

18VARIANCE1119

Woodbourne Avenue Variance



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

**Zach Schwager, Planner I
January 22, 2019**

Request

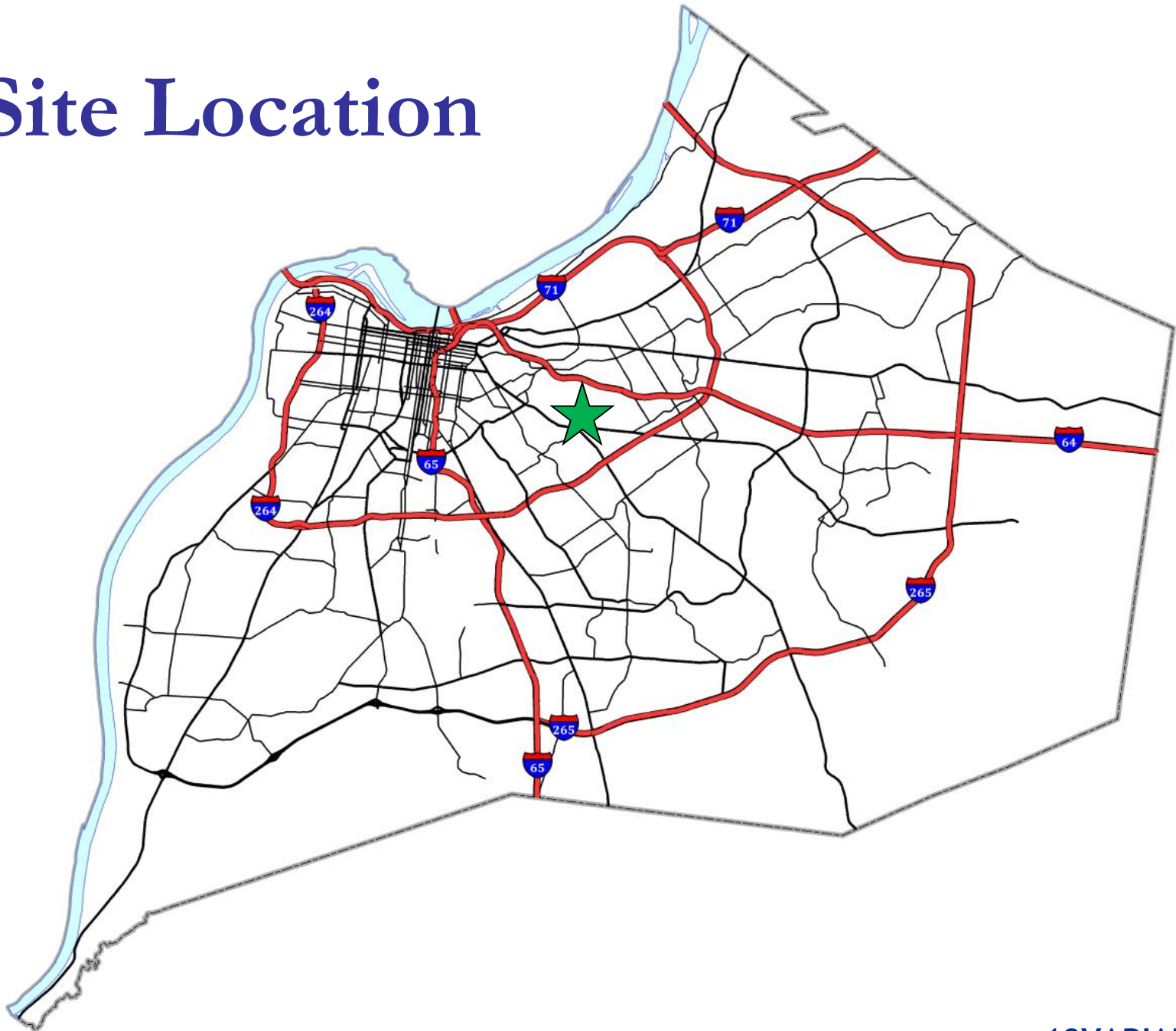
- **Variance:** from Land Development Code section 5.4.1.D.2 to allow a private yard area to be less than the required 30% of the area of a lot.

Location	Requirement	Request	Variance
Private Yard	1,920 sq. ft.	1,320 sq. ft.	600 sq. ft.

Case Summary / Background

- The subject property is located in the Woodbourne Heights subdivision.
- The applicant requests a variance for a proposed addition, which will reduce the private yard area to be less than 30% of the total area of the lot.

