20-VARIANCE-0170
Hill Road Variance

Louisville Metro Board of Zoning Adjustment

Public Hearing

Zach Schwager, Planner I

January 25, 2021

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	6,207 sq. ft.	5,200 sq. ft.	1,007 sq. ft.

Case Summary / Background

- The subject site is zoned R-3 Residential Single-Family in the Traditional Neighborhood Form District.
- It is a single-family structure located in the Castlewood subdivision.

Case Summary / Background

- The applicant is proposing to remove the existing garage at the rear of the property and construct a new three car garage in the same location.

- The new construction will reduce the private yard area to be less than the required 30% of the area of the lot.

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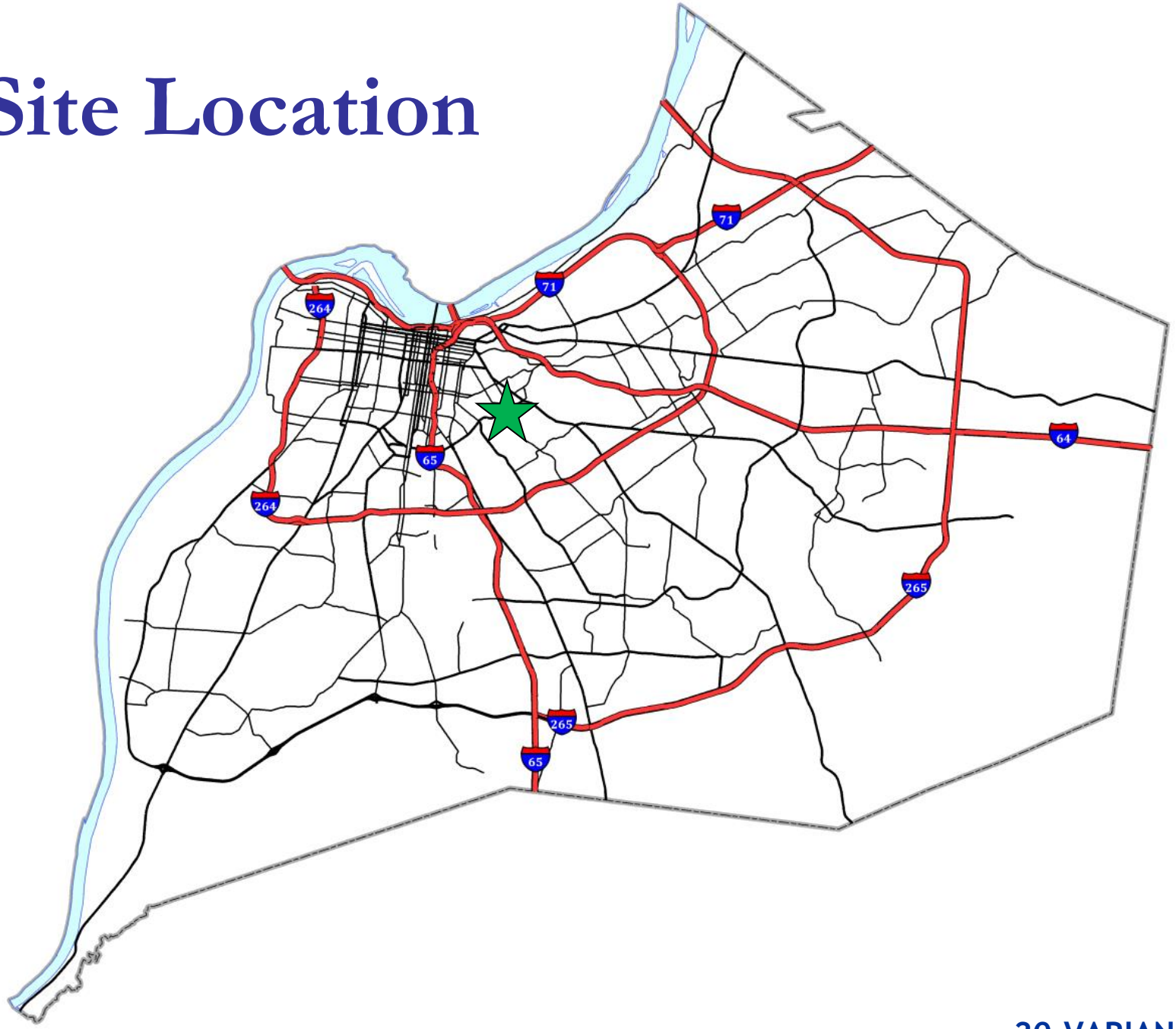
Site Location



