

20-VARIANCE-0109

Princeton Drive Variance



Louisville Metro Board of Zoning Adjustment
Public Hearing

Zach Schwager, Planner I
October 26, 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 the lot.

Location	Requirement	Request	Variance
Private Yard Area	2,266 sq. ft.	1,105 sq. ft.	1,161 sq. ft.

Case Summary / Background

- The subject site is zoned R-5 Residential Single-Family in the Traditional Neighborhood Form District.
- It is a single-family structure located in the Aberdeen subdivision.

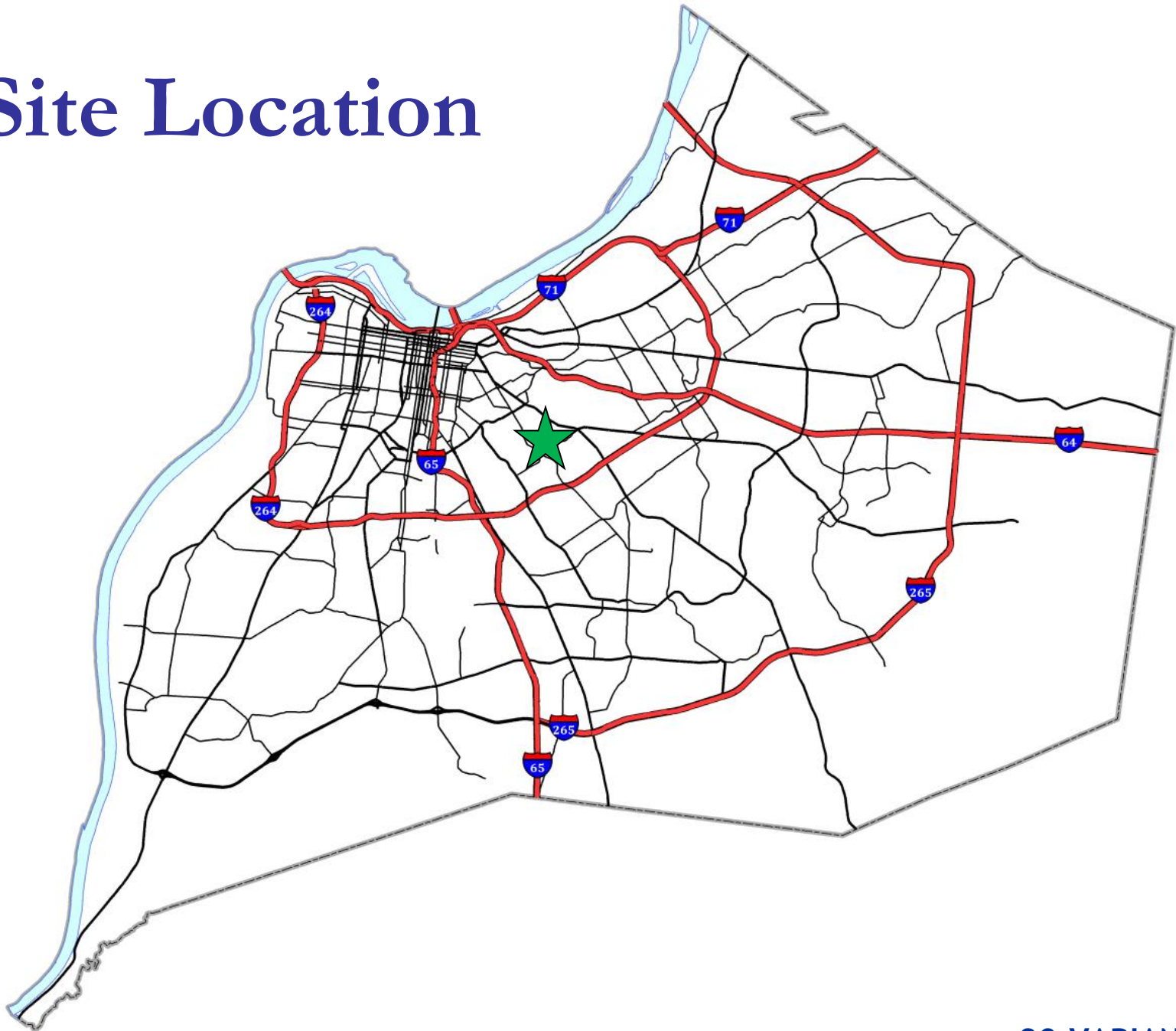
Case Summary / Background

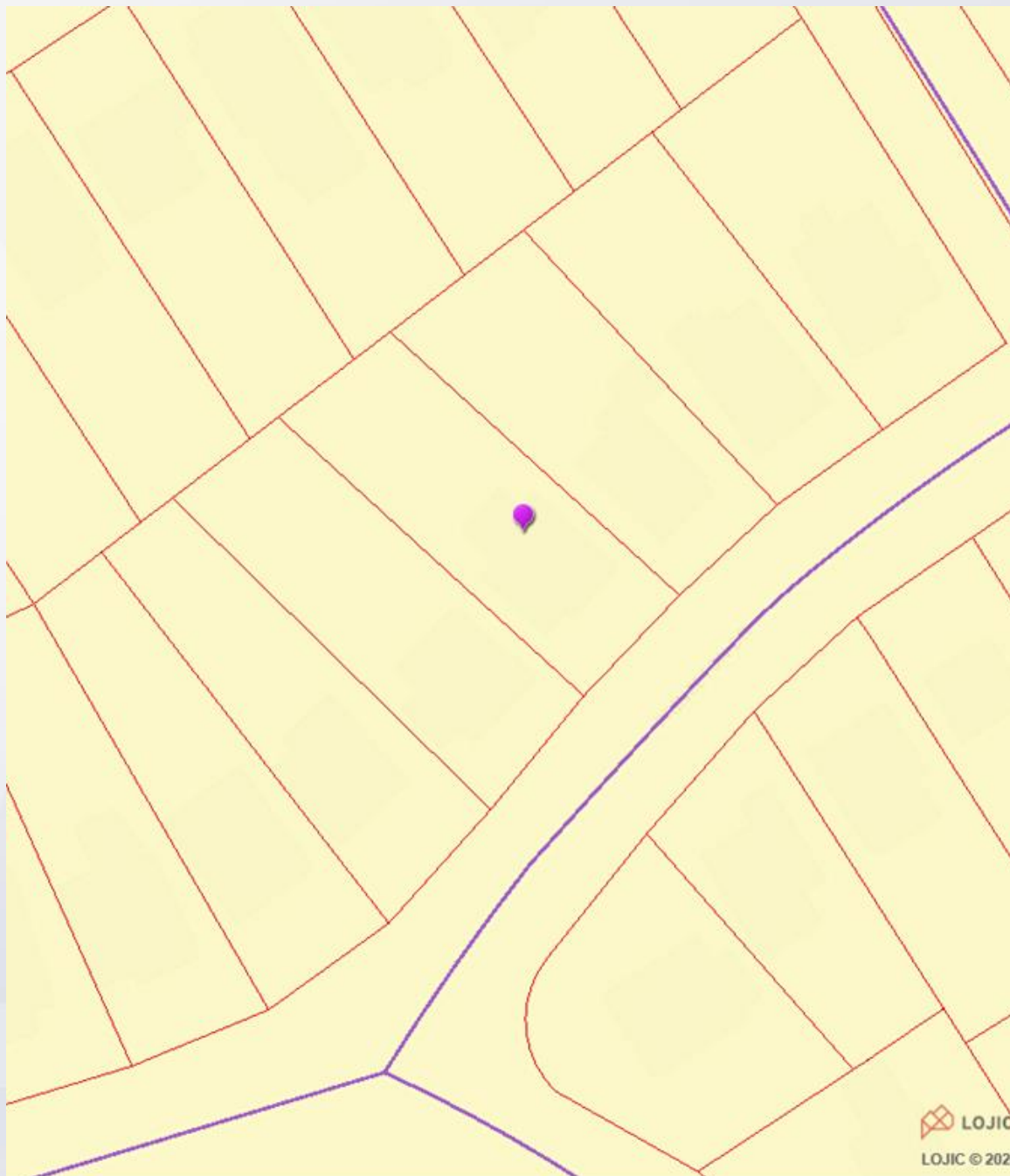
- The existing structure is two-stories and the applicant proposes to demolish an existing one-story addition on the rear of the residence and replace it with a two-story addition and screened porch.

