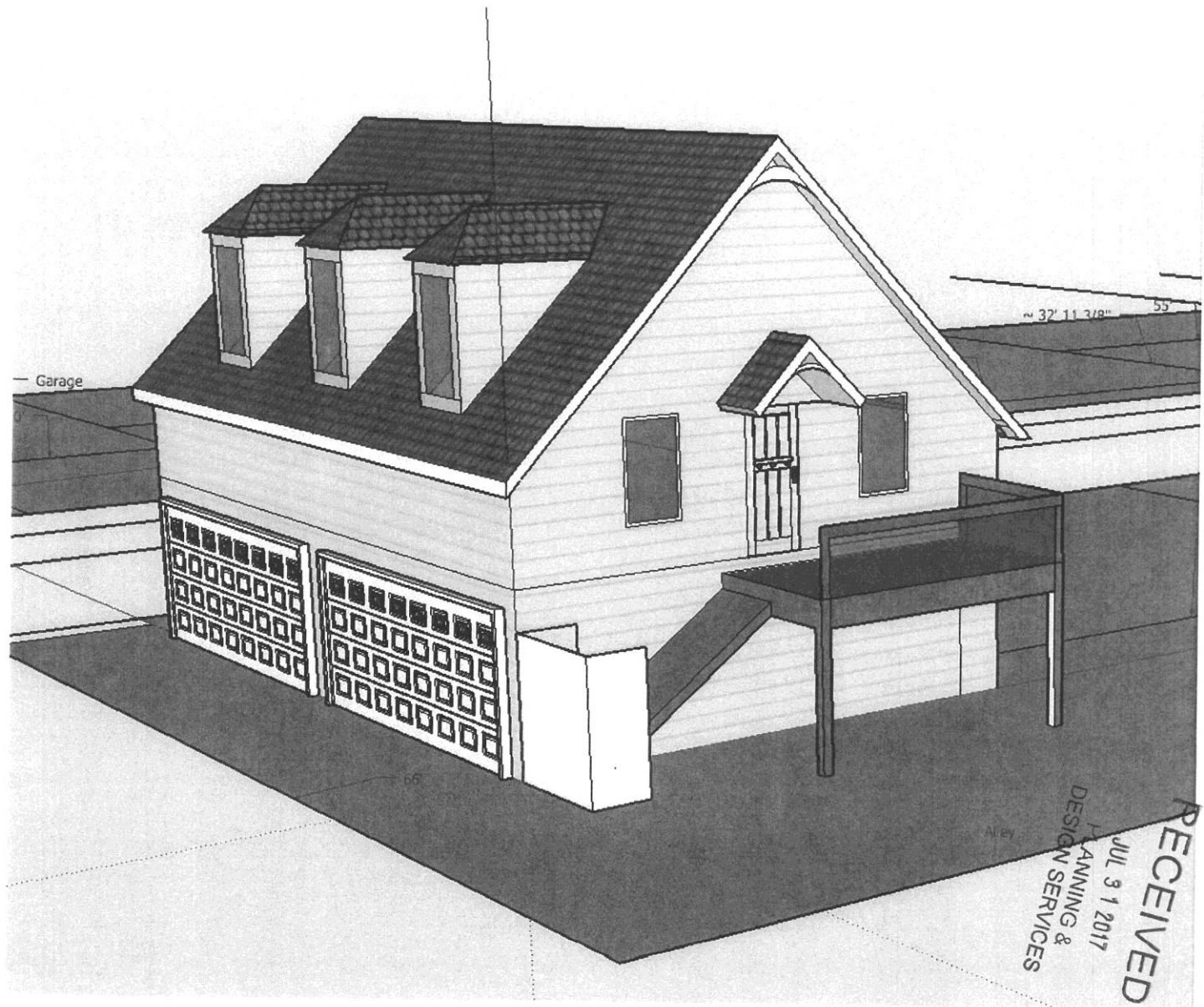


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Elevations



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 (May 2017) from section 5.4.1.D.2 to allow a private yard area to be less than the required 30% of the lot area.

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 lot area. Approve/Deny

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