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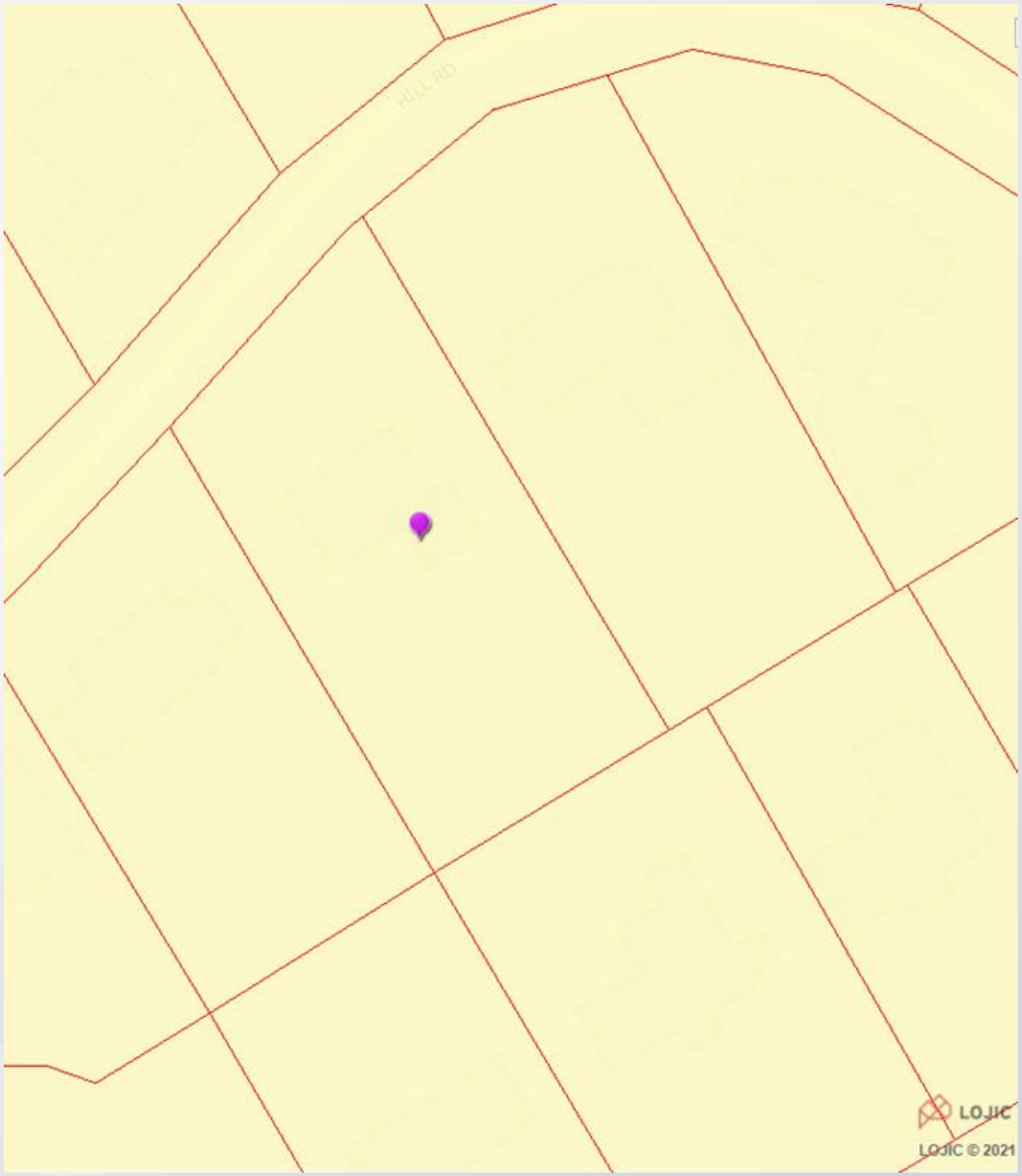