Site Location



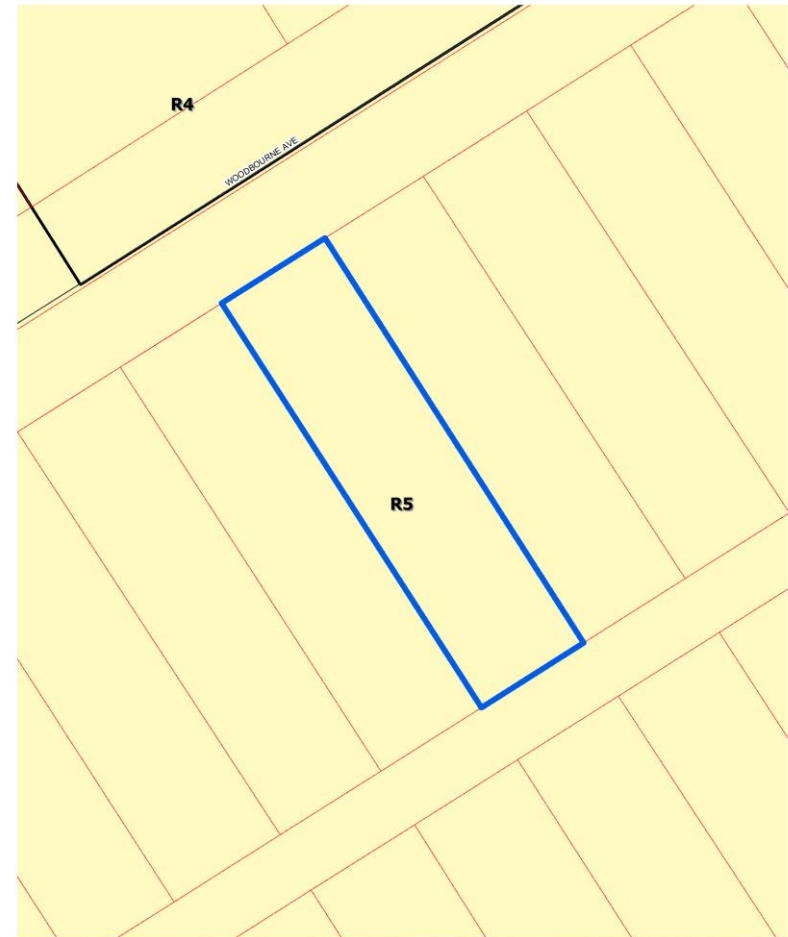
Zoning/Form Districts

Subject Property:

- Existing: R-5/Traditional Neighborhood

Adjacent Properties:

- North: R-4/Traditional Neighborhood
- South: R-5/Traditional Neighborhood
- East: R-5/Traditional Neighborhood
- West: R-5/Traditional Neighborhood



2212 Woodbourne Avenue

feet

30

Map Created: 1/7/2019



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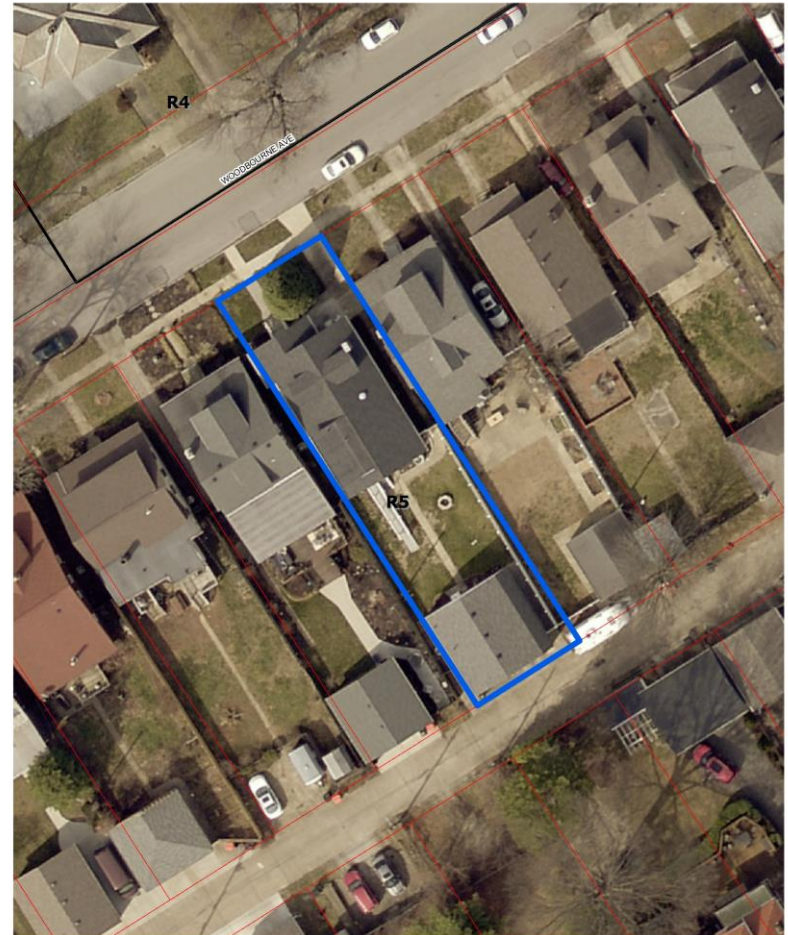
Aerial Photo/Land Use

