

21-VARIANCE-0023

Wentworth Avenue Variance



Louisville Metro Board of Zoning Adjustment
Public Hearing

Zach Schwager, Planner I
March 29, 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	1,890 sq. ft.	1,350 sq. ft.	540 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 Crescent Hill neighborhood.

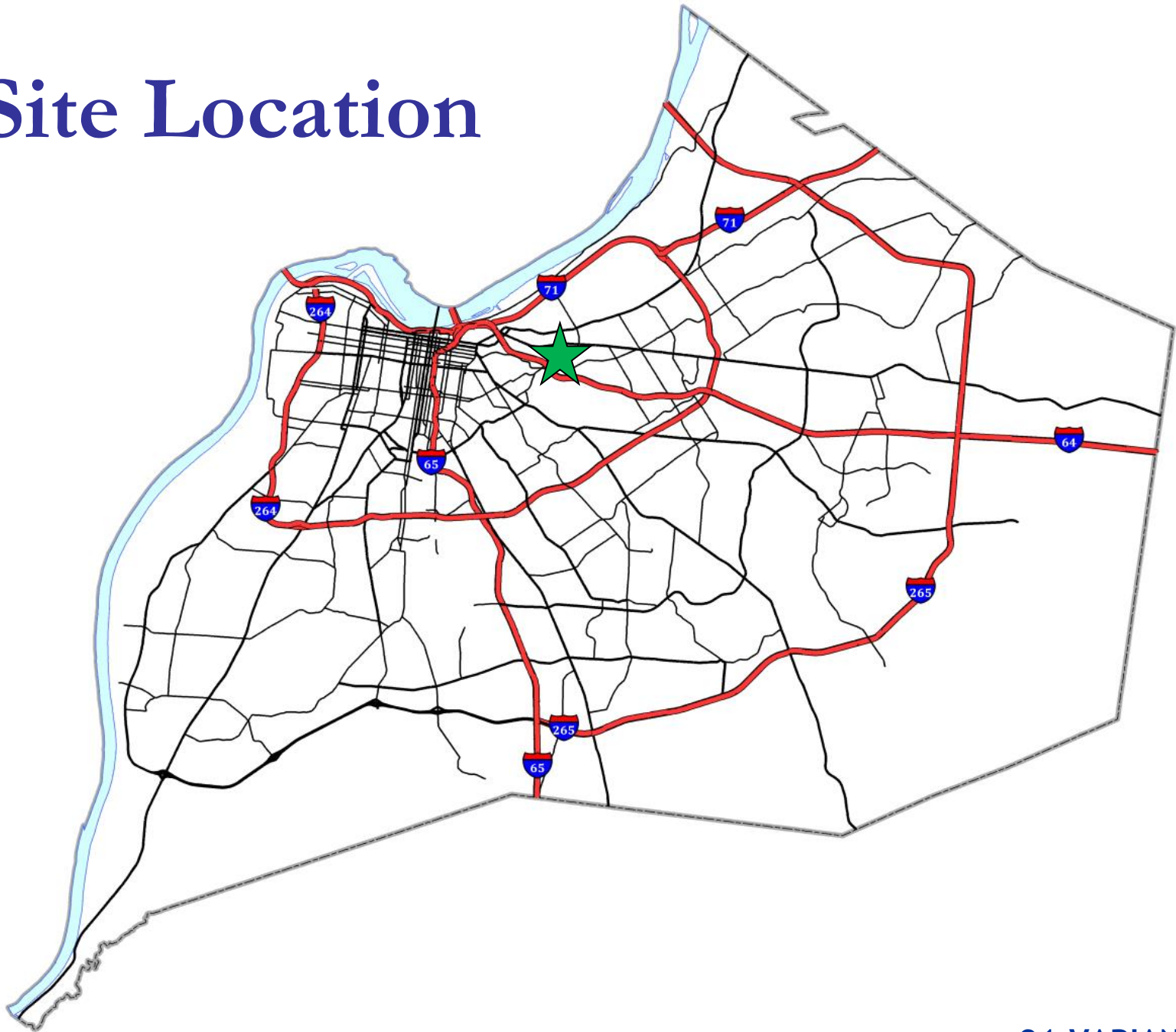
Case Summary / Background

- The applicant is proposing to construct an addition on the rear of the existing residence.
- The new construction will reduce the private yard area to be less than the required 30% of the area of the lot.

