

**20-VARIANCE-0078**  
**3029 Wentworth Avenue**



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

**Nia Holt**  
**September 14, 2020**



# 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 Area	1890 sf	1331 sf	559 sf



# 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 Crescent Hill Neighborhood.
- The applicant is proposing to enclose an existing rear porch.

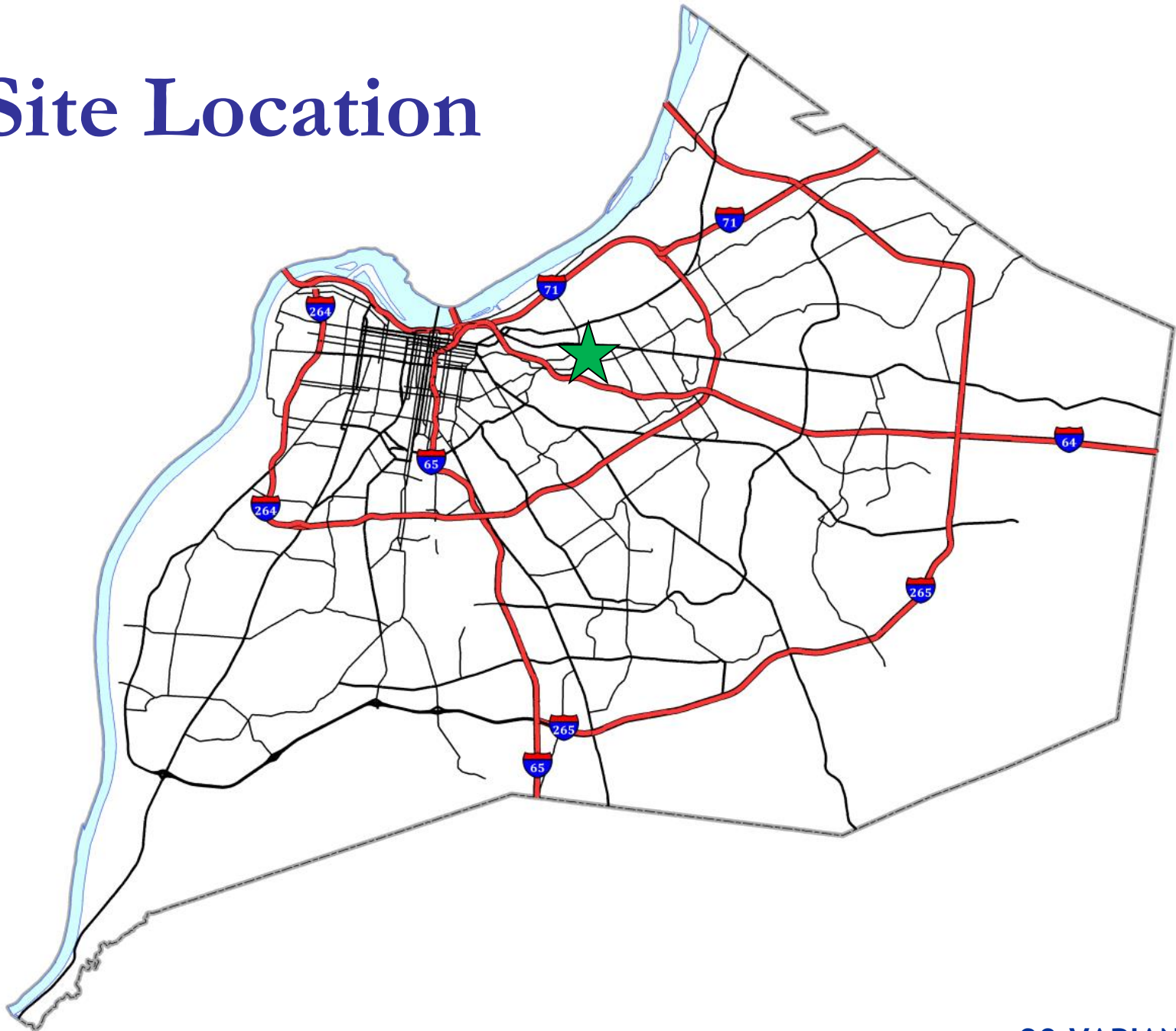


# Case Summary / Background

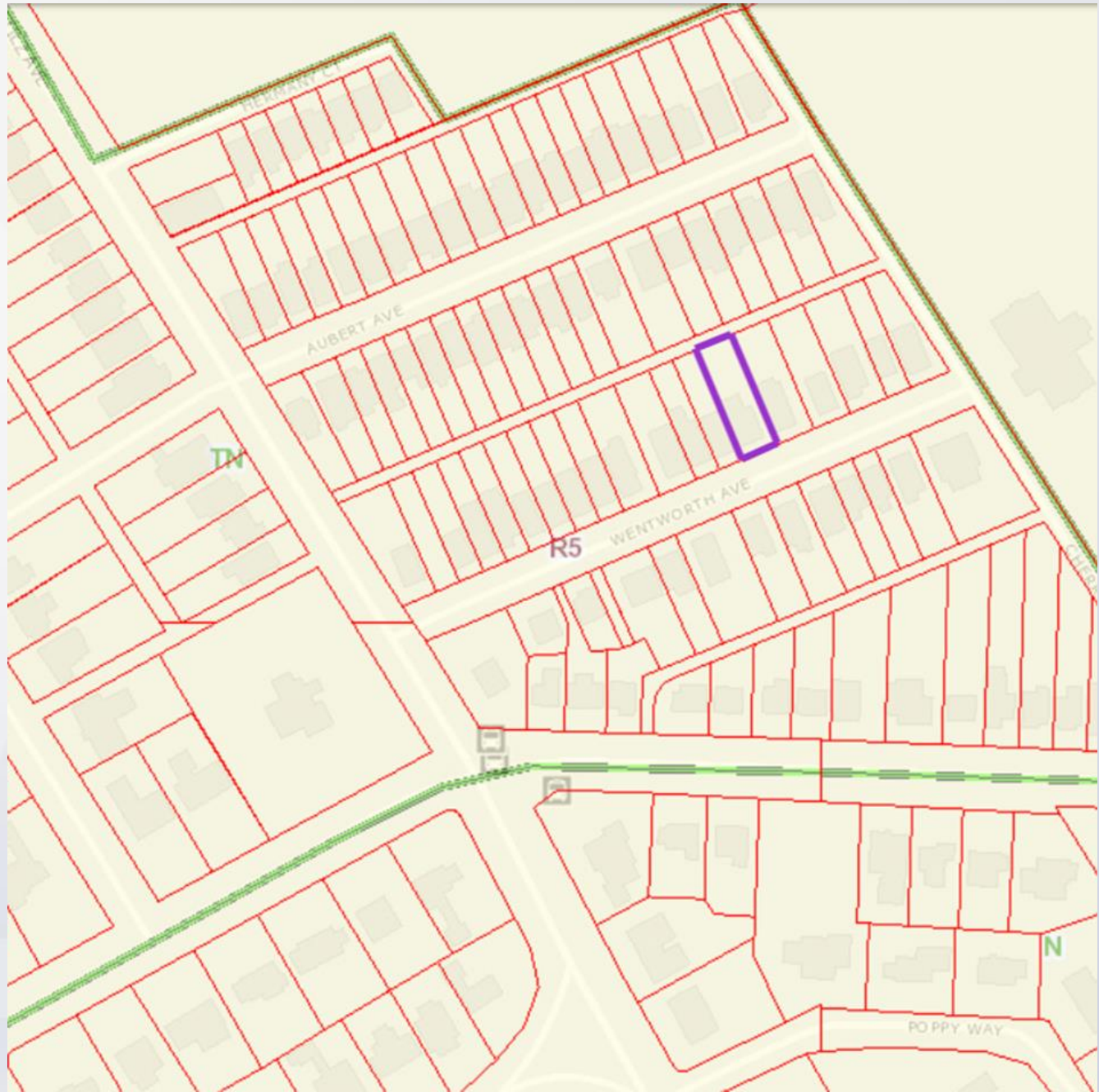
- The proposed screen porch will be 232 square feet and reduce the private yard area by 19%.



