

21-VARIANCE-0134

Hoertz Avenue Variance



Louisville Metro Board of Zoning Adjustment
Public Hearing

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August 01, 2022

Request

- **Variance:** from Land Development Code table 5.2.2 to allow an open unenclosed deck to encroach into the front yard setback.

Location	Requirement	Request	Variance
Front yard Setback	15 ft.	0 ft.	15 ft.
Side Yard Setback	2.5 ft.	0 ft.	2.5 ft.

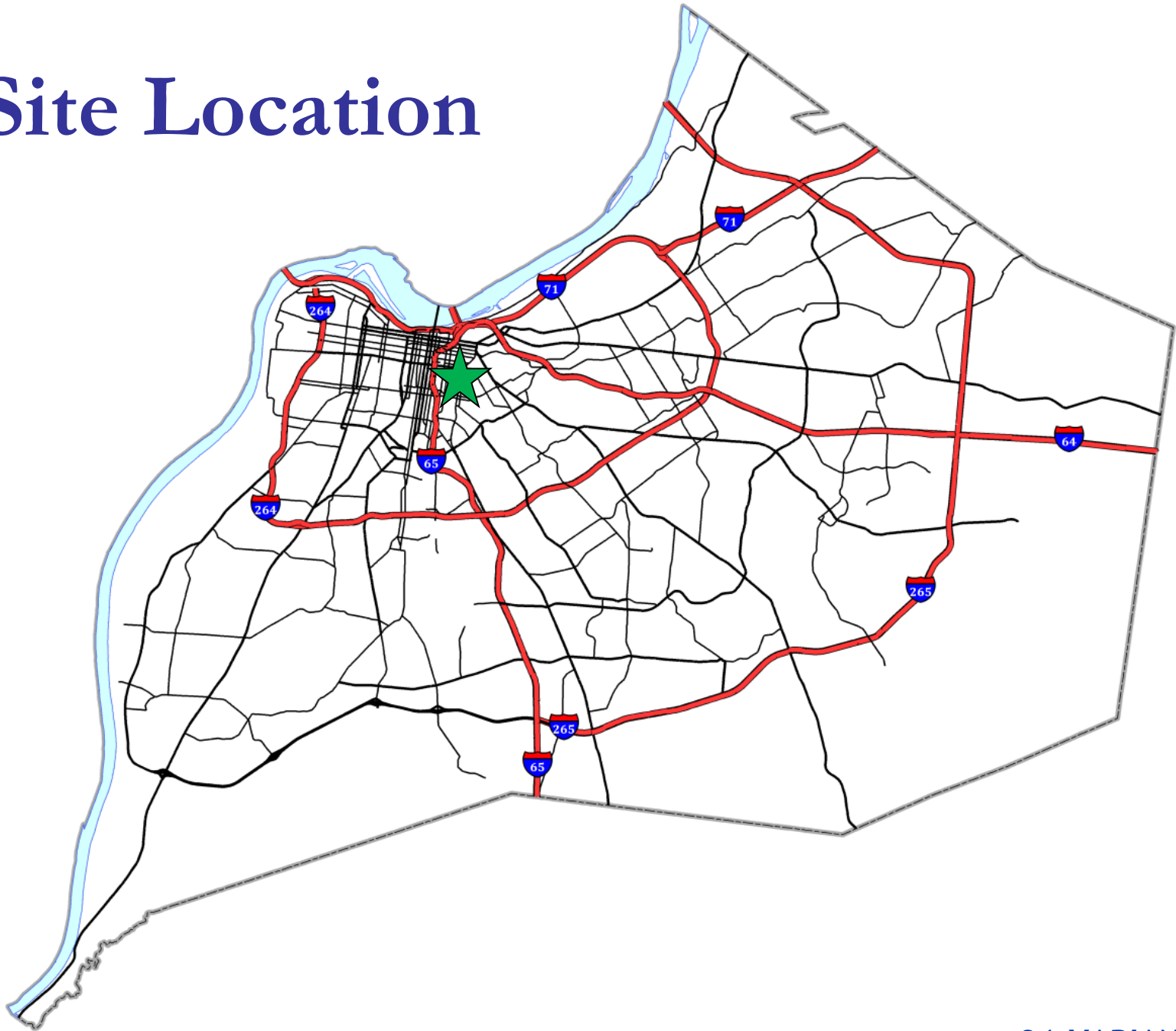
Case Summary / Background

- The subject property is zoned R-6 Multi-Family Residential and is in the Traditional Neighborhood Form District.
- The property is located on the north side of the 1300 block of Hoertz Ave. in the Schnitzelburg neighborhood.

Case Summary / Background

- The site currently has a one story single-family residential structure.
- The applicant has begun construction on a front deck that is encroaching into the required front and side yard setbacks.

