## 18VARIANCE1041

## 142 Pennsylvania Avenue Garage



Louisville Metro Board of Zoning Adjustment Public Hearing
Dante St. Germain, Planner I June 4, 2018

## 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 area of a lot.

Location Requirement Request Variance Private Yard Area $30 \%$ ( $2,424 \mathrm{sf}$ ) 23\% ( $1,875 \mathrm{sf}$ ) 7\% (552 sf)

## Case Summary / Background

- The subject property is located in Crescent Hill.
- The applicant proposes a new detached garage at the rear alley.
- The construction of the garage will reduce the private yard area below the required $30 \%$ of the area of the lot.


## Site Location

## Zoning/Form Districts

## Subject Property:

- Existing: R-5/Traditional Neighborhood


## Adjacent Properties:

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


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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



## 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 Bassett Avenue.

## Site Photos-Subject Property



The properties across Pennsylvania Avenue.

## Site Photos-Subject Property



The location of the requested variance.

## Site Plan/Elevations

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## Conclusions

- The variance request appears to be adequately justified and meets the standard of review.


## 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 area of a lot. Approve/Deny

Location<br>Private Yard Area<br>Requirement Request<br>Variance $30 \%$ ( $2,424 \mathrm{sf}$ ) $23 \%$ ( $1,875 \mathrm{sf}$ ) 7\% (552 sf)