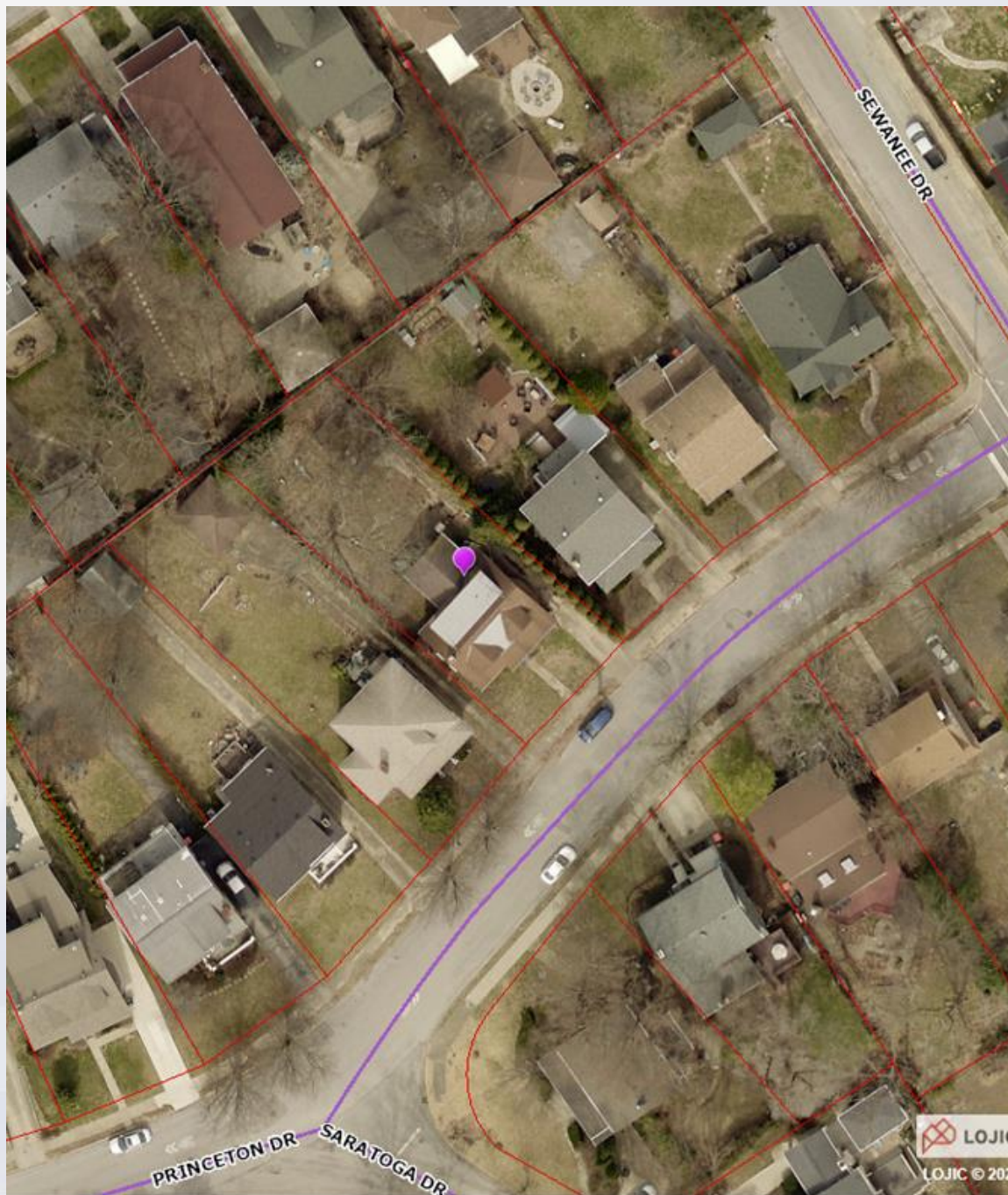
Case Summary / Background

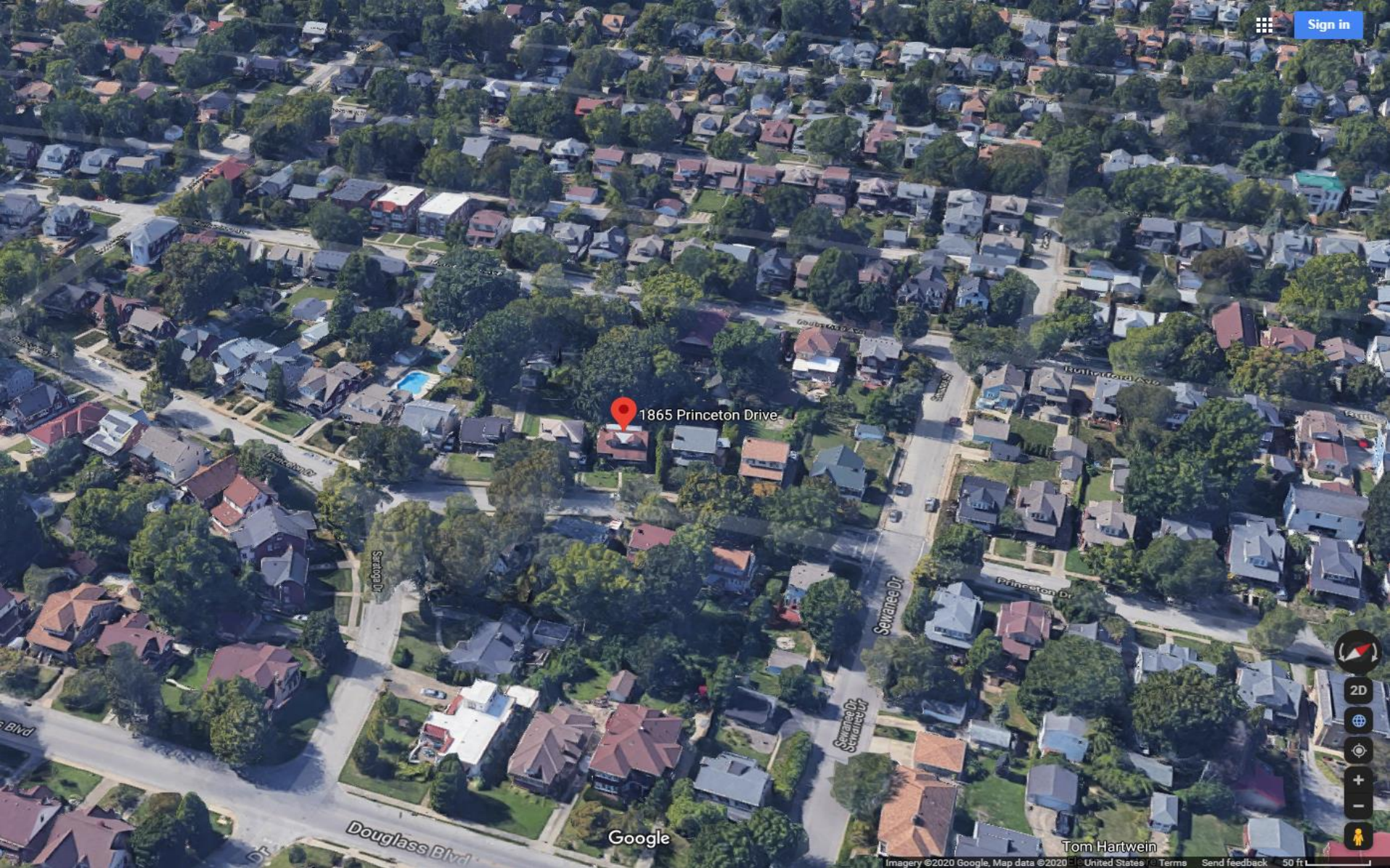
- The proposed addition would reduce the private yard area to be less than the required 30% of the area of the lot.
- However, there is additional open space in the accessory structure area that cannot be counted toward the private yard; if this area could be included in the calculation the requirement would be met.