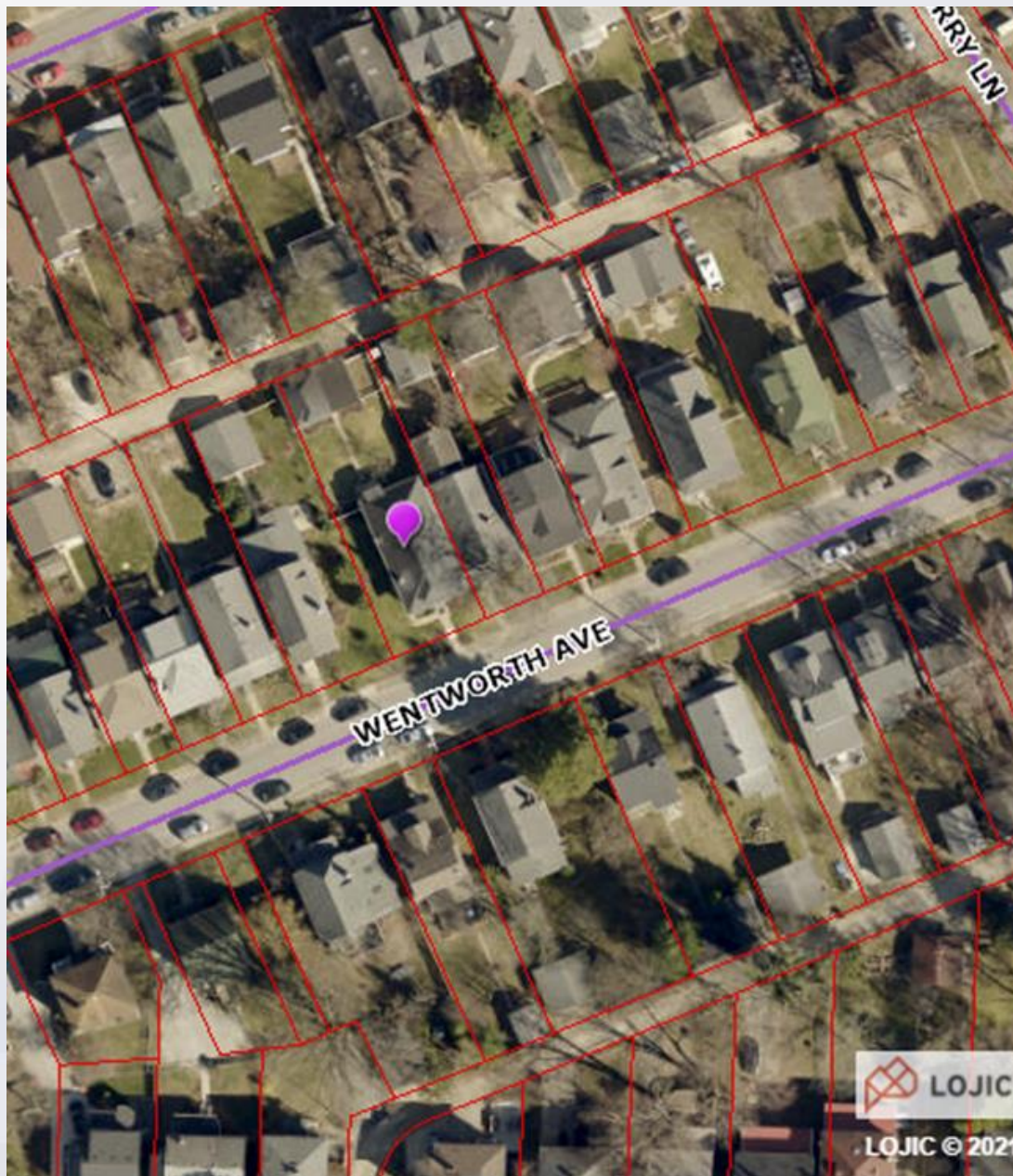
Case Summary / Background

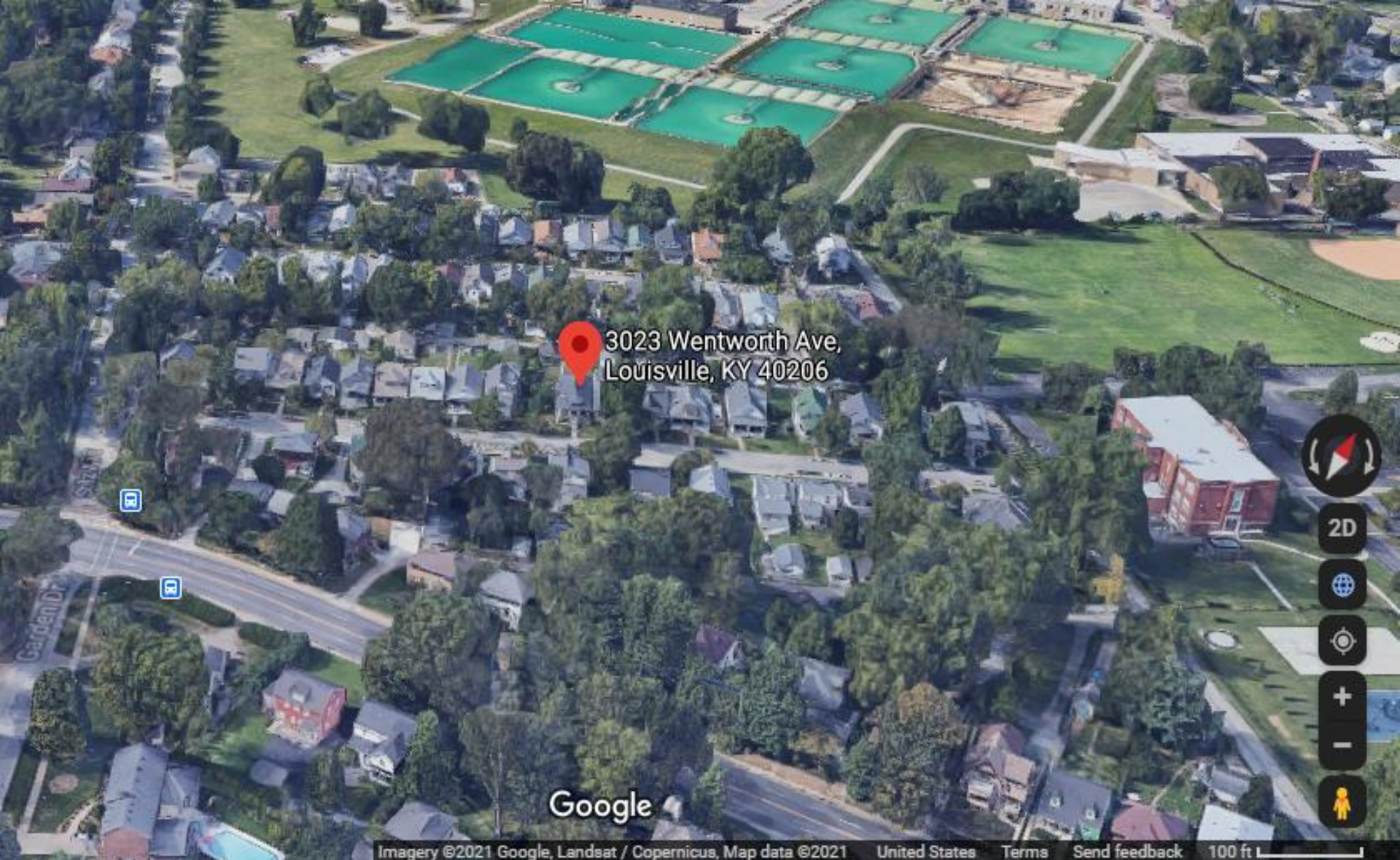
- Staff has received signatures from all adjoining property owners approving of the proposed construction. Therefore, a public hearing is not required.

