

21-MVARIANCE-0004

Hill Road Modified Variance



Louisville Metro Board of Zoning Adjustment
Public Hearing

Zach Schwager, Planner I
August 30, 2021

Request

- **Modified 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.	4,900 sq. ft.	1,307 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.

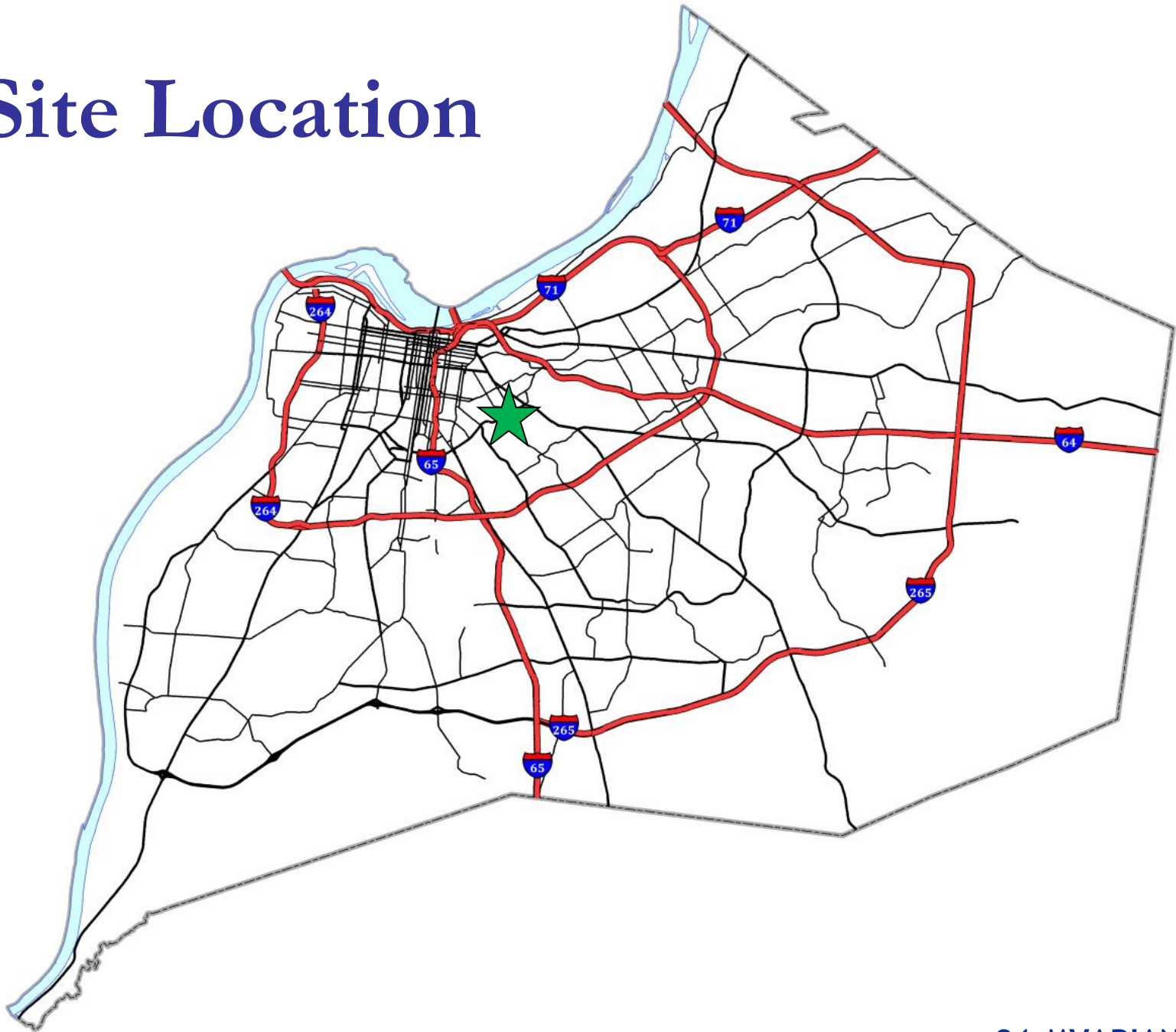
Case Summary / Background

- The Board of Zoning Adjustment approved a variance on January 25, 2021 to reduce the private yard area to be less than the required 30% of the area of the lot.
- The applicant proposed to remove the existing detached garage and construct a larger one in the same location.