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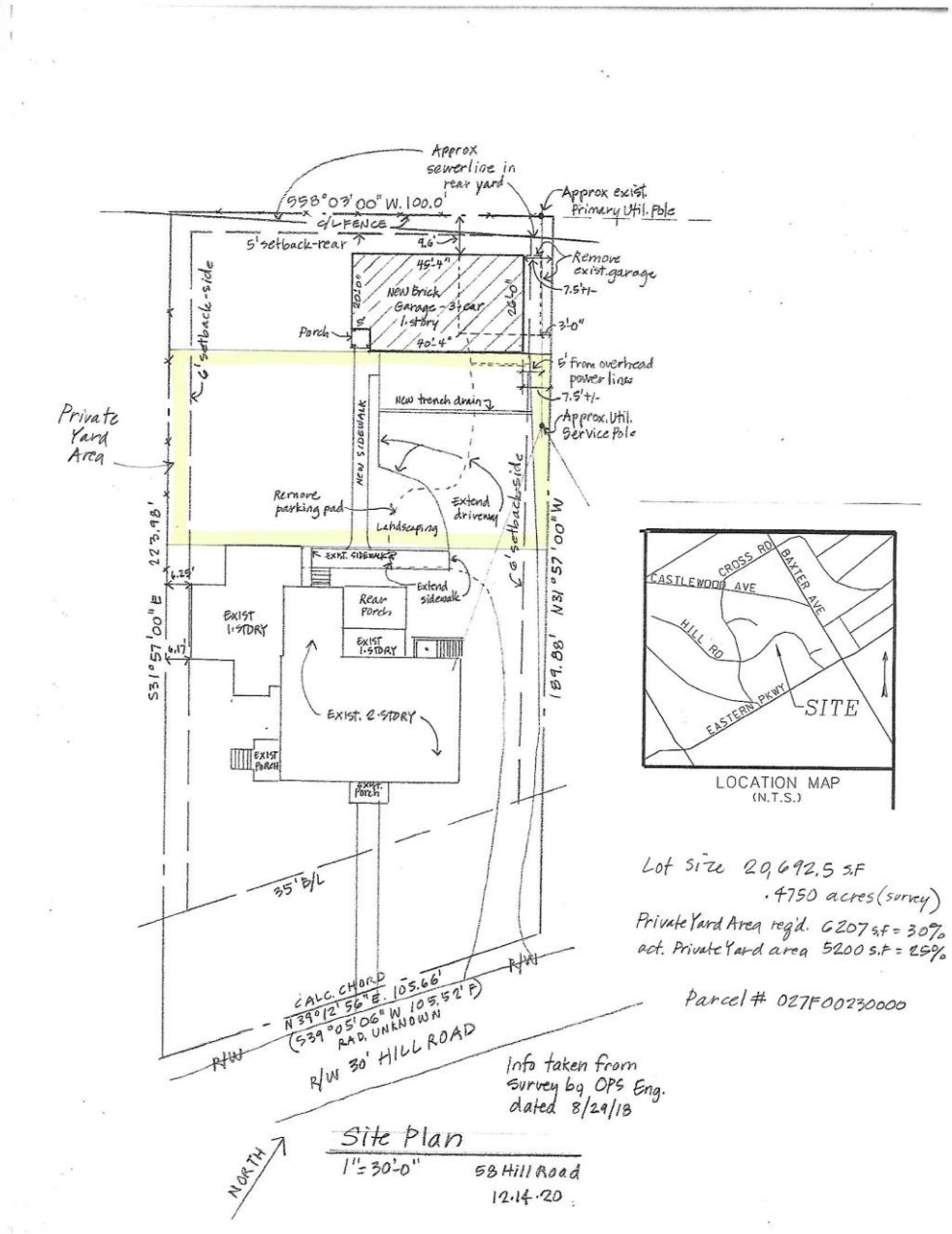
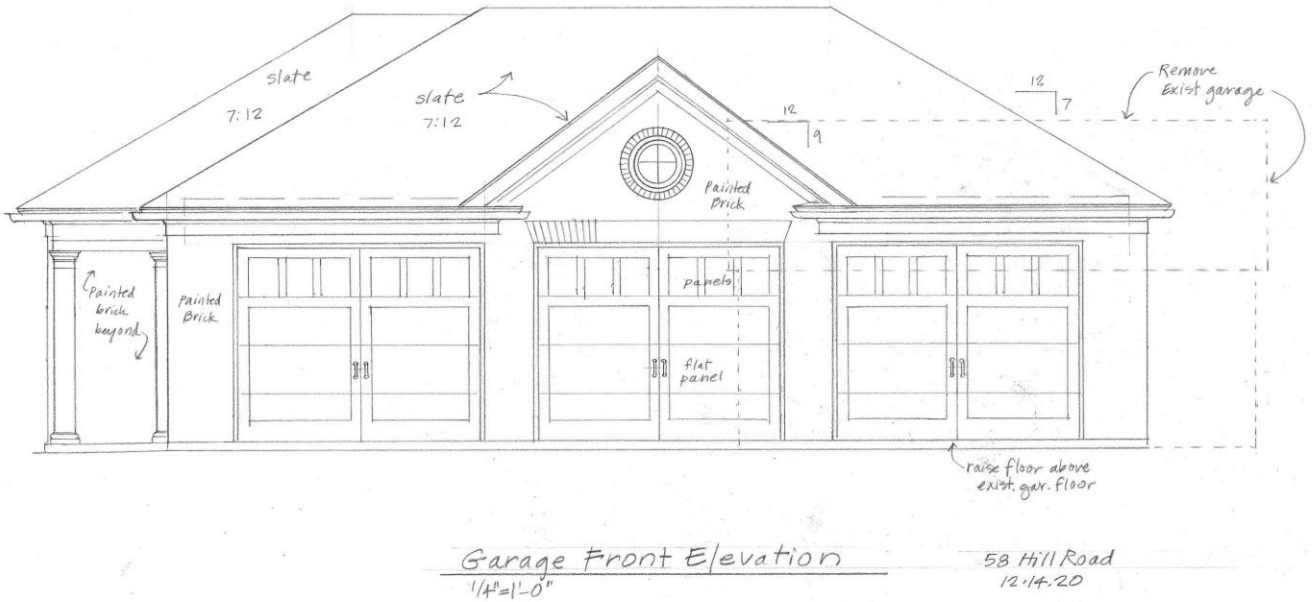
Site Plan


