

# **21-VARIANCE-0018**

## **Kitty Hawk Way Variance**



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

**Rachel Mandell, Planner I**  
**March 15<sup>th</sup>, 2021**

# Request

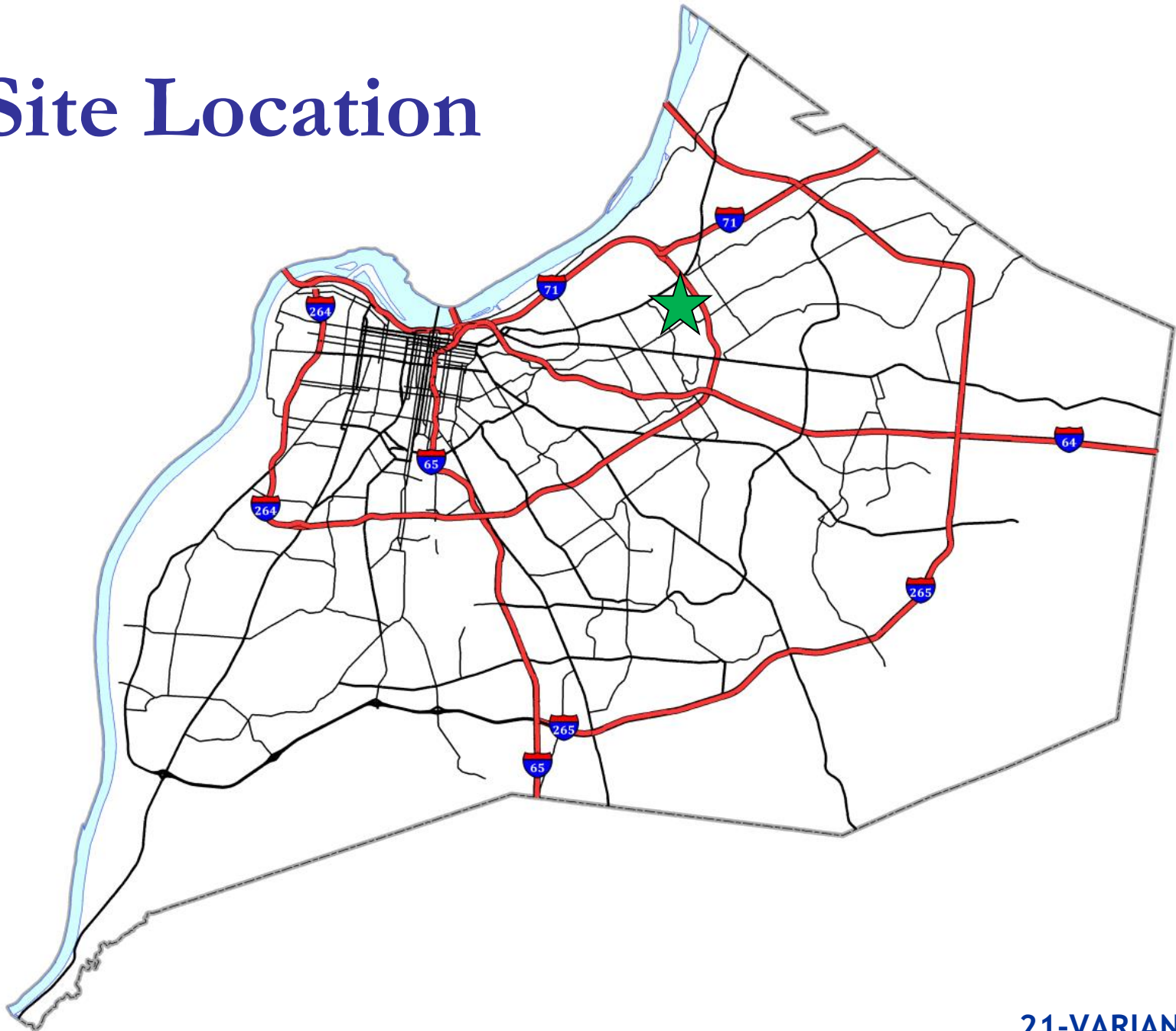
- **Variance:** from Land Development Code Section 5.4.2.3.a to allow an accessory structure to encroach into the required side yard setback

