

21-VARIANCE-0079

St. Xavier Street and Gilligan Street Variances



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

**Zach Schwager, Planner I
August 2, 2021**

Request

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

Location	Requirement	Request	Variance
Private Yard Area (St. Xavier Street)	786.1 sq. ft.	350 sq. ft.	436.1 sq. ft.
Private Yard Area (Gilligan Street)	550.9 sq. ft.	360.5 sq. ft.	190.4 sq. ft.

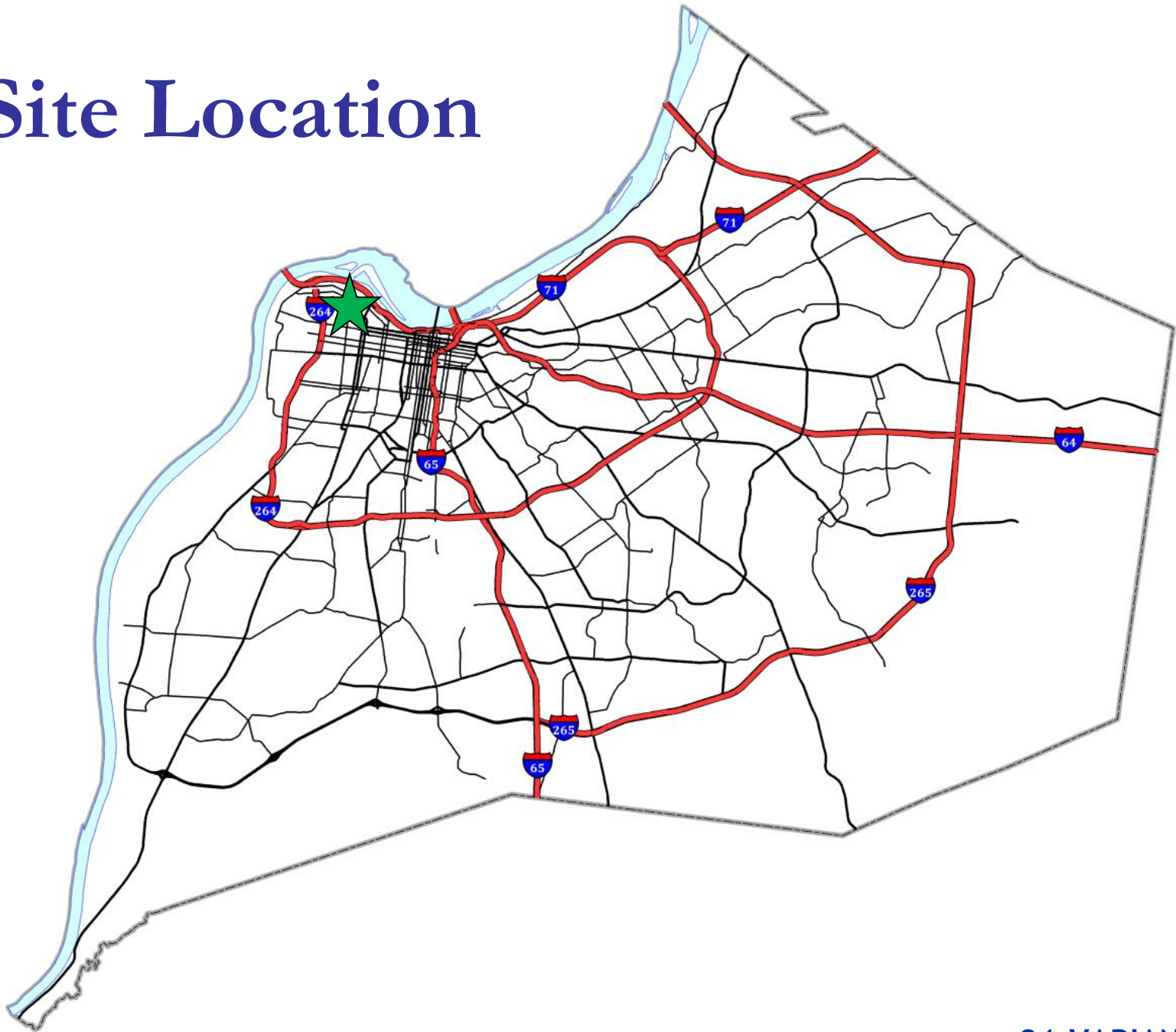
Case Summary / Background

- The subject site is zoned U-N Urban Neighborhood in the Traditional Neighborhood Form District.
