

20-VARIANCE-0051

1800 Princeton Drive



Louisville Metro Board of Zoning Adjustment
Public Hearing

Nia Holt
June 15, 2020

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.
- **Variance:** from Land Development Code section 4.4.3.A.1.a.i to allow a fence in the street side yard in a Traditional Neighborhood Form District to exceed 42 inches in height.

Location	Requirement	Request	Variance
Private Yard Area	915 sf	483 sf	432 sf
Fence in Street Side Yard	42 in	72 in	30 in

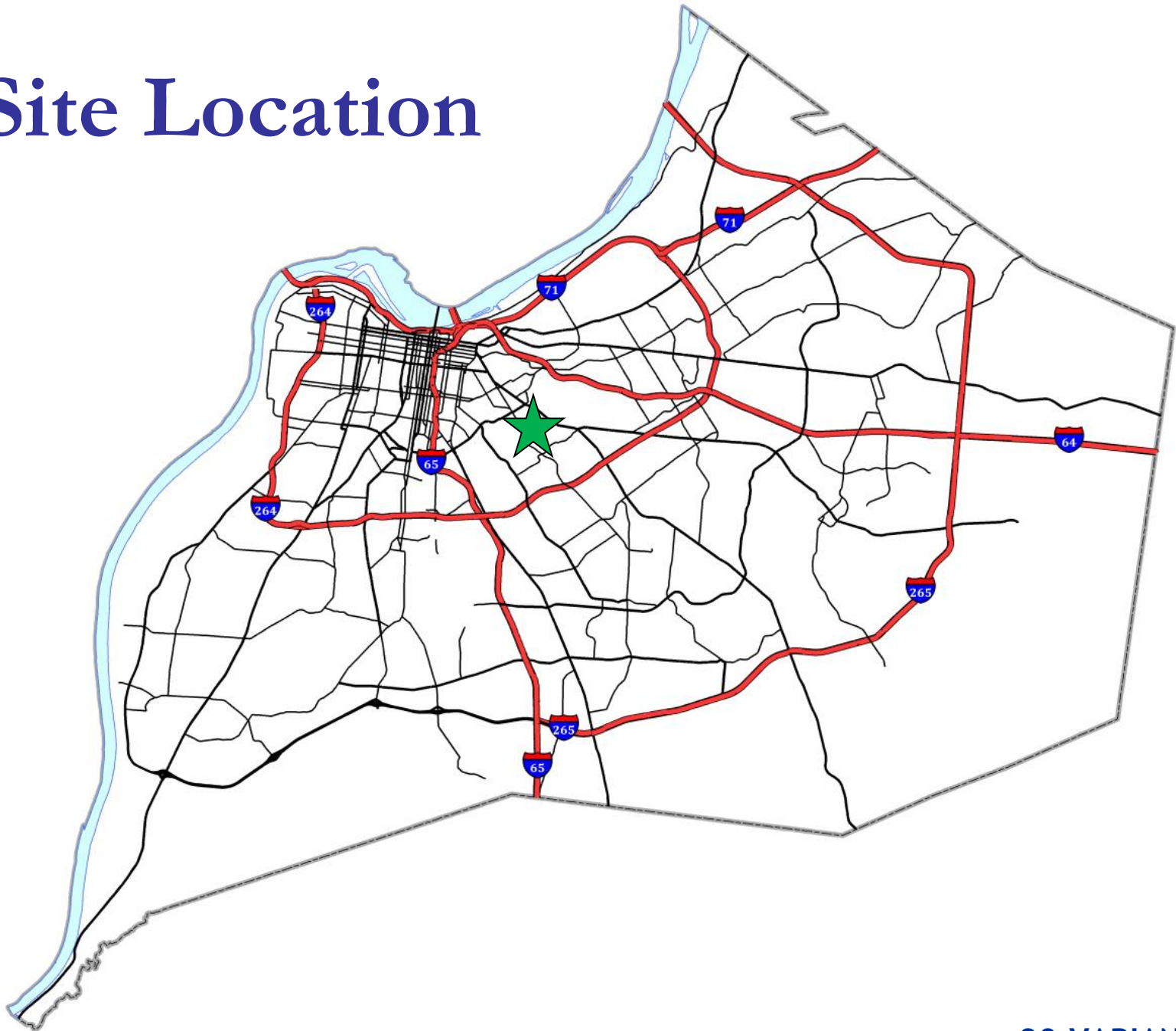
Case Summary / Background

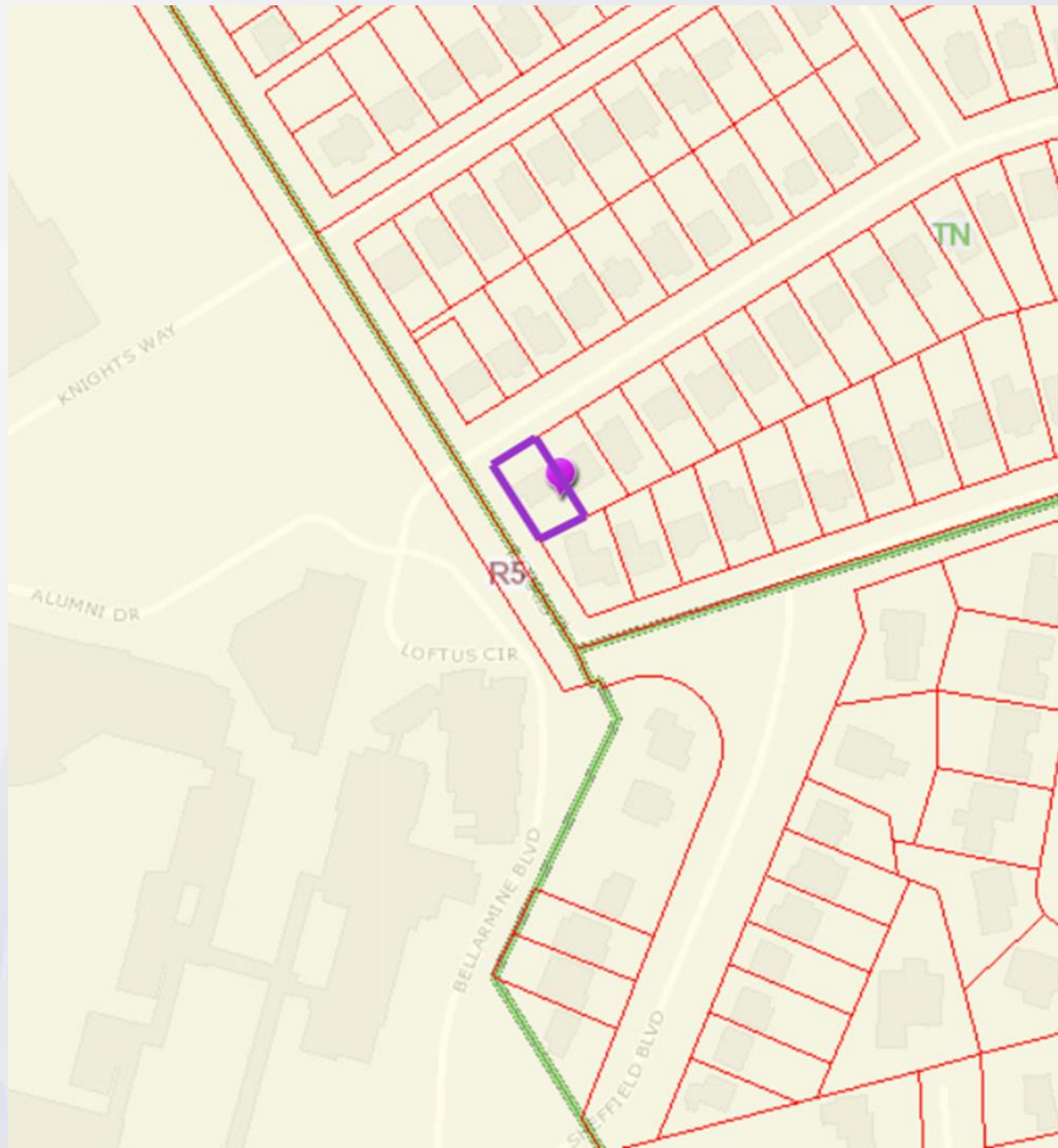
- The subject site is zoned R-5 Single-Family Residential in the Traditional Neighborhood Form District.
- The site contains an existing single-family structure located in the Deer Park Neighborhood.
- The applicant is proposing to construct a rear addition, screened porch, and a 6' fence.

