

17VARIANCE1088

2214 Boulevard Napoleon Garage



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

**Dante St. Germain, Planner I
January 9, 2018**

Requests

- **Variance:** from Land Development Code section 5.4.2.C.3.a to allow an accessory structure to encroach into the minimum rear yard setback.

Location	Requirement	Request	Variance
Rear Yard	5 feet	3 feet	2 feet

Case Summary / Background

- The subject property is located in the Belknap neighborhood.
- The applicant proposes to demolish the existing garage on the property and construct a new detached two-car garage with access from the alley.
- The applicant proposes to place the garage 3 feet from the rear property line, encroaching into the minimum required rear yard setback.

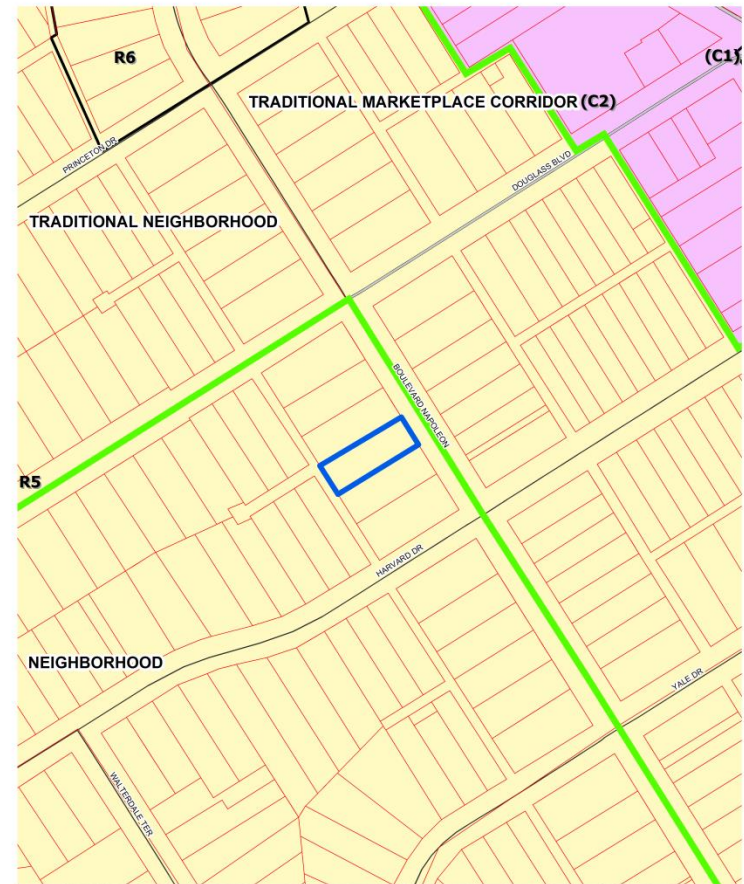
Zoning/Form Districts

Subject Property:

- Existing: R-5/Neighborhood

Adjacent Properties:

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



2214 Boulevard Napoleon

feet

140

Map Created: 12/26/2017



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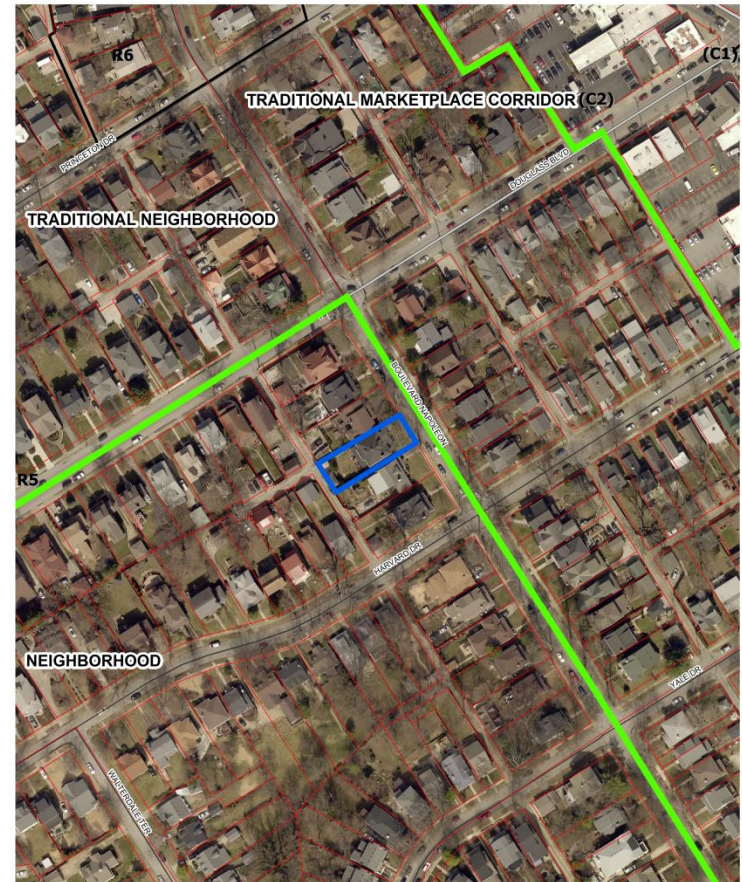
Aerial Photo/Land Use

