

18VARIANCE1082

Floral Terrace Variance



Louisville Metro Board of Zoning Adjustment
Public Hearing

Zach Schwager, Planner I
October 1, 2018

Request

- 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.

Location	Requirement	Request	Variance
Private Yard Area	620.4 sf	240 sf	380.4 sf

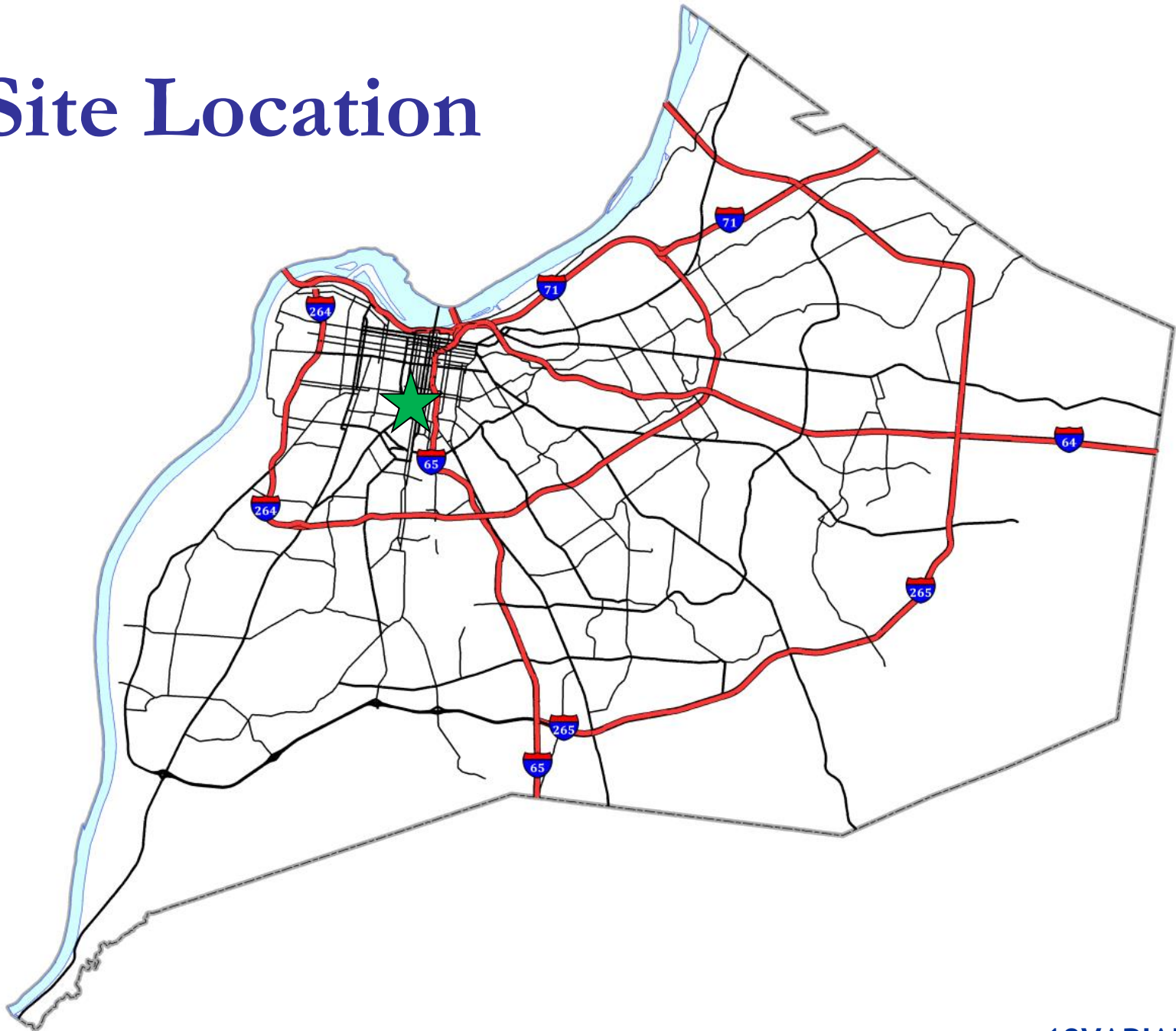
Case Summary / Background

- The subject property is located in Old Louisville.
- The applicant has received approval from Historic Landmarks and Preservation Districts Commission staff to replace a roof on a rear deck.
- The applicant is not changing any existing conditions to the private yard area.

