

20-VARIANCE-0030

20-VARIANCE-0031

20-WAIVER-0025

**E. Chestnut Street Variances and
Waiver**



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

Zach Schwager, Planner I

May 4, 2020

Request

- **Variance:** from Land Development Code table 5.2.2 to allow a proposed principal structure to encroach into the required front and rear setbacks
- **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
- **Waiver:** from Land Development Code section 5.4.1.C.2 to allow parking in the Principal Structure Area

Location	Requirement	Request	Variance
Front Yard	15 ft.	5.5 ft.	9.5 ft.
Rear Yard	5 ft.	3 ft.	2 ft.
Private Yard Area	701 sq. ft.	0 sq. ft.	701 sq. ft.

Case Summary / Background

- The subject property is located in the Phoenix Hill neighborhood on the west side of E. Chestnut Street in between E. Chestnut Street and S. Wenzel Street.
- The property is currently undeveloped and the applicant is proposing to construct a two-story single-family residence.

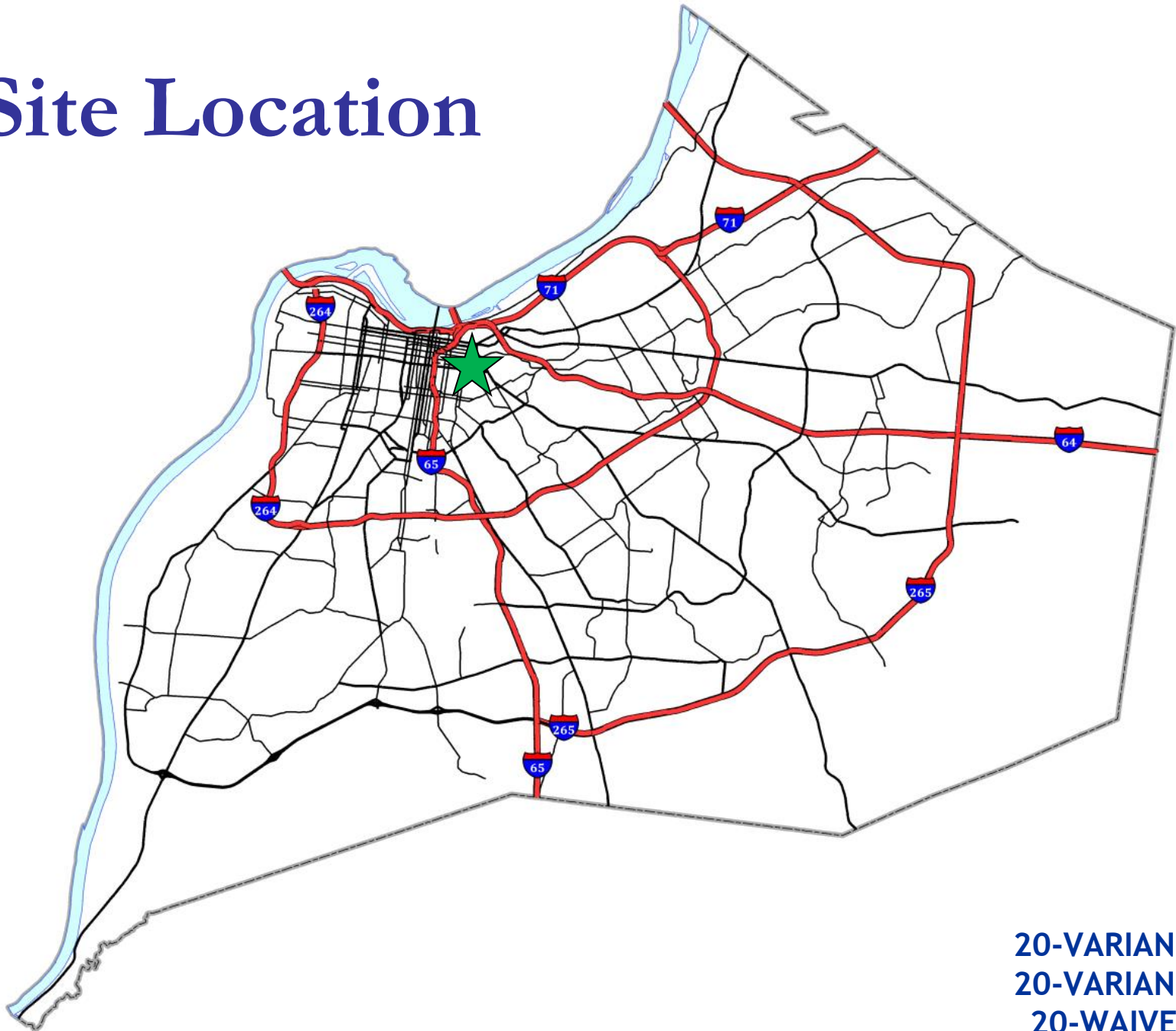
Case Summary / Background

- The proposed structure would encroach into the front and rear yard setbacks as well as the required private yard area.
- The proposed parking area is in the Principal Structure Area, which is not permitted in the Traditional Neighborhood without the granting of a waiver.

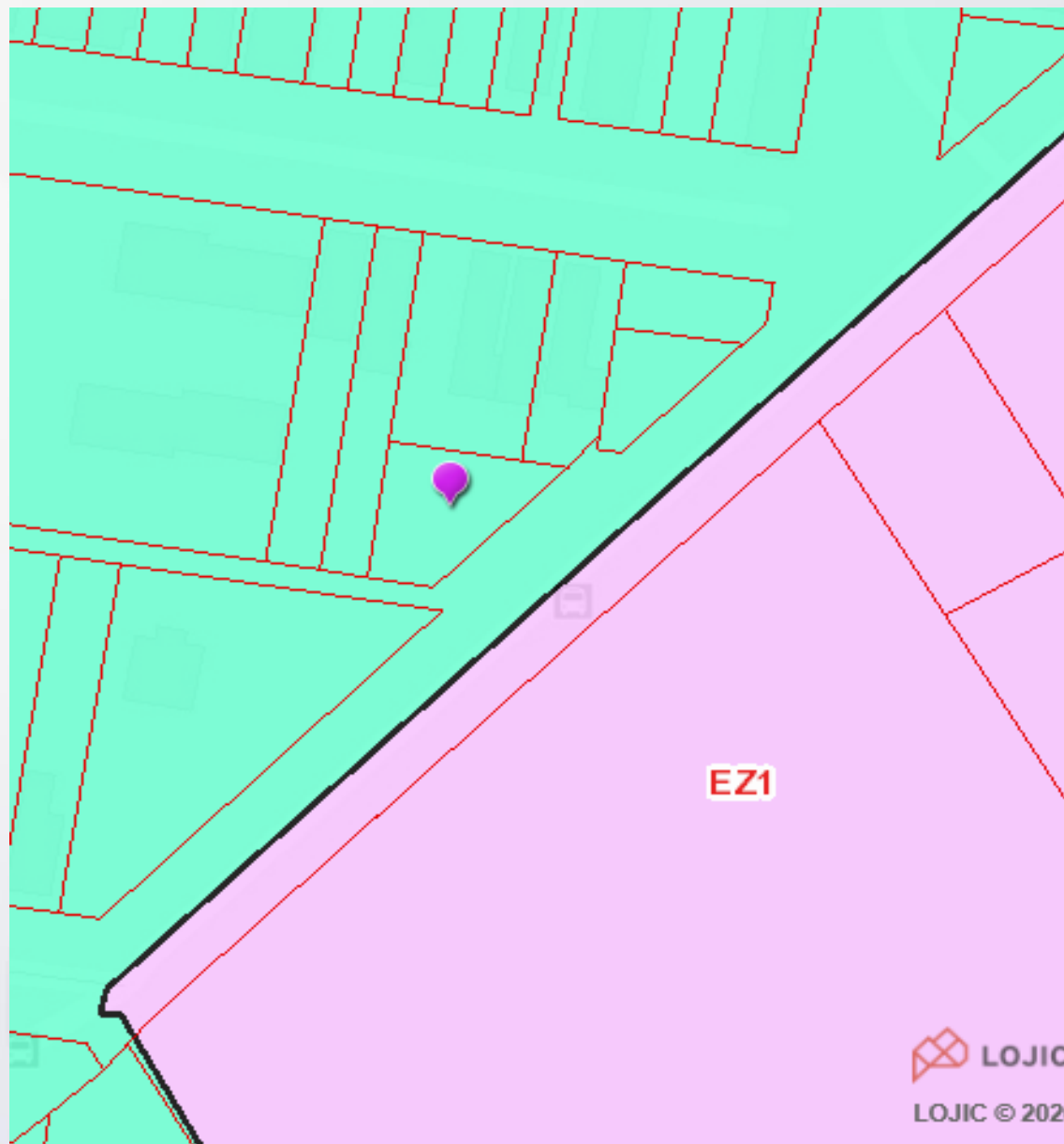
Case Summary / Background

- The lot is irregular in shape and size compared to surrounding properties; the lot is substandard at 3,503 sq. ft.