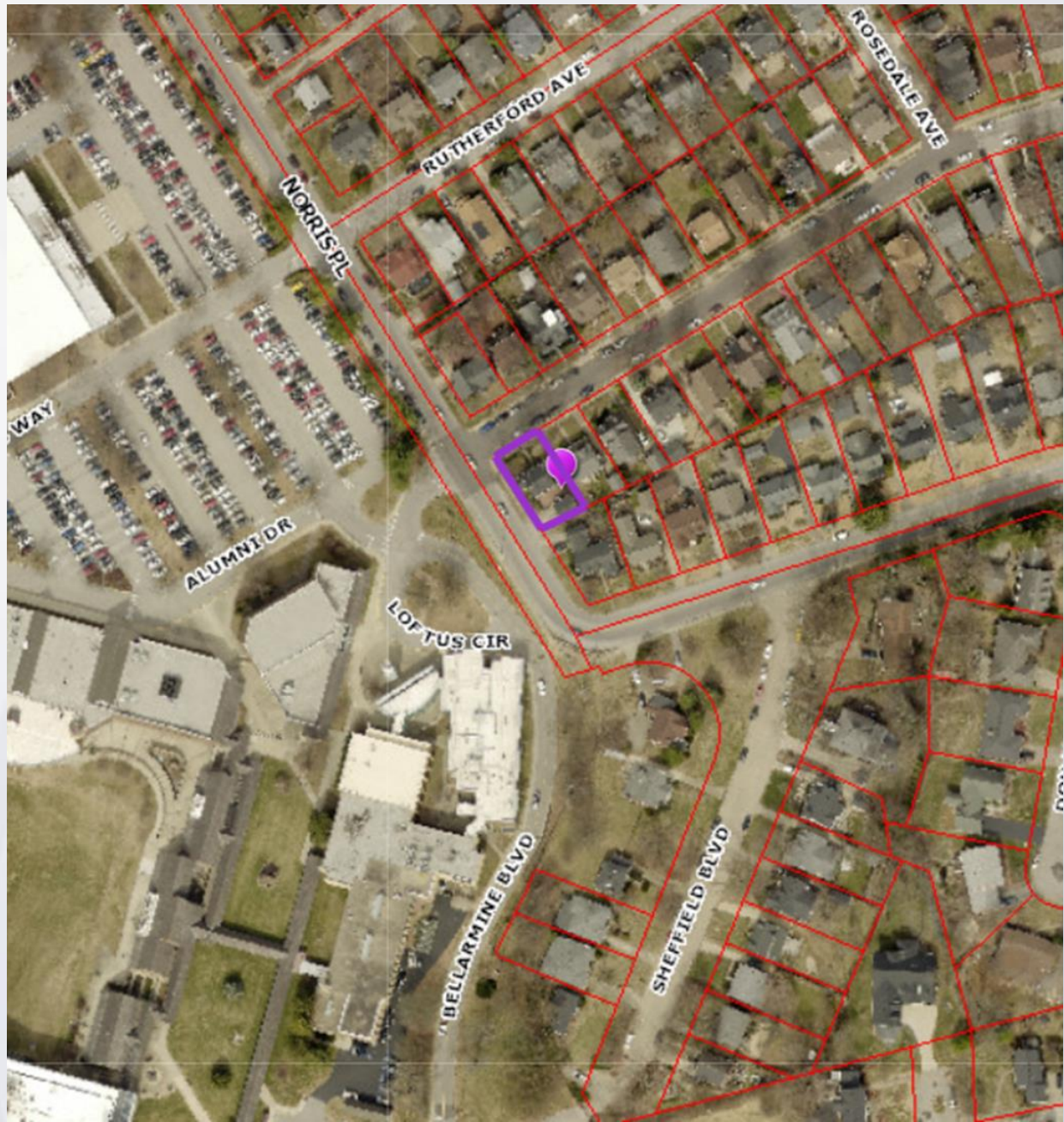
Case Summary / Background

- The finished addition and porch will connect to the existing garage creating a single principle structure.
- The fence will be constructed along Norris Pl.