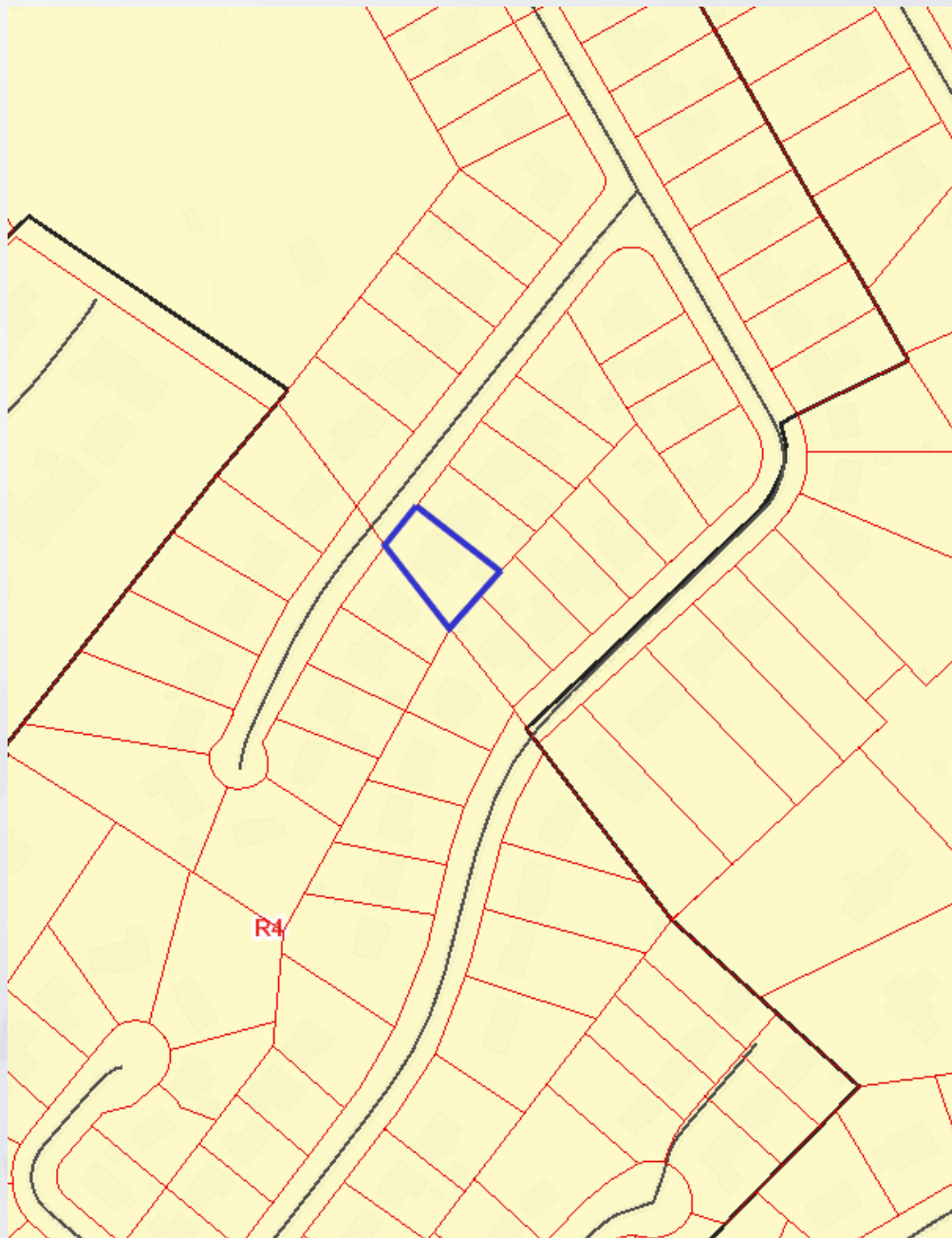
Location	Requirement	Request	Variance
Northeast Side Yard	2ft	1.3ft	0.7ft

# Case Summary / Background

- The site is zoned R-4 Single-Family in the Neighborhood Form District
- It's located in Indian Ridge Subdivision in the city of Windy Hills.
- The applicant is proposing to add a second story addition to an existing detached garage.
- The applicant was issued a permit in December 2020 and the need for the variance was determined at the inspection.

