

18VARIANCE1024

Eastern Parkway Garages



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

**Dante St. Germain, Planner I
July 16, 2018**

Requests

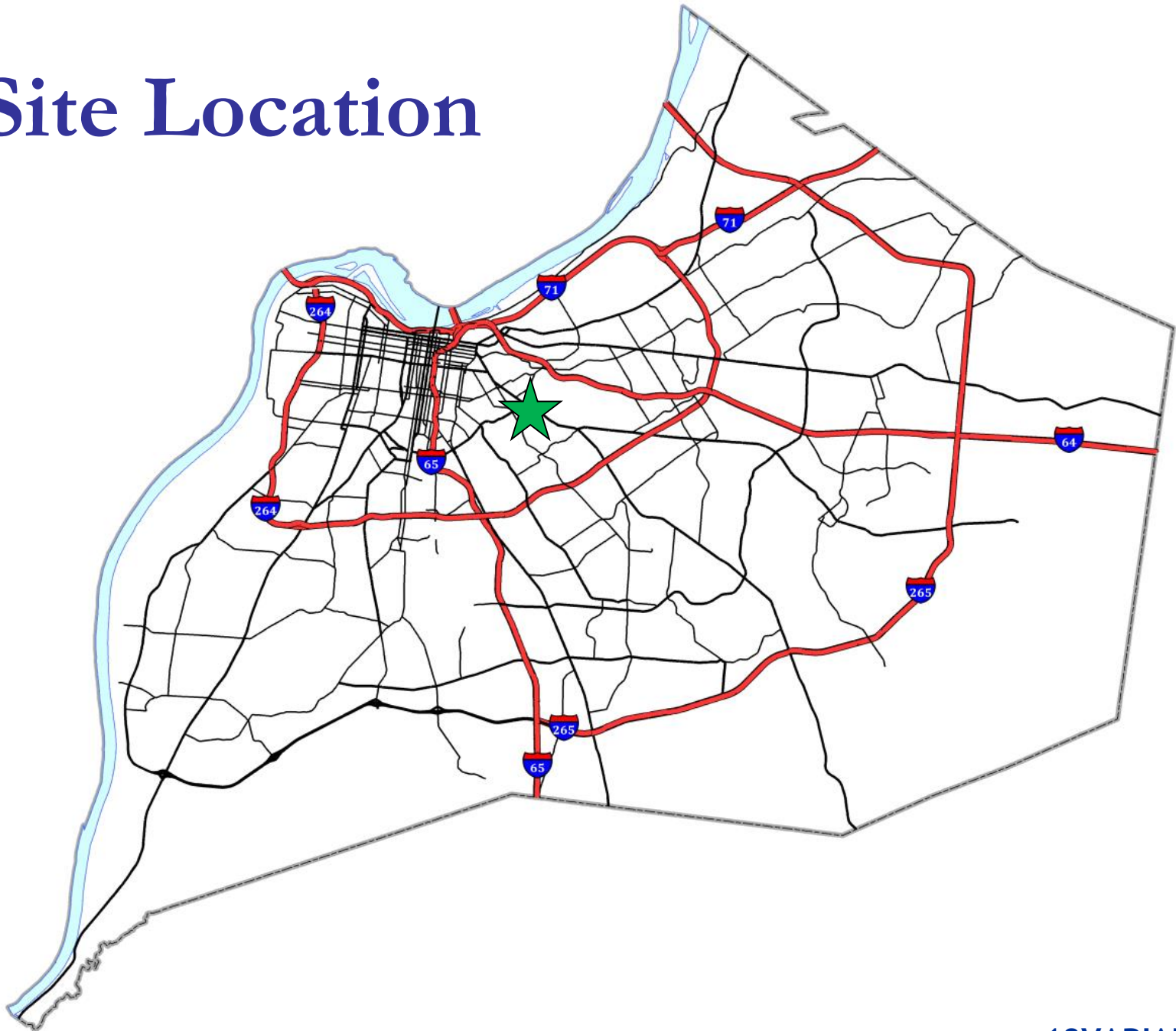
- **Variance:** from Land Development Code section 5.4.1.D.3 to allow a private yard area to be less than the required 20% of the area of a lot.
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Location	Requirement	Request	Variance
Private Yard Area	20% (1,176 sf)	16.19% (952.14 sf)	3.81% (223.86 sf)
Private Yard Area	20% (1,176 sf)	15.56% (914.76 sf)	4.44% (261.24 sf)

Case Summary / Background

- The subject property is located in the Bonnycastle neighborhood.
- The applicant proposes to construct a new two-car garage on each lot.
- Each lot currently contains a 2 ½ story duplex.
- The garages will reduce the private yard area below the required 20% of the area of each lot.