Site Location







Site Plan

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MAY 13 2020

PLANNING & DESIGN
SERVICES

Fence



VICINITY MAP
NOT TO SCALE

CALCULATIONS

LOT SIZE: 4575 SF
REQUIRED PRIVATE YARD:
20% = 915 SF
EXIST. PRIVATE YARD
15.1 X 50 = 755 SF

5'-0" X 18'-0" FIRST
FLOOR ADDITION
10'-1" X 18'-0" NEW
SCREENED PORCH
SKYLIGHT

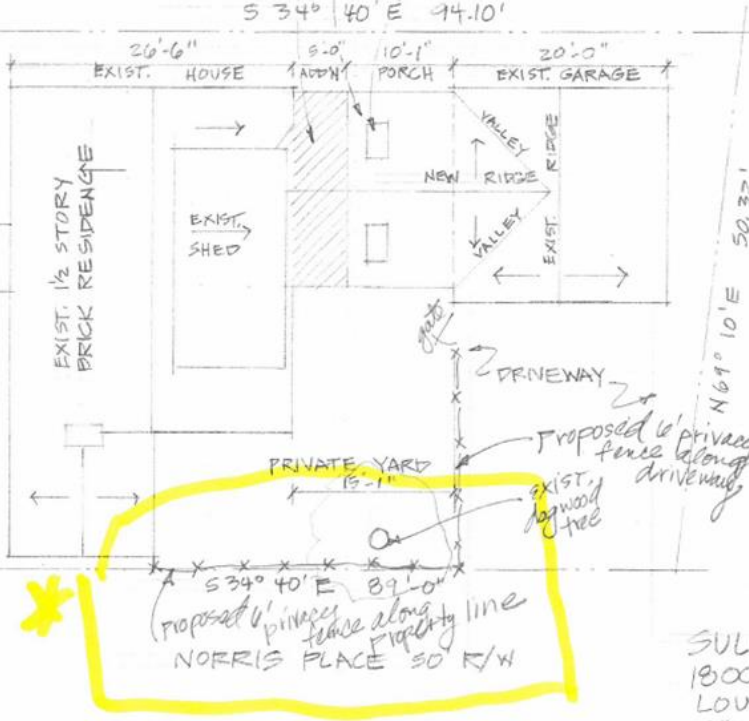
VARIANCE REQUEST

EXIST. PRIVATE YARD : 755
- NEW CONSTRUCTION
15.1 X 18 = - 272
PROPOSED PRIVATE YARD 483
REQUIRED PRIVATE YARD 915
- PROPOSED PRIVATE YARD 483
VARIANCE REQUESTED : 432 SF

PRINCETON DRIVE 50' R/W

N 55° 54' E 50'-0"

BUILDING LINE
WIDTH OF HOUSE 32'-0"



VARIANCE FROM SECTION
5.4.3 IN LAND DEVELOPMENT CODE
PARCEL I.D. NO 079A00520000
TRADITIONAL FORM
NEIGHBORHOOD
ZONING SB

SITE PLAN
SCALE 1" = 10'-0"



