

# **19-VARIANCE-0045**

## **Park Avenue Variance**



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

**Zach Schwager, Planner I**  
**October 28, 2019**

# 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	514 sq. ft.	0 sq. ft.	514 sq. ft.

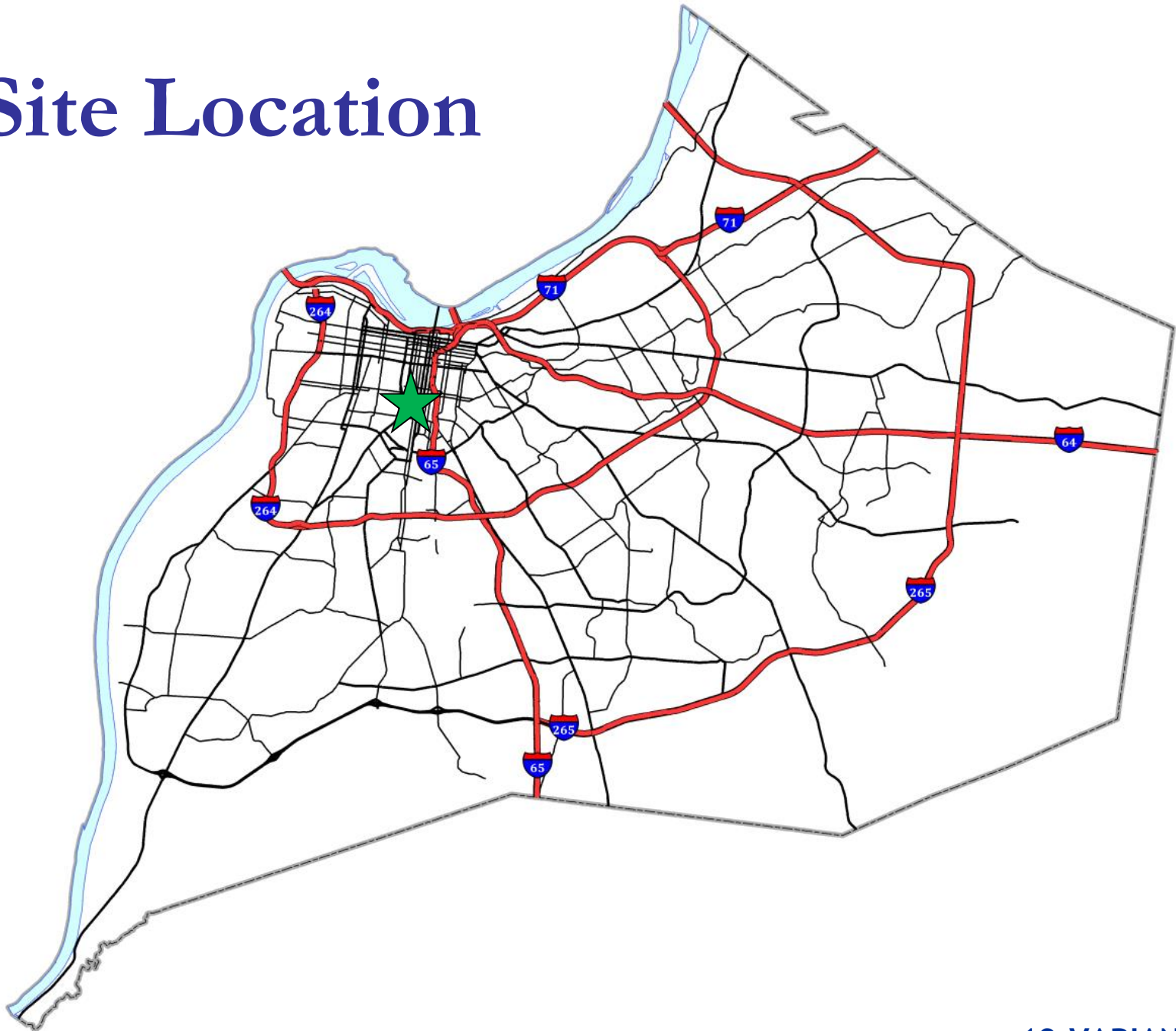
# Case Summary / Background

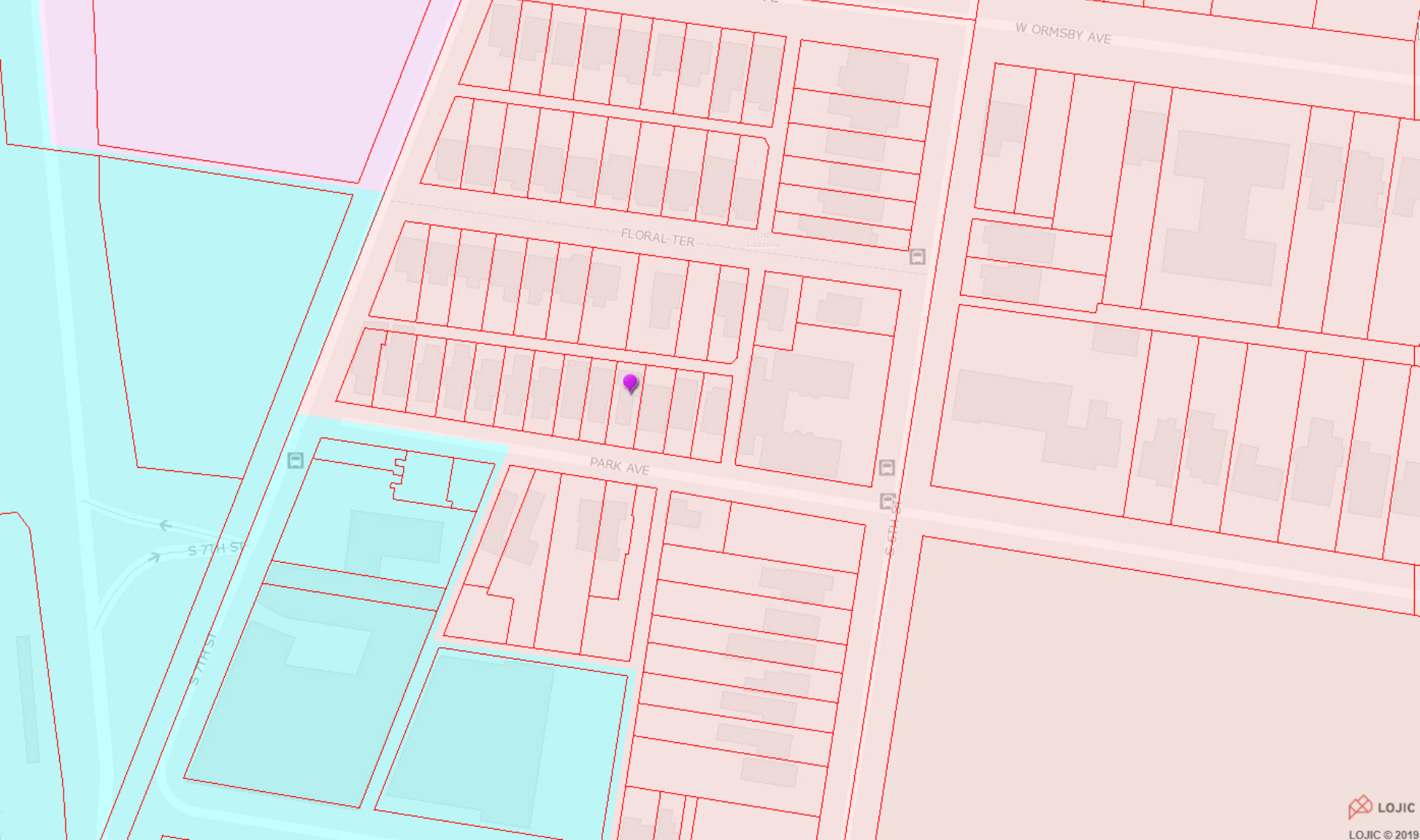
- The subject property is zoned TNZD in the Traditional Neighborhood Form District. It is located in the Old Louisville neighborhood and preservation district and contains a two-story single-family residence.
- The applicant is proposing a one-story addition on the rear of the house. This addition will reduce the private yard area to be less than the required 20% of the area of the lot.