- It is on the north side of St. Xavier Street in between N. 26th Street and N. 28th Street in the Portland neighborhood.

Case Summary / Background

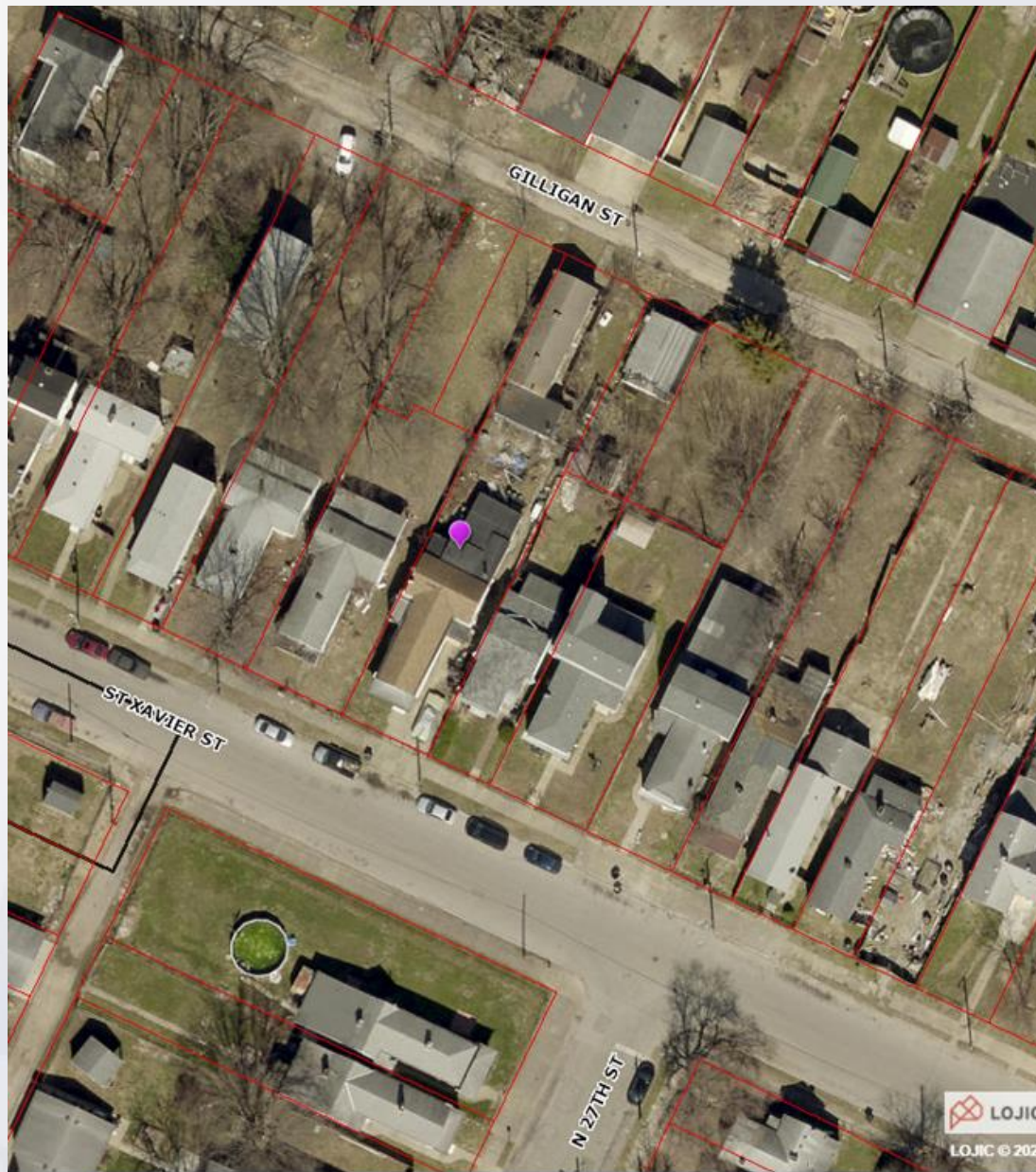
- There are currently two single-family residences on the subject property and the applicant has applied to subdivide the property into two lots.
- The proposed subdivision would reduce the private yard areas for each lot to be less than the required 20% of the area of the lots.
- There is no proposed construction.