Case Summary / Background

- 18COA1037 - The COA was amended on August 14, 2018.

Site Location



Zoning/Form Districts

Subject Property:

- Existing: TNZD/Traditional Neighborhood

Adjacent Properties:

- North: TNZD/Traditional Neighborhood
- South: TNZD/Traditional Neighborhood
- East: TNZD/Traditional Neighborhood
- West: TNZD/Traditional Neighborhood



Aerial Photo/Land Use

Subject Property:

- Existing: Single Family Residential

Adjacent Properties:

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



628 Floral Terrace
feet

70
Map Created: 9/12/2018



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COUNTY METROPOLITAN SEWER DISTRICT (MSD),
LOUISVILLE WATER COMPANY (LWC),
LOUISVILLE METRO GOVERNMENT and
JEFFERSON COUNTY PROPERTY VALUATION
ADMINISTRATOR (PVA), All Rights Reserved.

Site Photos-Subject Property



The front of the subject property and notice of public hearing sign.

Site Photos-Subject Property



New roof construction area.

Site Photos-Subject Property



Rear of principal structure.

Site Photos-Subject Property



Rear property line.

Site Photos-Subject Property



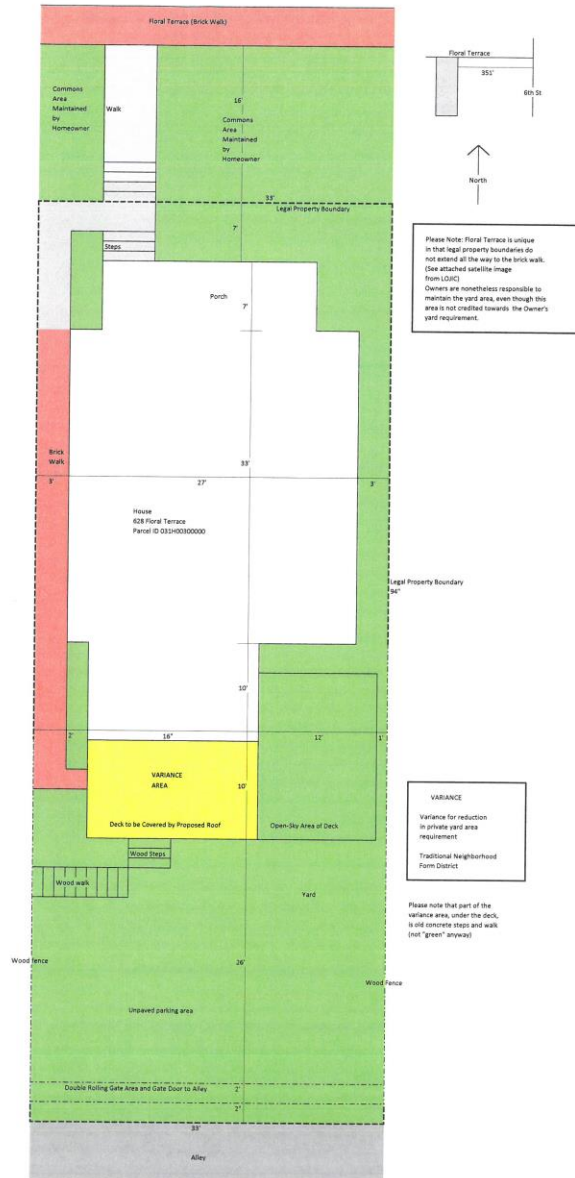
Location of the private yard area variance.