# Site Location





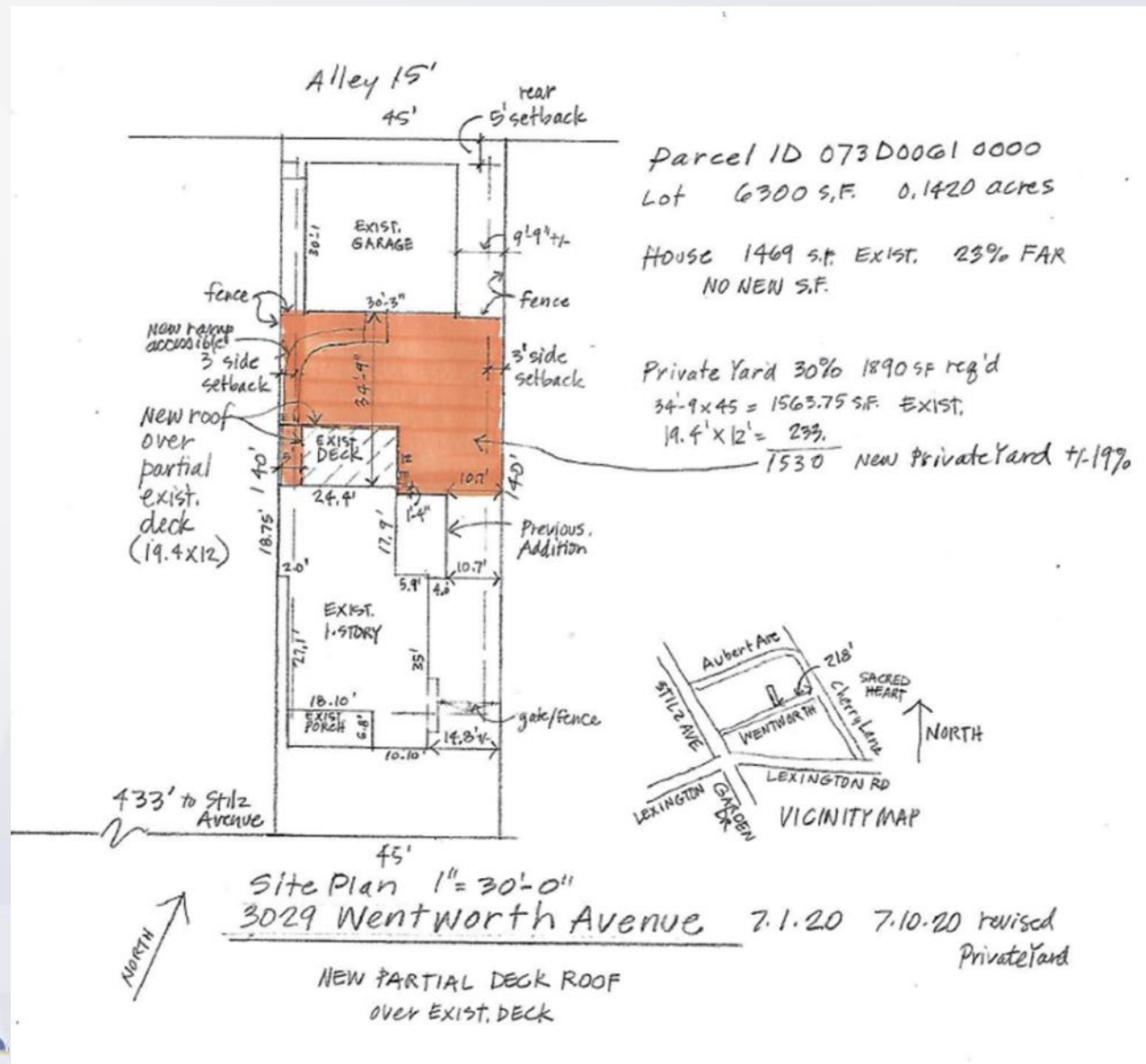






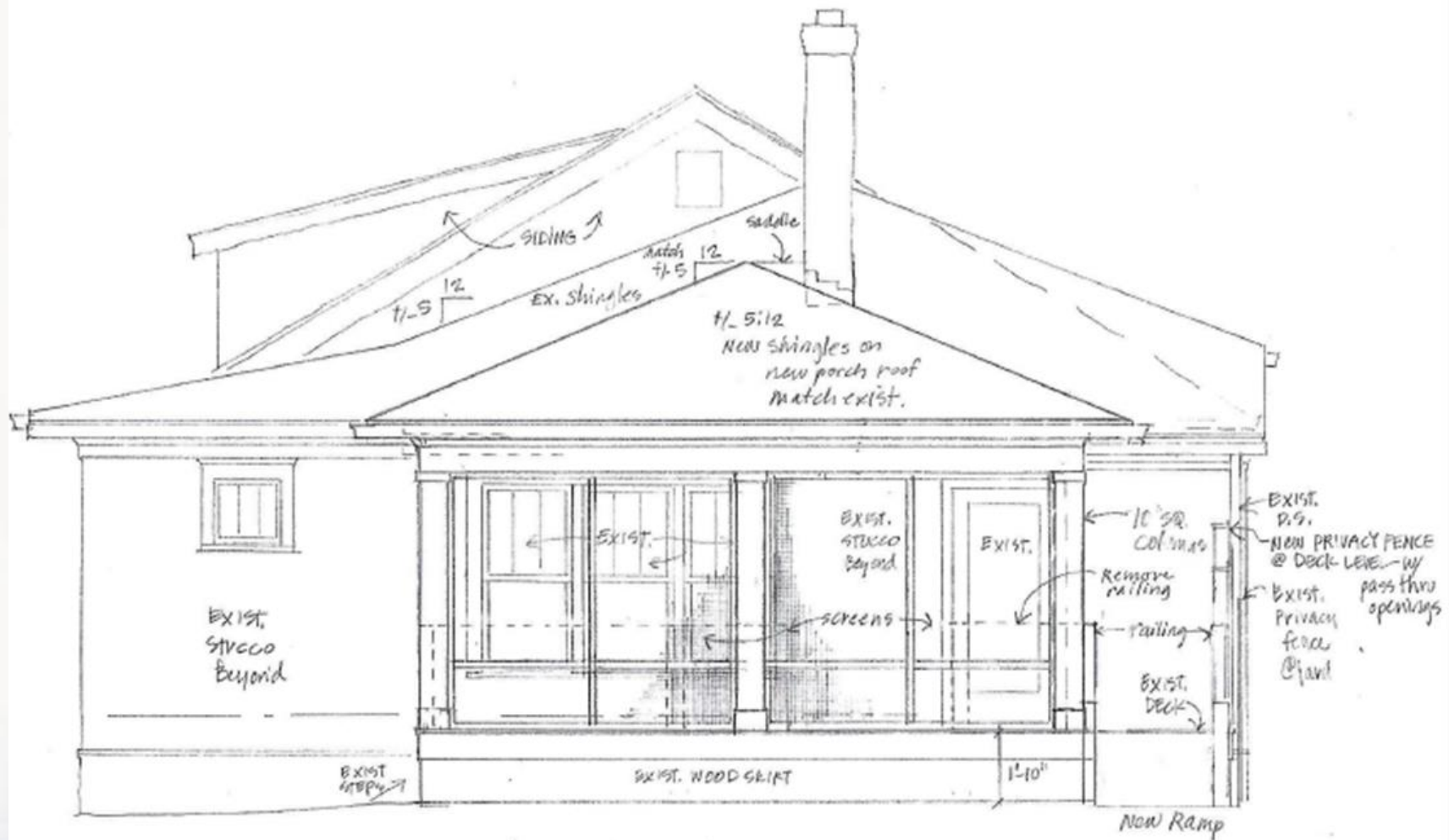


# Site Plan





# Elevations





# Site Photos





# Site Photos





# Site Photos





# Site Photos





# Site Photos





# Site Photos





# 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.2 to allow a private yard area to be less than the required 30% of the area of a lot. Approve/Deny

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