# Case Summary / Background

- Historic Landmarks and Preservation Commission staff approved the addition on condition under case number 19-COA-0076 on September 20, 2019. Planning & Design Staff does not have any recommended conditions.

# Site Location

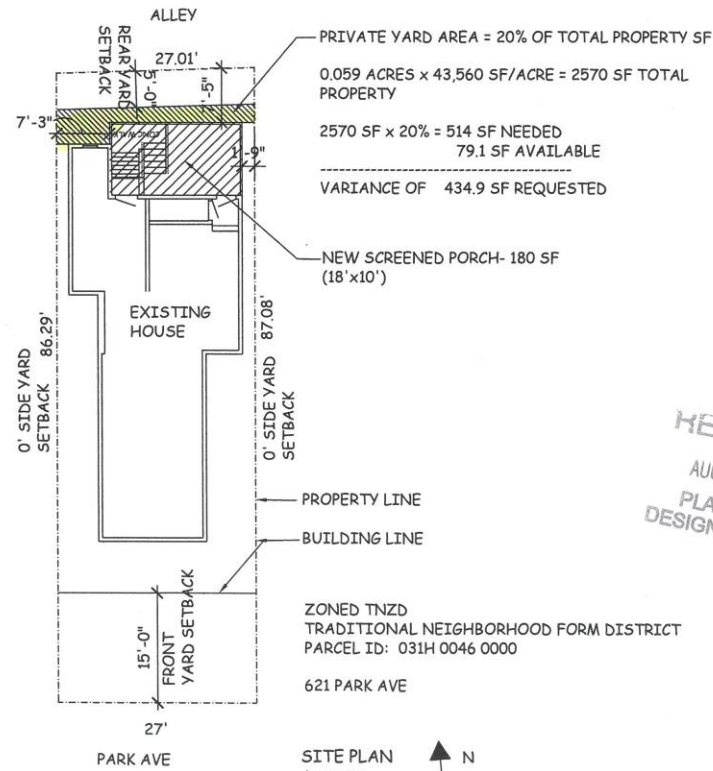








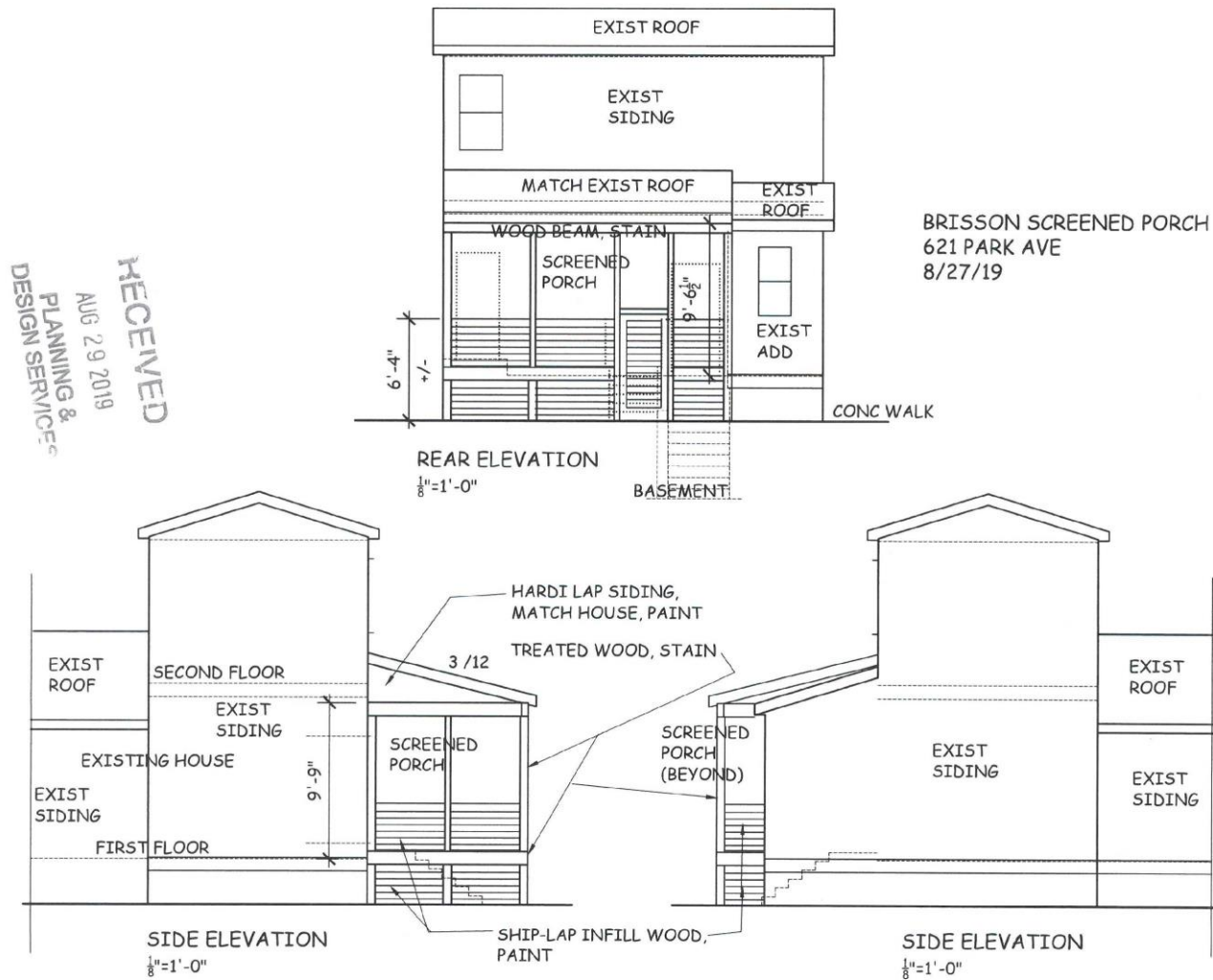
# Site Plan



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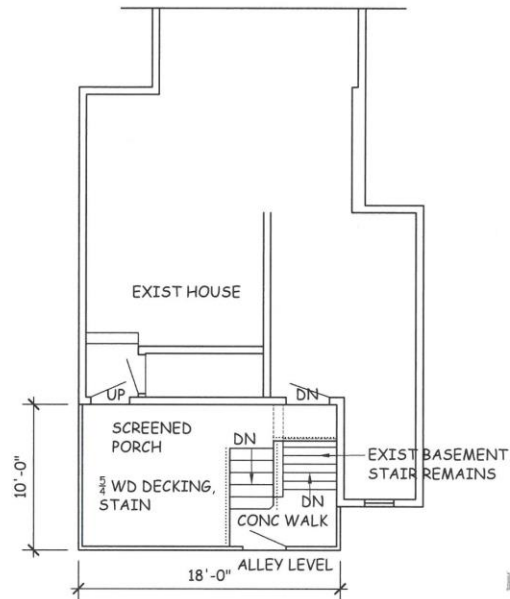
# Elevations



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# Addition



SCREENED PORCH PLAN  
 $\frac{1}{8}" = 1'-0"$

BRISSON SCREENED PORCH  
621 PARK AVE  
8/27/19

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# Site Photos-Subject Property





# Site Photos-Subject Property





# Site Photos-Subject Property





# Site Photos-Subject Property





# Site Photos-Subject Property



# 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.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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