Subject Property:

- Existing: Single Family Residential
- Proposed: Single Family Residential

Adjacent Properties:

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



2212 Woodbourne Avenue

feet

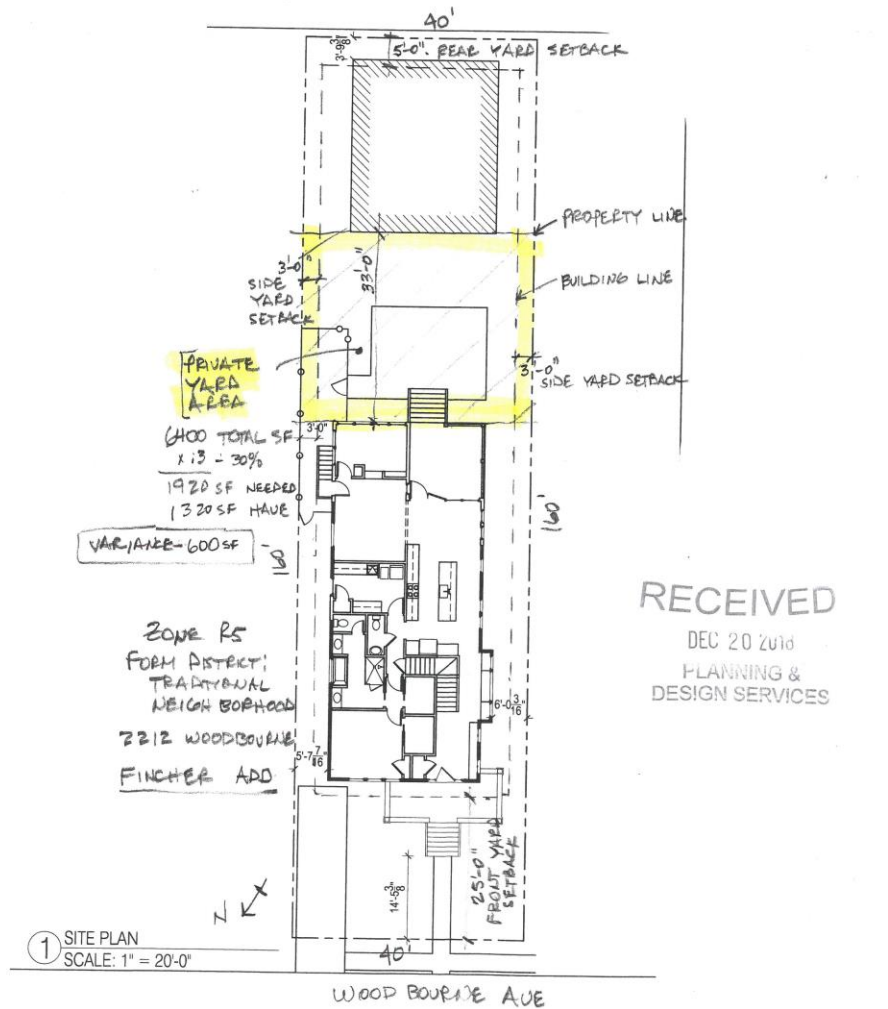
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Site Plan



Site Photos-Subject Property



Front of subject property.

Site Photos-Subject Property



Property to the left.

Site Photos-Subject Property



Property to the right.

Site Photos-Subject Property



Property across Woodbourne Avenue.

Site Photos-Subject Property



Area of the requested variance.

Site Photos-Subject Property



Area of the requested variance.

Site Photos-Subject Property



Area of the requested variance.

Site Photos-Subject Property



BOZA public hearing notice sign.

Conclusion

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

Required Action

- **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	Requirement	Request	Variance
Private Yard	1,920 sq. ft.	1,320 sq. ft.	600 sq. ft.