Approx sewerline in rear yard
S58°03'00"W. 100.0'
Approx exist. Primary Util. Pole
℄ FENCE
5' setback-rear
9.6'
Remove exist. garage
45'-4"
New brick Garage ~3 car 1-story
20'-0"
26'-0"
7.5'+/-
3'-0"
Porch
40'-4"
5' from overhead power lines
6' setback-side
New trench drain
7.5'+/-
Approx. Util. Service Pole
Private Yard Area
New sidewalk
Remove parking pad
Extend driveway
Landscaping
6' setback-side
Exist. sidewalk
Extend sidewalk
223.98'
6.25'
Rear Porch
Exist 1-story
Exist 1-story
6.17'
S31°57'00"E
N31°57'00"W
189.88'
Exist. 2-story
Exist Porch
Exist. Porch
35' B/L
CALC. CHORD
N 39°12'56"E. 105.66'
(S39°05'06"W 105.52' P)
RAD. UNKNOWN
R/W
R/W
R/W 30' HILL ROAD
NORTH
Site Plan
1" = 30'-0"
58 Hill Road
12.14.20
CROSS RD
BAXTER AVE
CASTLEWOOD AVE
HILL RD
EASTERN PKWY
SITE
LOCATION MAP
(N.T.S.)
Lot size 20,692.5 s.f
.4750 acres (survey)
Private Yard Area req'd. 6207 s.f = 30%
act. Private Yard area 5200 s.f = 25%
Parcel # 027F00230000
Info taken from survey by OPS Eng. dated 8/29/18

Elevation


slate
7:12
slate
7:12
12
9
12
7
Remove
Exist garage
Painted
Brick
Painted
brick
beyond
Painted
Brick
panels
flat
panel
raise floor above
exist. gar. floor
Garage Front Elevation
1/4"=1'-0"
58 Hill Road
12.14.20

Site Photos-Subject Property

Front of subject property.

Site Photos-Subject Property

Property to the left.