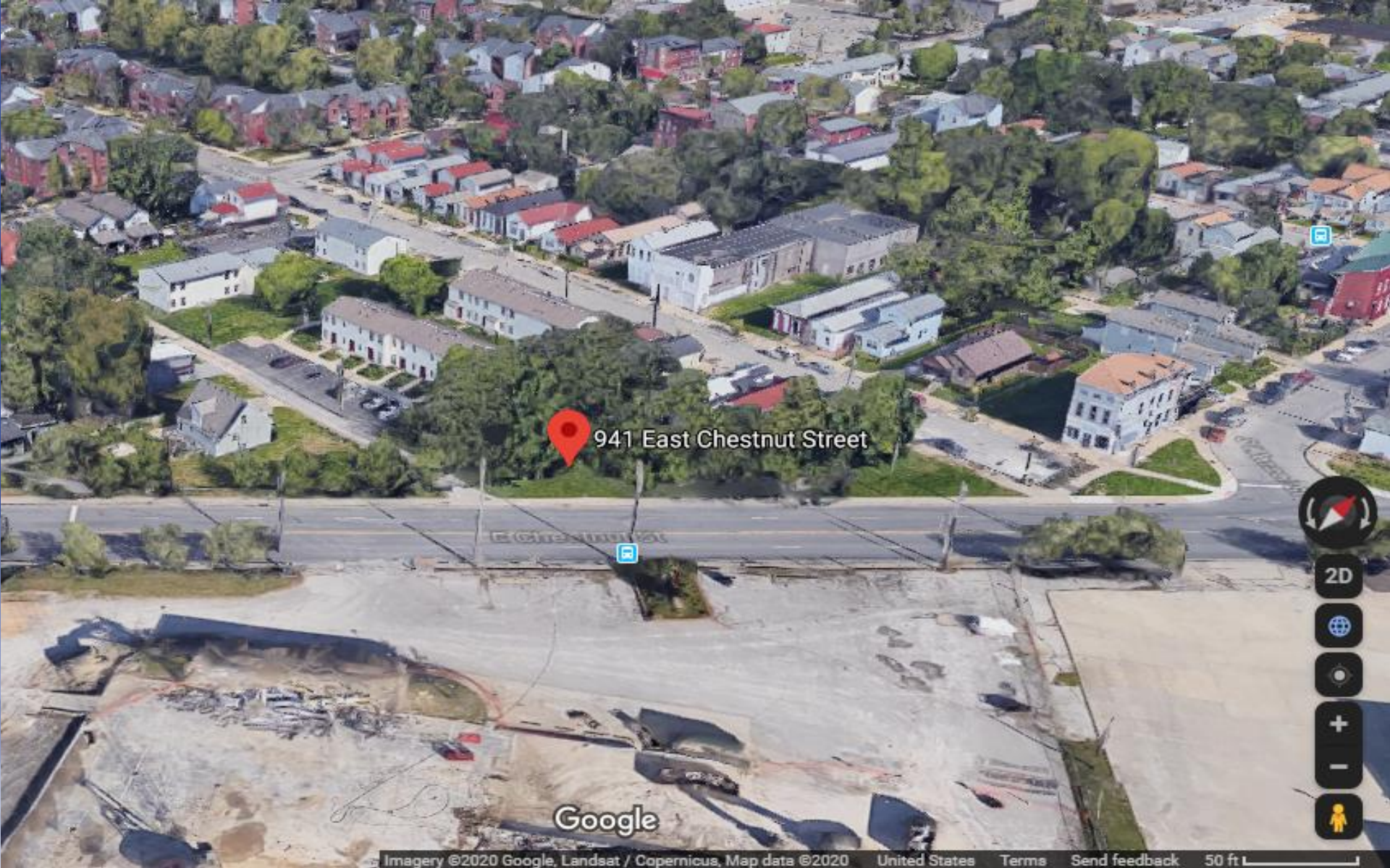
Site Location



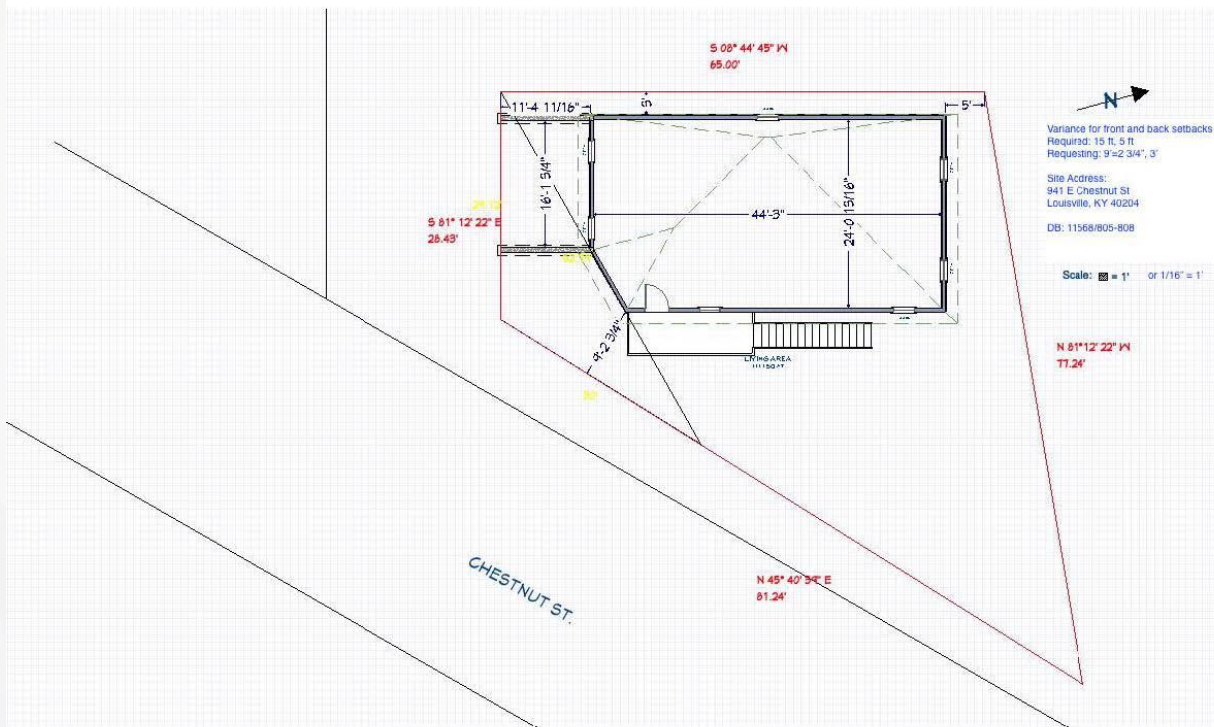
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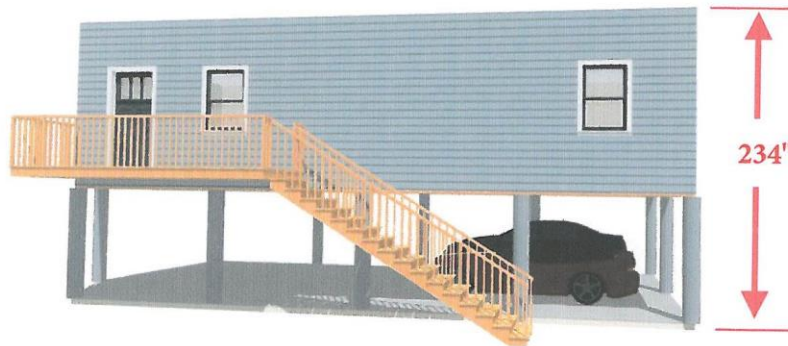




Site Plan



Elevations



20046446-003020-WAIVER-0025

Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Conclusion

- The variance requests appear to be adequately justified and meet the standards of review.
- The waiver request appears to be adequately justified and meets the standard of review.

Required Action

- **Variance**: from Land Development Code table 5.2.2 to allow a proposed principal structure to encroach into the required front and rear setbacks
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