# Site Location

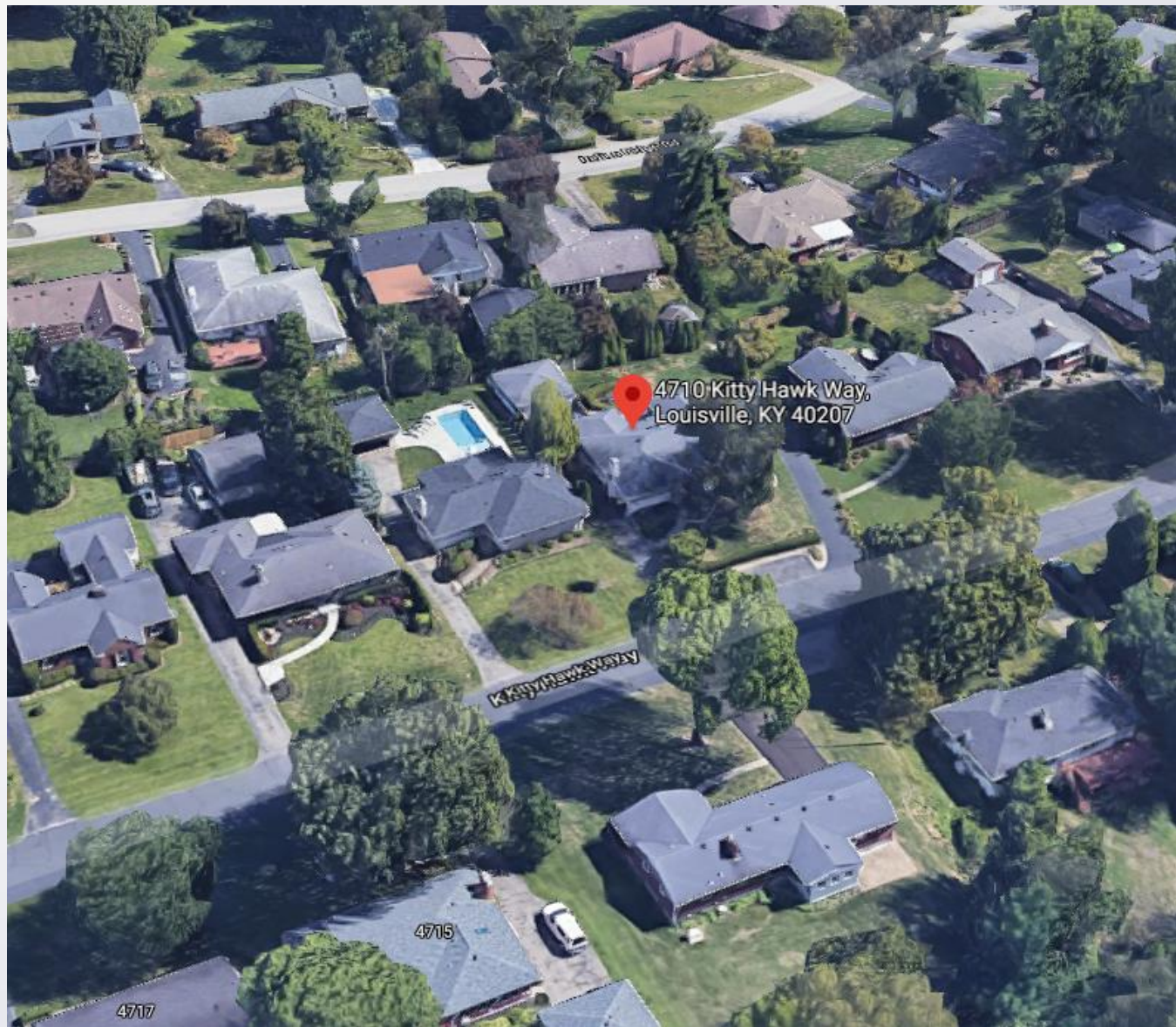




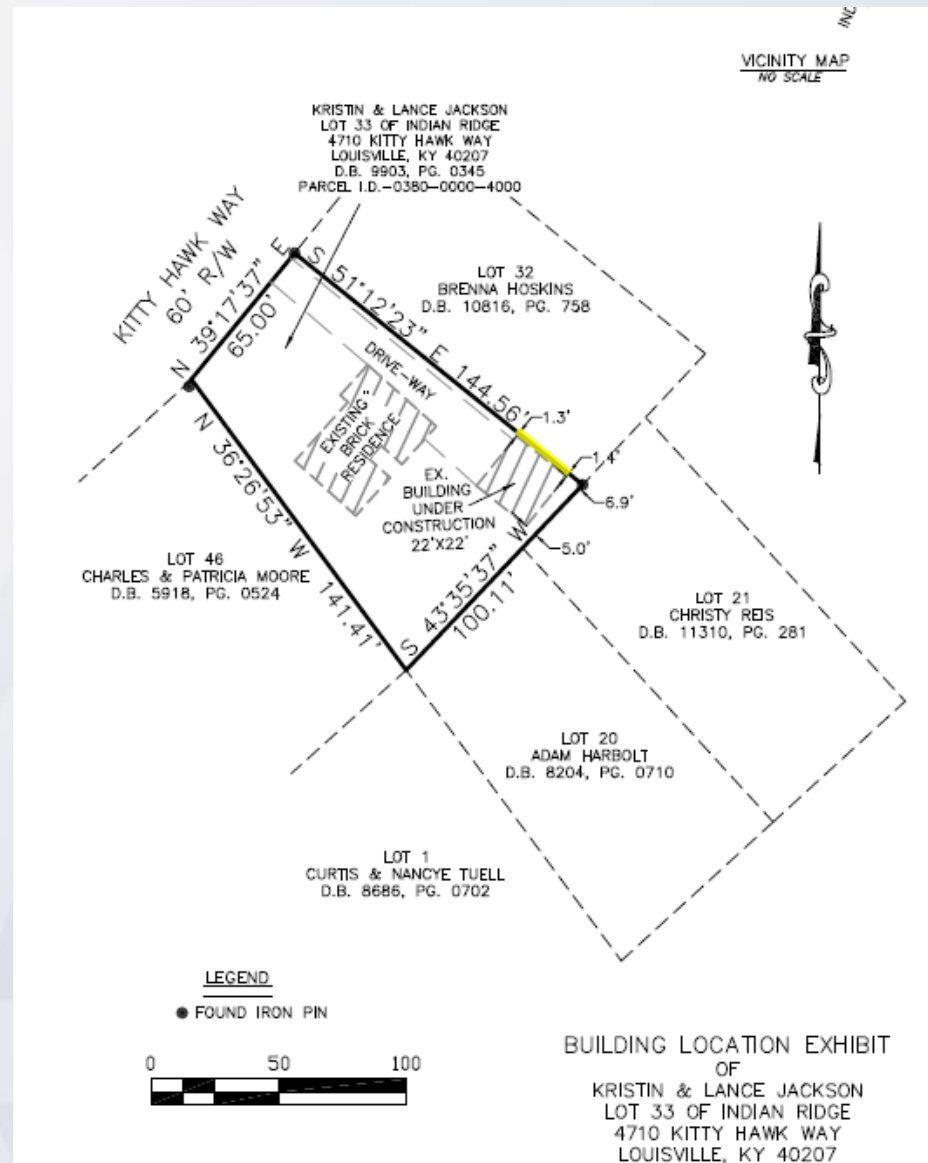








# Site Plan





# Site Photos





# Subject Property



# Subject Property





# Subject Property



**View from Neighboring Property**  
(Image submitted by owner of 4712 Kitty Hawk Way)

# Conclusion

- Staff finds that the requested variance meets the standard of review for a, b and d, but may not meet standard c.

# Required Action

- Approve or Deny the variance from Land Development Code Section 5.4.2.3.a to allow an accessory structure to encroach into the required side yard setback.

Location	Requirement	Request	Variance
Side Yard	2ft	1.3ft	0.7ft