Case Summary / Background

- The applicant applied for building permits and MSD informed the applicant that the proposed location was on an easement and it would have to be moved three feet further toward the principal structure.
- This change requires the variance to be modified.
- Staff has received signatures from all adjoining property owners approving of the proposed construction. Therefore, a public hearing is not required.

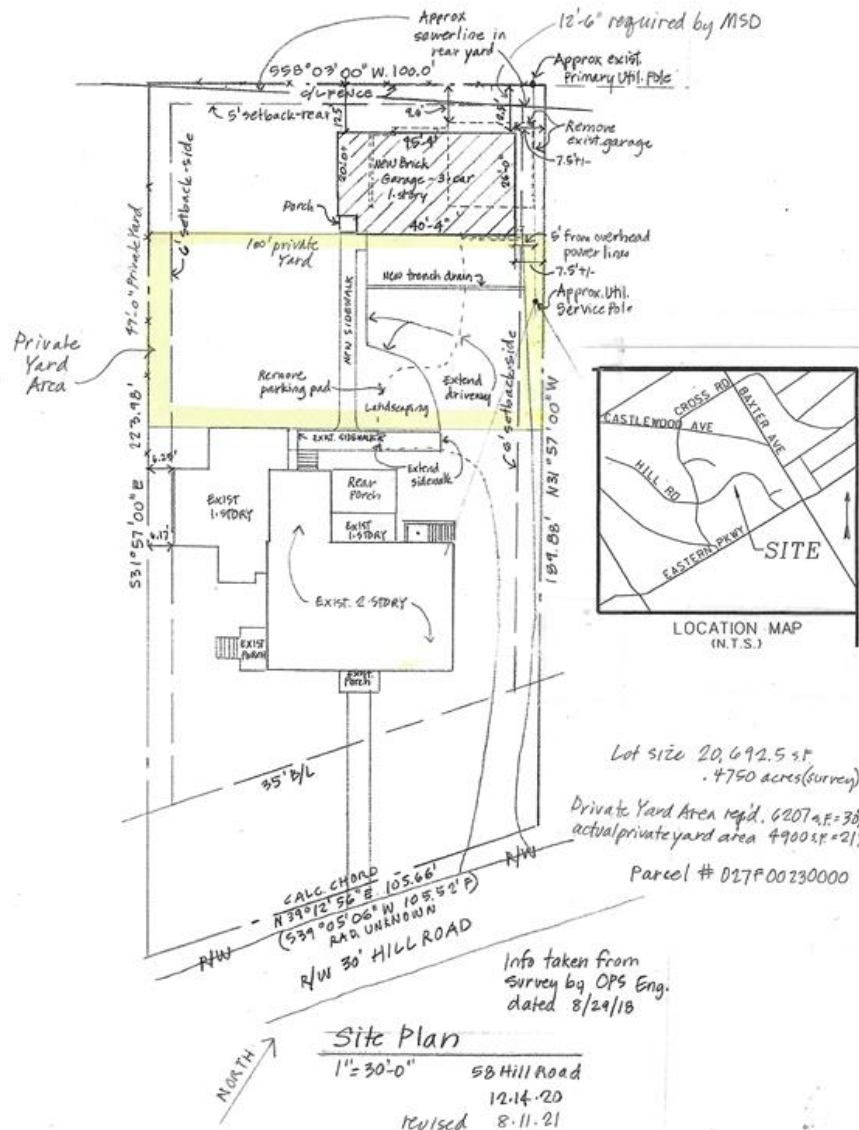
Site Location







Site Plan



Elevation



Garage Front Elevation

1/4"=1'-0"

58 Hill Road
12.14.20

Site Photos-Subject Property



Site Photos-Subject Property



Property to the left.

Site Photos-Subject Property



Site Photos-Subject Property



Existing garage.

Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Conclusion

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

Required Action

- **Modified 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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