Site Location





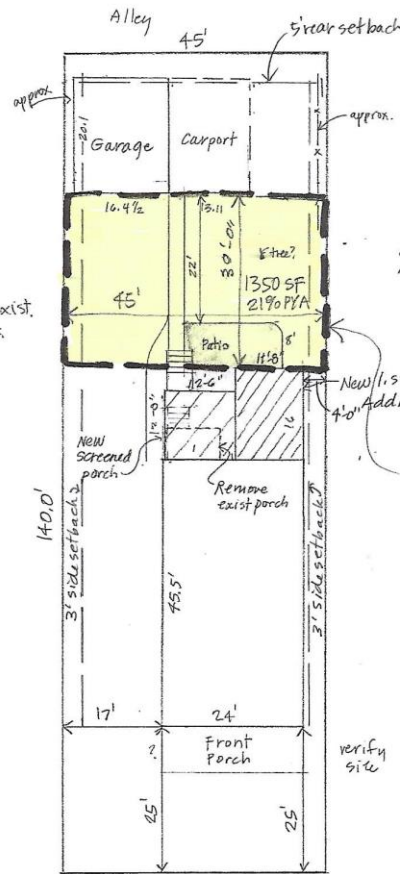




Site Plan



existing 40' x 45' exist.
29% P/A 1830 SF
w/16' addition 30' x 45'
21% P/A 1350



P/A 30% of lot size
6300 SF/lot
Private Yard 30% req. 1890
Area P/A required

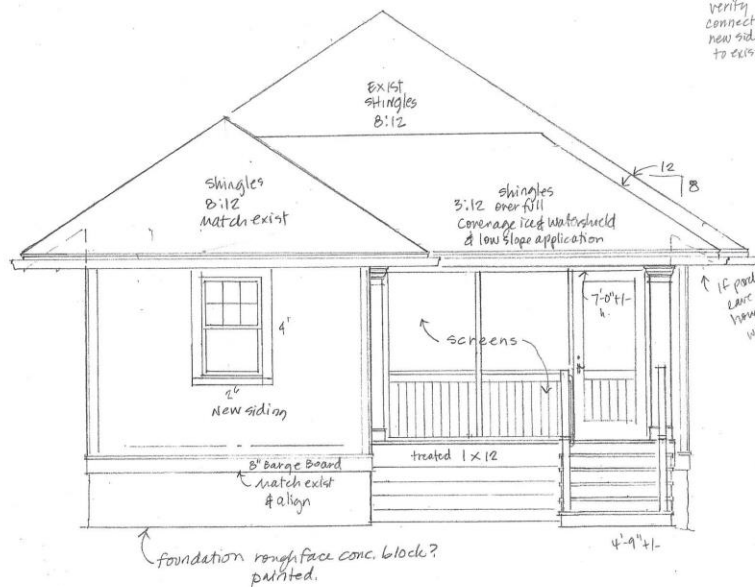
P/A with
Addition Shown

Wentworth
Site Plan
1" = 20'-0"

3023 Wentworth Ave
Parcel I.D. 073D00580000

Brezosky
12.21.20
12.29.20 patio

Elevation



Rear Elevation
1/4" = 1'-0"

Brezosky Residence
3023 Wentworth Ave
12.21.20 revised 1.15.21 patio

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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