20-VARIANCE-0121 Arterburn Avenue Variance



Louisville Metro Board of Zoning Adjustment Public Hearing

Zach Schwager, Planner I September 28, 2020

Request

Variance: from Land Development Code section
 5.4.1.D.3 to allow the private yard area to be less than the required 20% of the area of the lot.

Location	Requirement	Request	Variance
Private Yard Area	995 sq. ft.	0 sq. ft.	995 sq. ft.



Case Summary / Background

 The subject property is zoned R-5 Residential Single-Family in the Traditional Neighborhood Form District.

 It is a single-family structure located in the Reservoir Park subdivision.



Case Summary / Background

 The applicant is proposing to construct a two-story garage with storage space above.

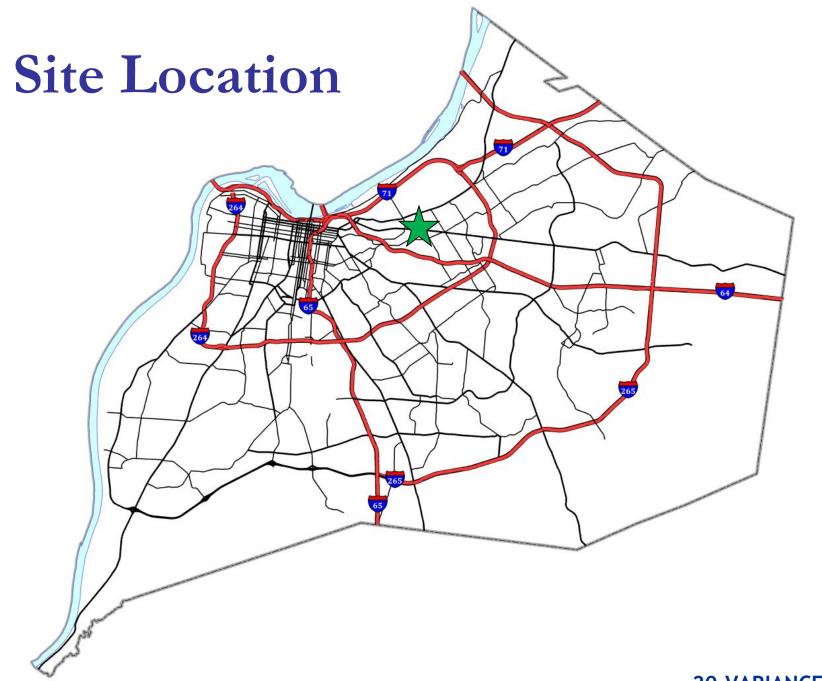
The proposed garage would reduce the private yard area to be less than the required 20% of the area of a lot.



Case Summary / Background

Staff has received signatures from all adjoining property owners approving of the proposed construction. Therefore, a public hearing is not required.

