

22-VARIANCE-0136

Whiteheath Lane Addition



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

**Amy Brooks, Planner I
January 9, 2023**

Request

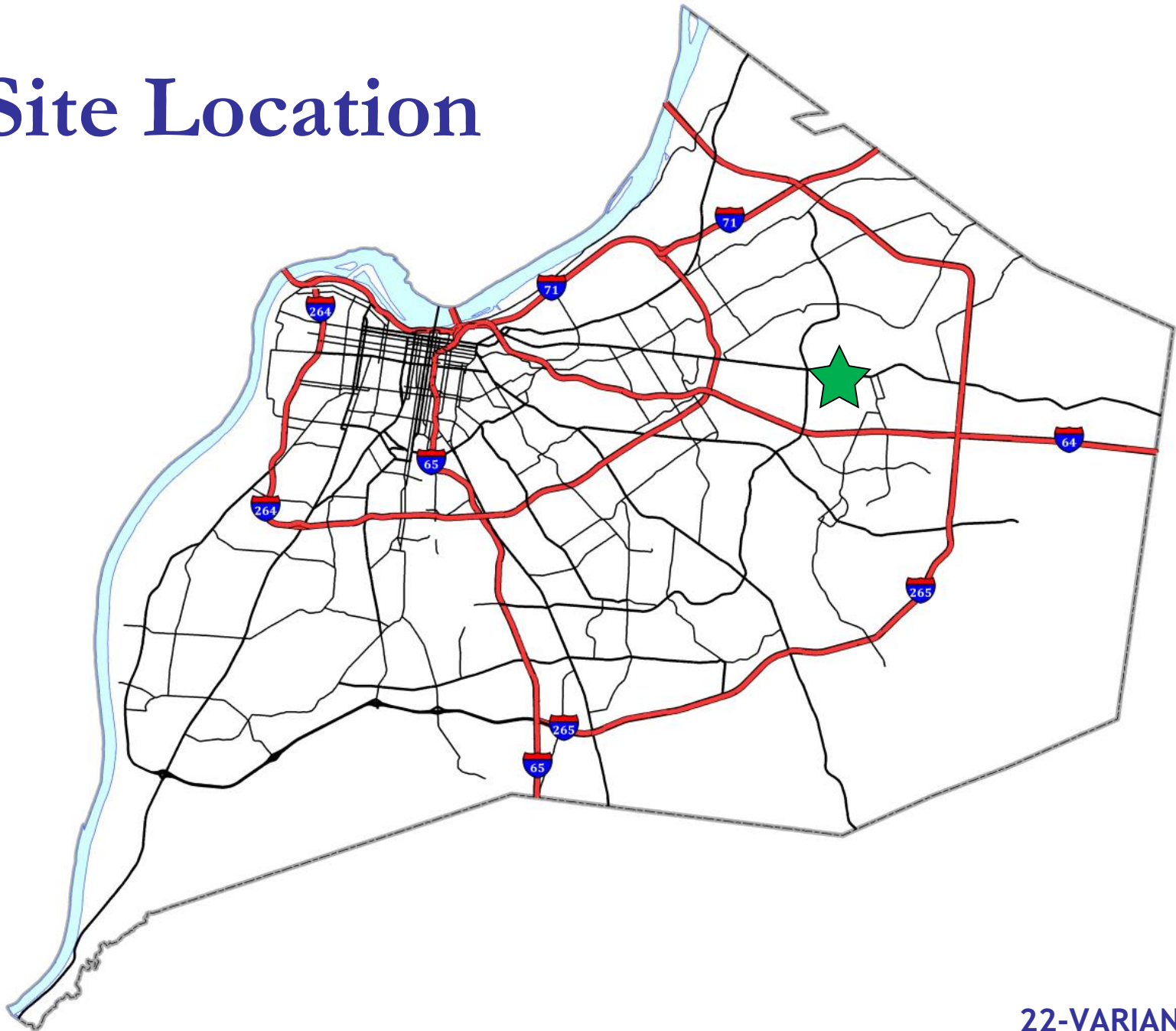
- **Variance:** from City of Douglass Hills Land Development Code table 5.4.2.C.1 to allow a primary structure to encroach into the required street side yard setback.

Location	Requirement	Request	Variance
Infill StreetSide Yard Setback	30 ft	16 ft.	14 ft.

Case Summary / Background

- Zoned R-4 Single Family Residential in the Neighborhood Form District.
- Located in the City of Douglass Hills
- Property is developed with a one-story single family structure.
- Applicant is proposing to construct a new one-story addition onto the front and side of the principal structure.
- The addition on the northern side will encroach into the required street side yard setback.

Site Location



Zoning/ Form District Map



Aerial Photograph



Elevations



Site Photos-Subject Property



Front of subject property.

Site Photos-Subject Property



Right of subject property.

Site Photos-Subject Property



Left of subject property.

Site Photos-Subject Property



Properties across Whiteheath Lane.

Site Photos-Subject Property



View of street side setback variance area

Conclusion

- Staff finds that the requested variance for the street side yard setback been adequately justified based on staff's analysis contained in the standard of review.

Required Action

- **Approve/Deny**
- **Variance:** from City of Douglass Hills Land Development Code table 5.4.2.C.1 to allow a primary structure to encroach into the required street side yard setback.

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