# 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 sf)	23% (1,875 sf)	7% (552 sf)



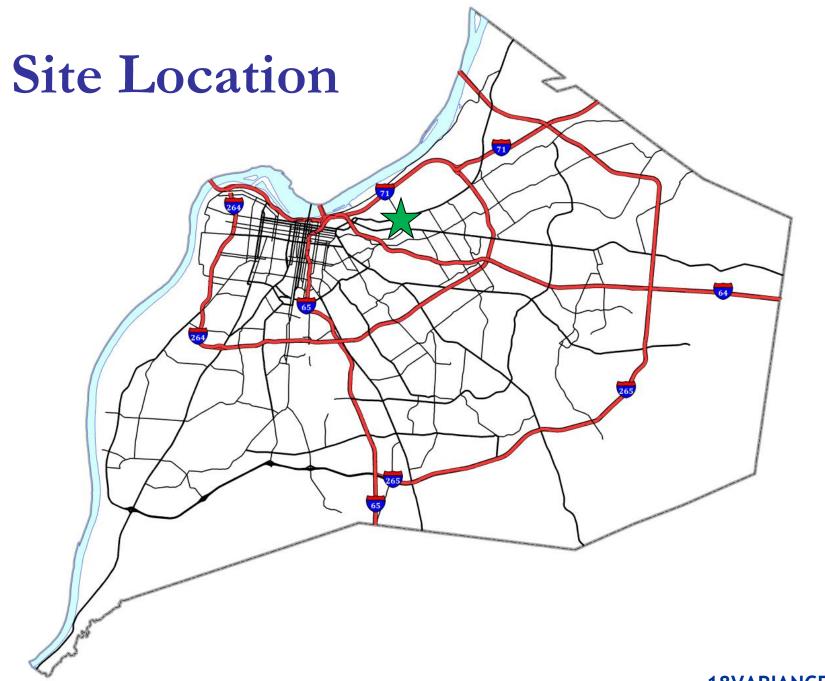
# Case Summary / Background

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.





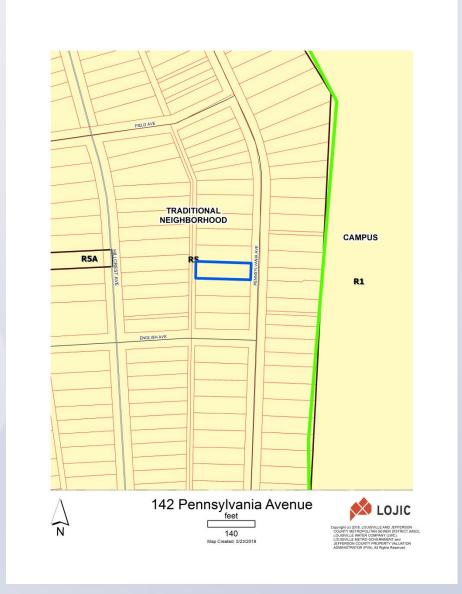
### Zoning/Form Districts

#### **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





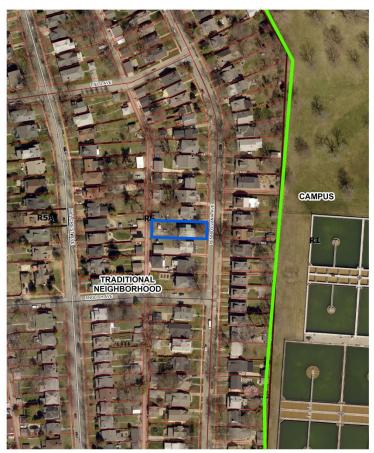
#### Aerial Photo/Land Use

#### **Subject Property:**

 Existing: Single Family Residential

#### **Adjacent Properties:**

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





142 Pennsylvania Avenue

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The front of the subject property.





The property to the right of the subject property.





The property to the left of the subject property.





The properties across Bassett Avenue.



The properties across Pennsylvania Avenue.

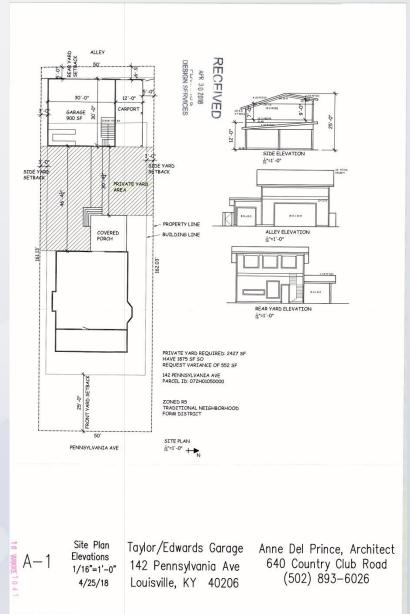
Louisville





The location of the requested variance.

### Site Plan/Elevations





#### 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. <a href="Approve/Deny">Approve/Deny</a>

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