Site Location

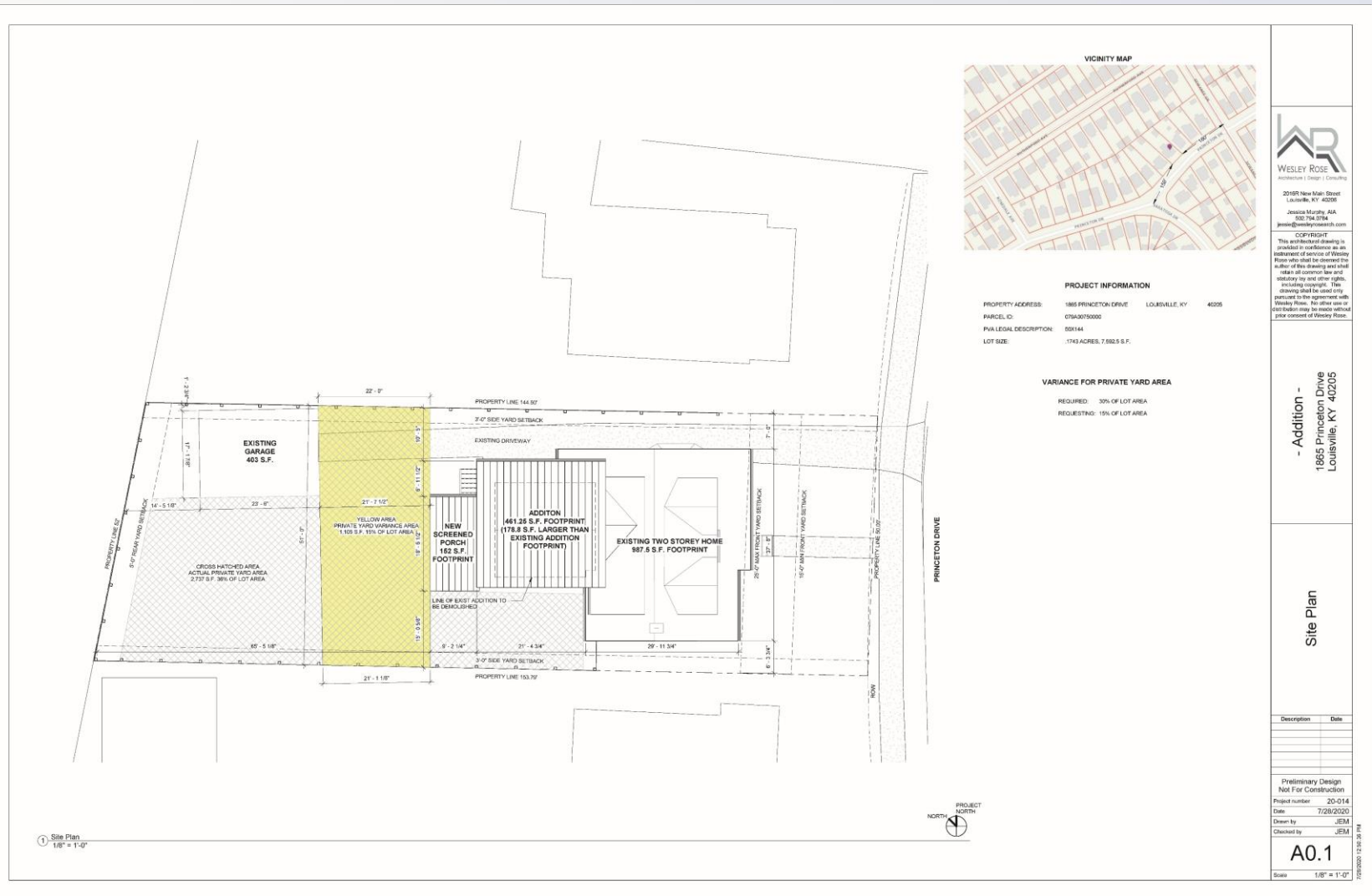








Site Plan



Elevations



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- Addition -
1855 Princeton Drive
Louisville, KY 40205

Exterior Elevations

Description	Date
Preliminary Design Not For Construction	
Project number	20-014
Date	7/28/2020
Drawn by	JES
Checked by	JES
A4.0	
Scale	1/4" = 1'-0"

Elevations



① East Elevation
1/4" = 1'-0"



② West Elevation
1/4" = 1'-0"



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- Addition -
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Louisville, KY 40205

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Rendering



Rendering



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



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

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