Site Location



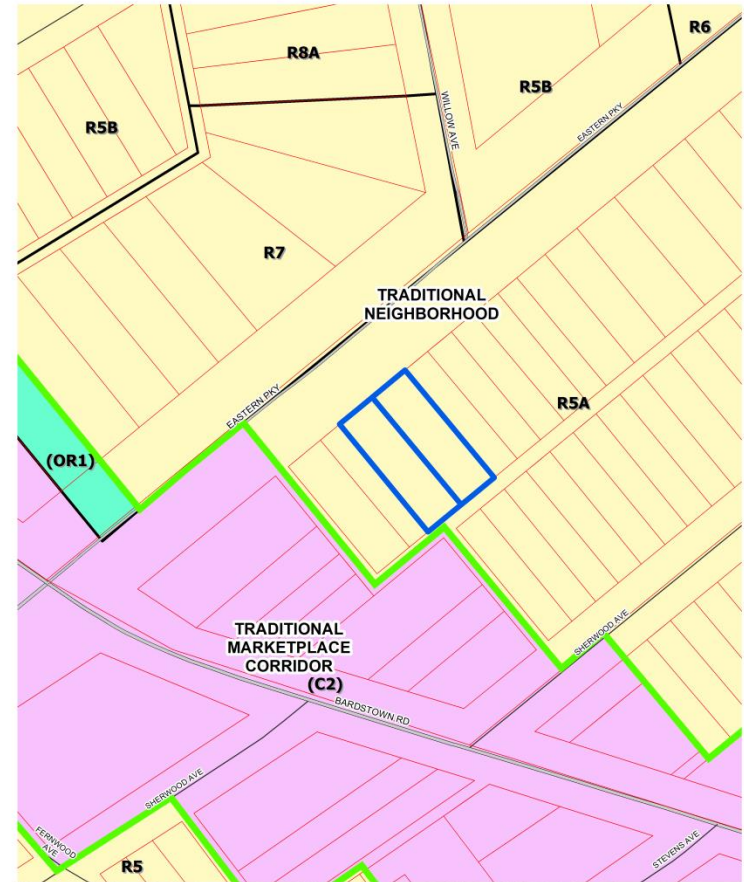
Zoning/Form Districts

Subject Property:

- Existing: R-5A/Traditional Neighborhood

Adjacent Properties:

- North: R-5A/Traditional Neighborhood
- South: C-2/Traditional Marketplace Corridor
- East: R-5A/Traditional Neighborhood
- West: R-5A/Traditional Neighborhood



2020 & 2022 Eastern Parkway
feet

90
Map Created: 7/3/2018



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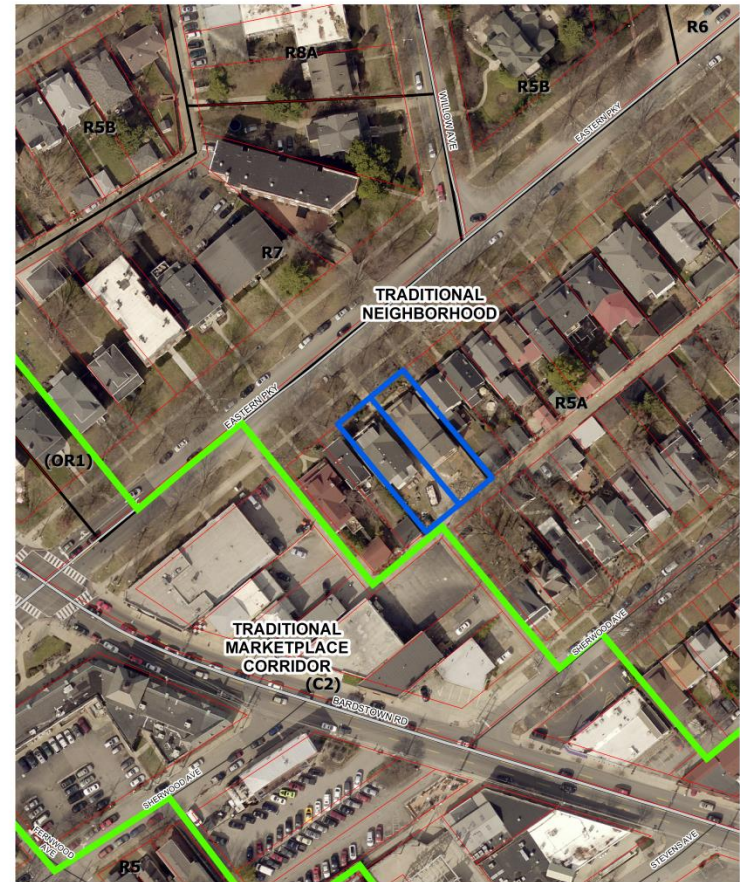
Aerial Photo/Land Use

Subject Property:

- Existing: Duplex

Adjacent Properties:

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



2020 & 2022 Eastern Parkway
feet

90
Map Created: 7/3/2018



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Site Photos-Subject Property



The front of the subject property at 2020
Eastern Parkway.

Site Photos-Subject Property



The front of the subject property at 2022
Eastern Parkway.

Site Photos-Subject Property



The rear of 2020 Eastern Parkway.

Site Photos-Subject Property



The rear of 2022 Eastern Parkway.

Site Photos-Subject Property



The existing private yard area of 2020
Eastern Parkway.

Site Photos-Subject Property



The existing private yard area of 2022
Eastern Parkway.

Conclusions

- The variance requests appear to be adequately justified and meet the standard of review.

Required Actions

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