Site Photos-Subject Property



Existing private yard area.

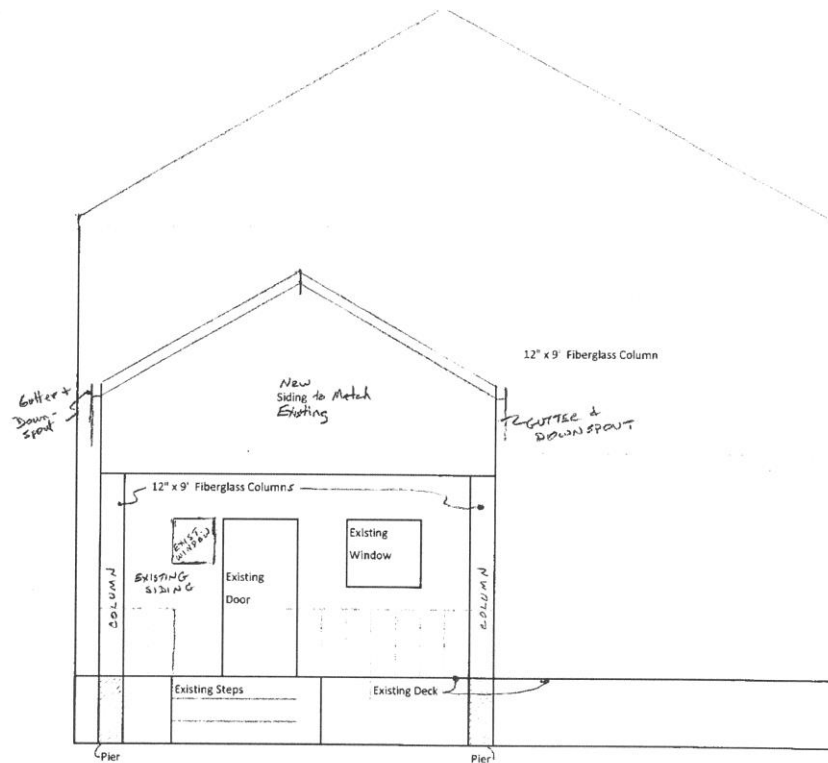
Site Plan



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PLANNING
DESIGN SERVICES

18Variance1082

Elevations



FRONT ELEVATION
(REAR OF HOUSE)

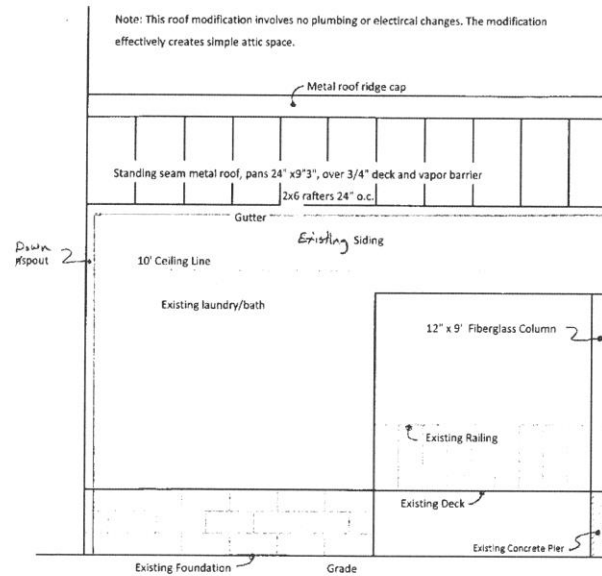
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AUG 20 2018

DESIGN SERVICES

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Elevations



SIDE ELEVATION (SAME BOTH SIDES)

RECEIVED

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PLANNING
DESIGN SERVICES

18Variance 1082

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.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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