Site Location

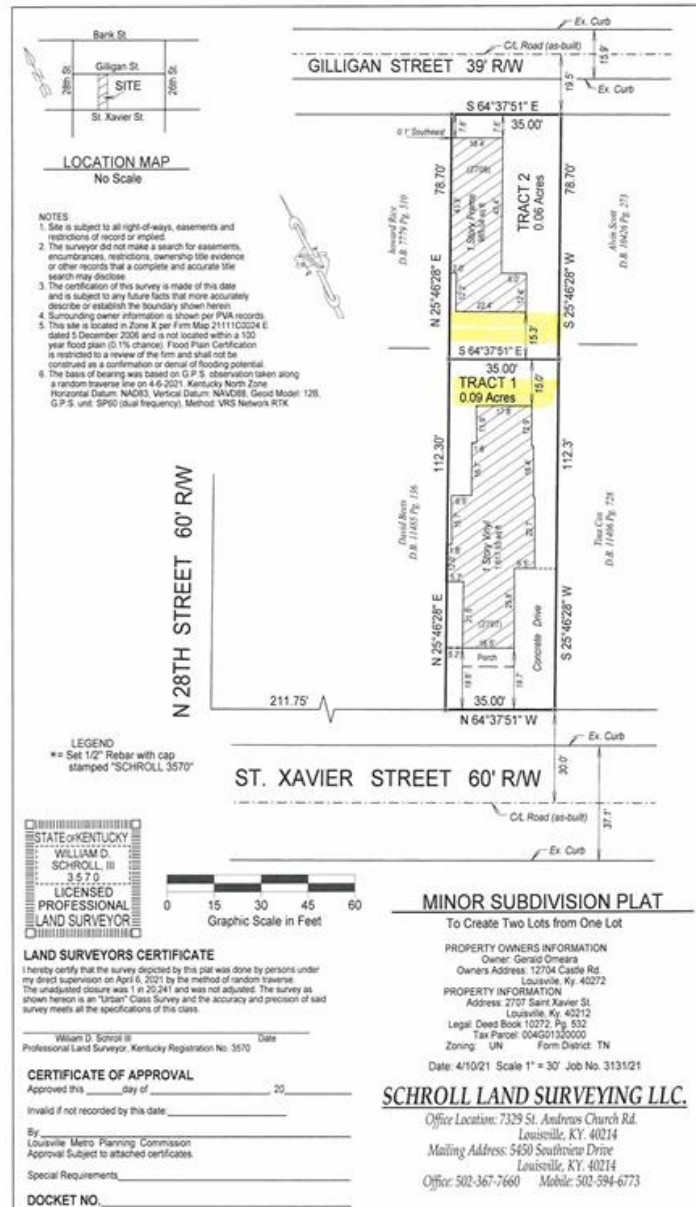




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Site Plan



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Conclusion

- Staff finds that the requested variances are adequately justified and meet the standards of review.

Condition of Approval

- 1) The applicant shall submit a Minor Subdivision Plat application to Planning & Design Services for review and approval to subdivide the property. The approved minor plat shall be recorded with the Jefferson County Clerk.

Required Action

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

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