Subject Property:

- Existing: Single Family Residential

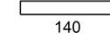
Adjacent Properties:

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



2214 Boulevard Napoleon

feet



Map Created: 12/26/2017



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Site Photos-Subject Property



The front of the subject property.

Site Photos-Subject Property



The property to the right of the subject property.

Site Photos-Subject Property



The property to the left of the subject property.

Site Photos-Subject Property



The properties across Boulevard Napoleon.

Site Photos-Subject Property



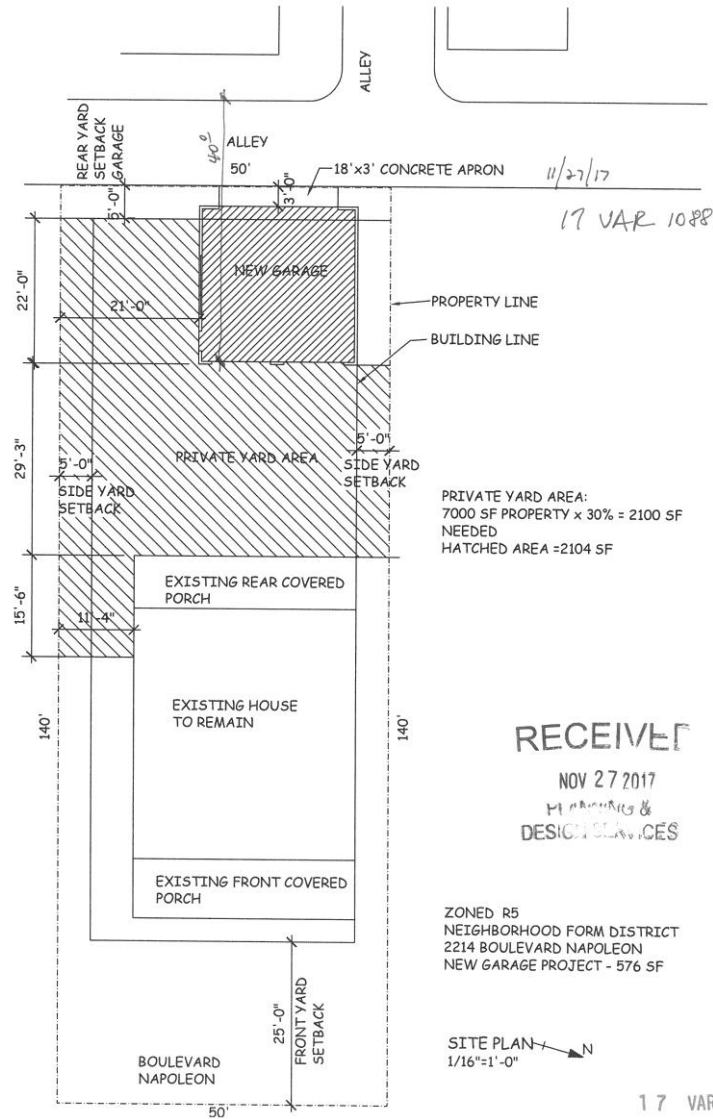
The location of the proposed garage and existing garage to be removed.

Site Photos-Subject Property



The existing garage has no setback from the alley.

Site Plan



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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 5.4.2.C.3.a to allow an accessory structure to encroach into the required minimum rear yard setback.

Required Actions

- **Variance:** from Land Development Code section 5.4.2.C.3.a to allow an accessory structure to encroach into the required minimum rear yard setback. Approve/Deny

Location	Requirement	Request	Variance
Rear Yard	5 feet	3 feet	2 feet