SULLIVAN RESIDENCE
1800 PRINCETON DRIVE
LOUISVILLE, KY 40205

MARY HERD JACKSON, AIA
mherdjack@bellsouth.net
502-221-0169

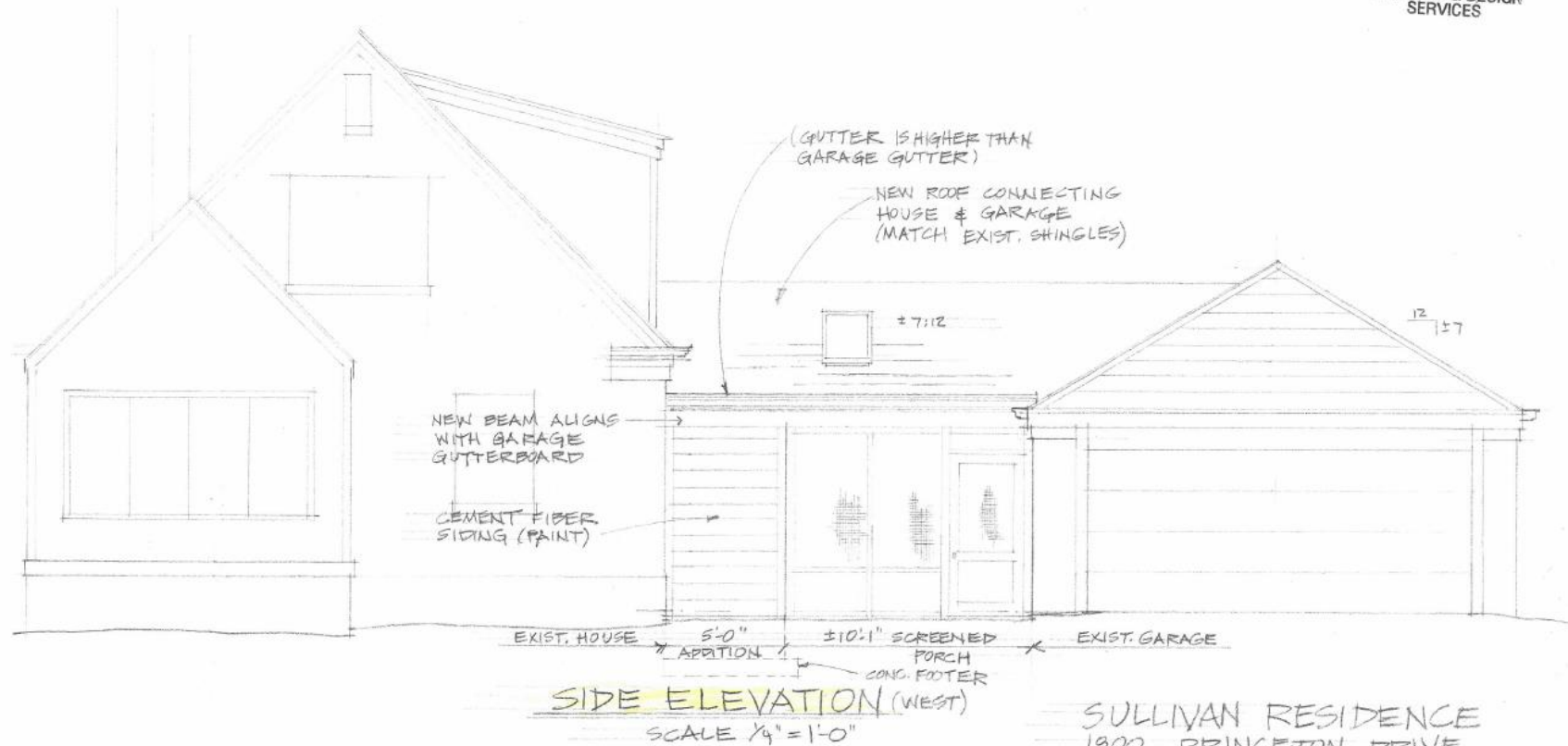
4.24.20

Elevations

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MAY 01 2020

PLANNING & DESIGN
SERVICES



MARY HERD JACKSON, AIA

SULLIVAN RESIDENCE
1800 PRINCETON DRIVE
LOUISVILLE, KY 40205
4.17.20

A-6 OF 7

Site Photos

Jun 3, 2020 at 12:00:54 PM
1801 Princeton Dr
Louisville KY 40205
United States



Front of subject property.

Site Photos

Jun 3, 2020 at 12:01:02 PM
1801 Princeton Dr
Louisville KY 40205
United States



Property across Norris Place.

Site Photos

Jun 3, 2020 at 12:01:13 PM
1805 Princeton Dr
Louisville KY 40205
United States



Property to the left.

Site Photos



Site Photos

Jun 3, 2020 at 12:02:02 PM
1800 Princeton Dr
Louisville KY 40205
United States



Conclusion

- Staff finds that the requested variances are adequately justified and meet 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
- **Variance**: from Land Development Code section 4.4.3.A.1.a.i to allow a fence in the street side yard in a Traditional Neighborhood Form District to exceed 42 inches in height. Approve/Deny

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