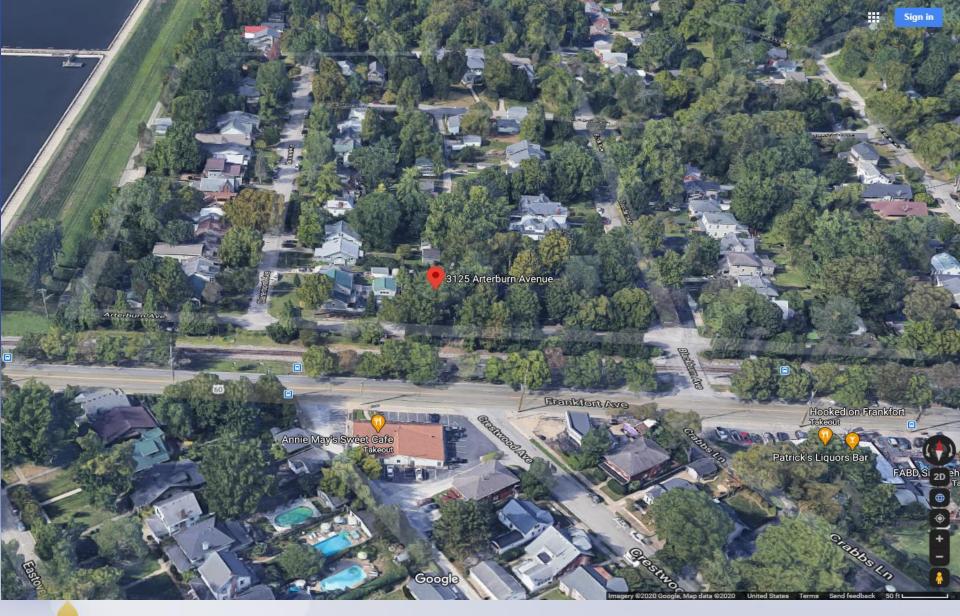






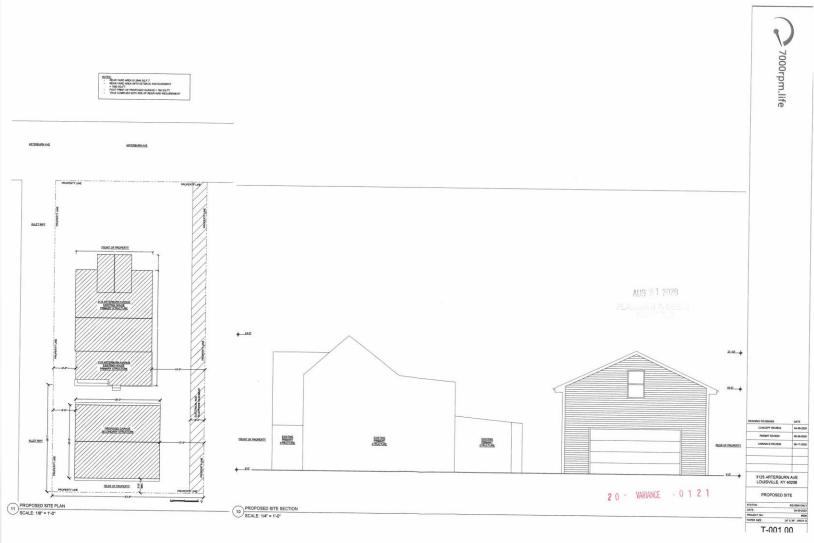




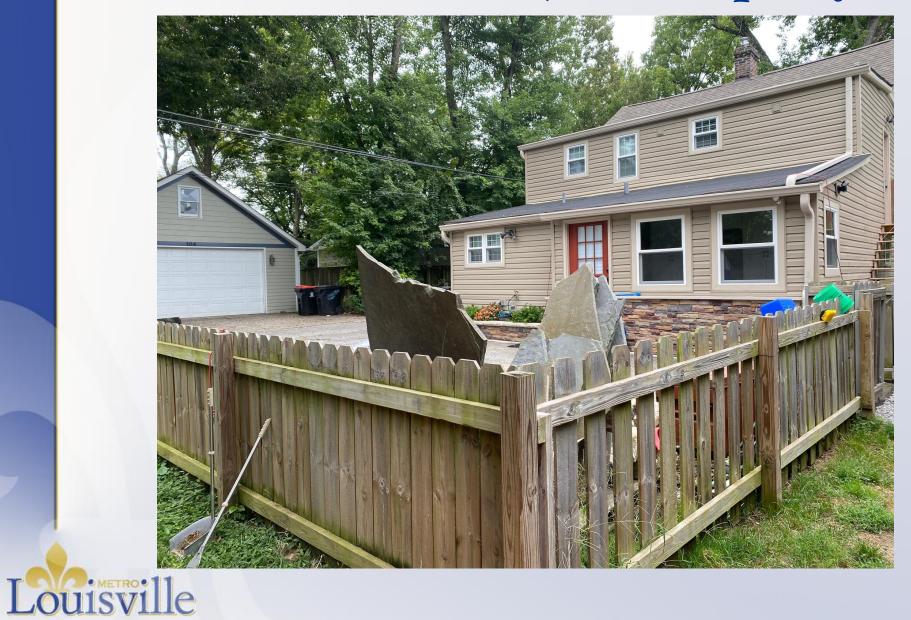




Site Plan/Elevations













Conclusion

 Staff finds that the requested variance is adequately justified and meets the standard of review.



Required Action

Variance: from Land Development Code section
 5.4.1.D.3 to allow the private yard area to be less than the required 20% of the area of the lot.
 Approve/Deny

Location	Requirement	Request	Variance
Private Yard Area	995 sq. ft.	0 sq. ft.	995 sq. ft.