Site Location



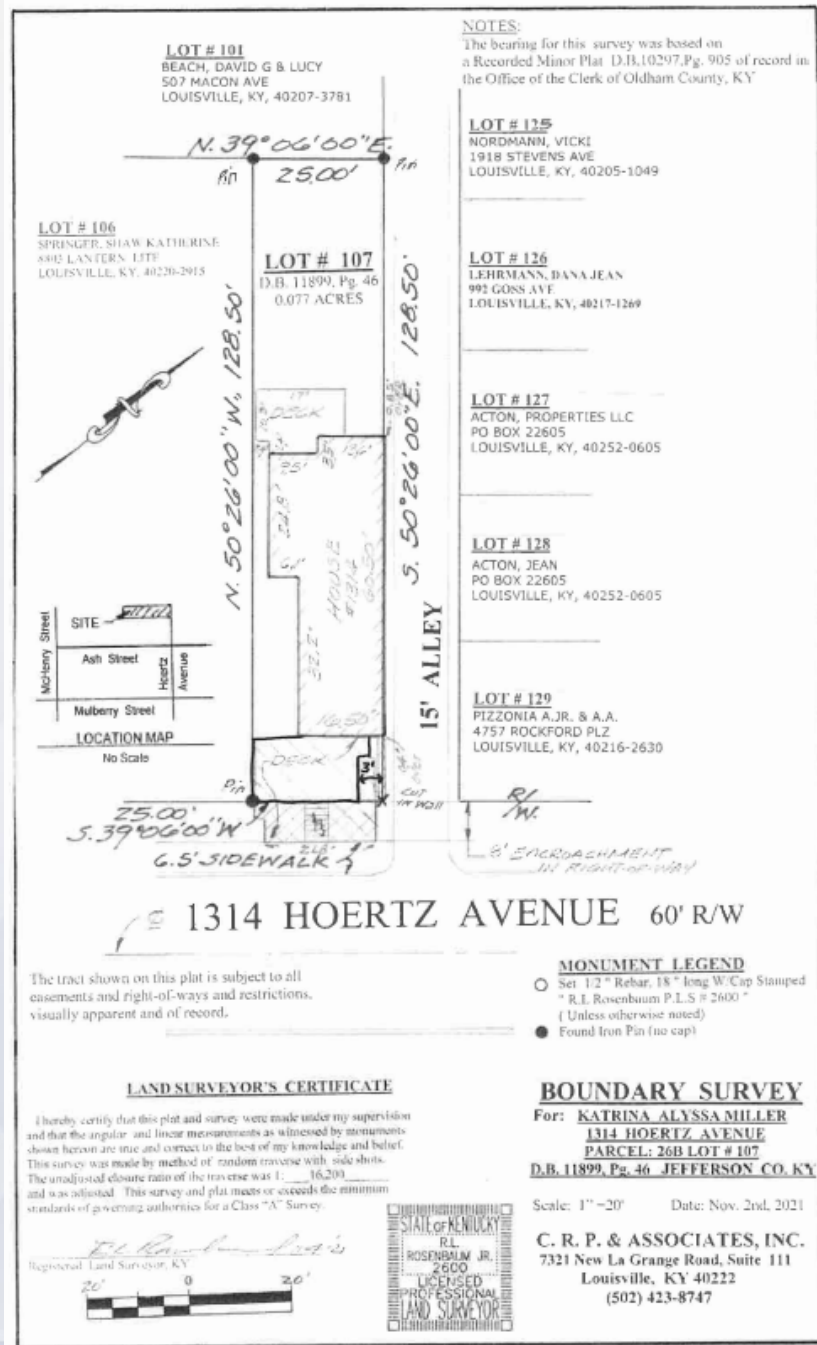
Zoning Map



Aerial Map



Site Plan



Site Photos-Subject Property



Site Photos-Subject Property



Alley and properties to the right.

Site Photos-Subject Property



Site Photos-Subject Property



Across street.

Site Photos-Subject Property



View of deck from intersection of alley and Hoertz Ave.

Site Photos-Subject Property



View of variance area looking east up
Hoertz Ave.

Site Photos-Subject Property



Variance area.

Site Photos-Subject Property



Conclusion

- Staff finds that the requested variance meets the standards (a), (c), and (d) however, staff believes that this request does not meet standard (b) because the deck is out of character with the neighborhood.

Conditions of Approval

- 1) Existing portions of deck within the Right of Way must be removed within 6 months of the approval of this variance.

Required Action

- **Variance:** from Land Development Code table 5.2.2 to allow an open unenclosed deck to encroach into the front and side yard setbacks.
- Approve/Deny

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