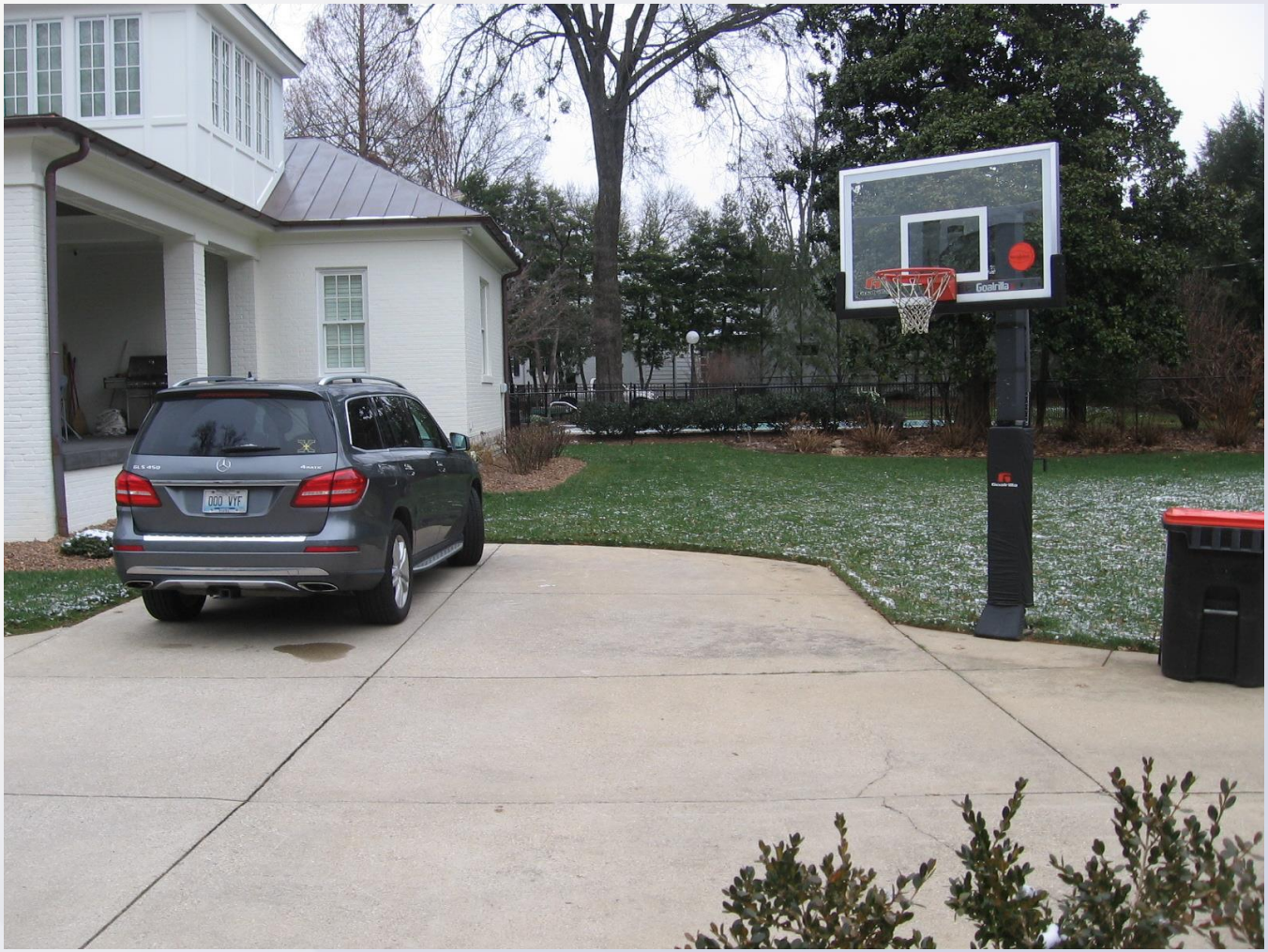
Site Photos-Subject Property

Property to the right.

Site Photos-Subject Property

Existing garage.

Site Photos-Subject Property



Existing private yard area.

Site Photos-Subject Property

Existing private yard area.

Site Photos-Subject Property

Open space that cannot be counted toward private yard area.

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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