

19-VARIANCE-0011

Brandeis Avenue Variance



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

**Zach Schwager, Planner I
August 19, 2019**

Request

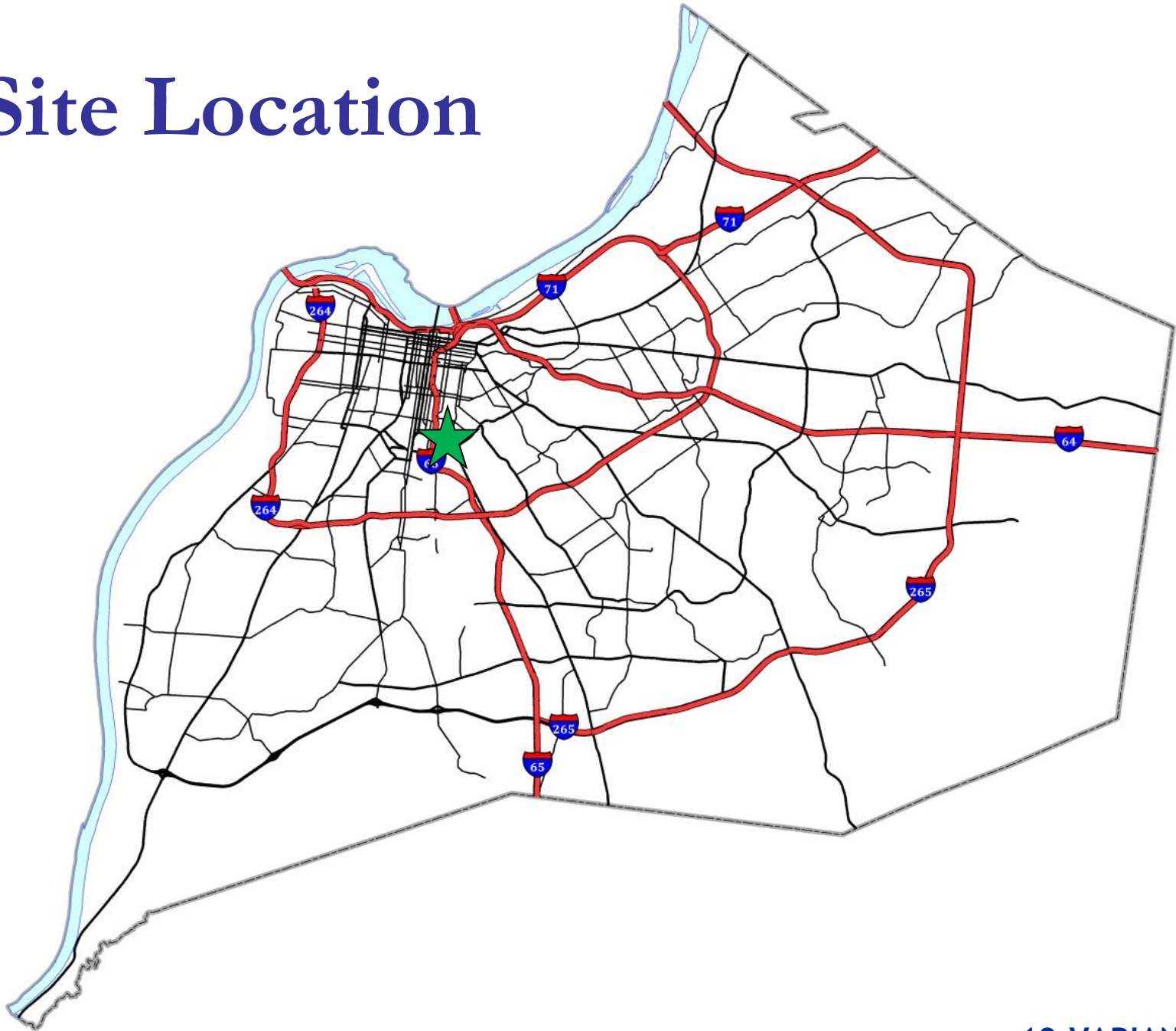
- **Variance:** from Land Development Code table 5.1.10.F to allow a structure to encroach into the required western side yard setback.

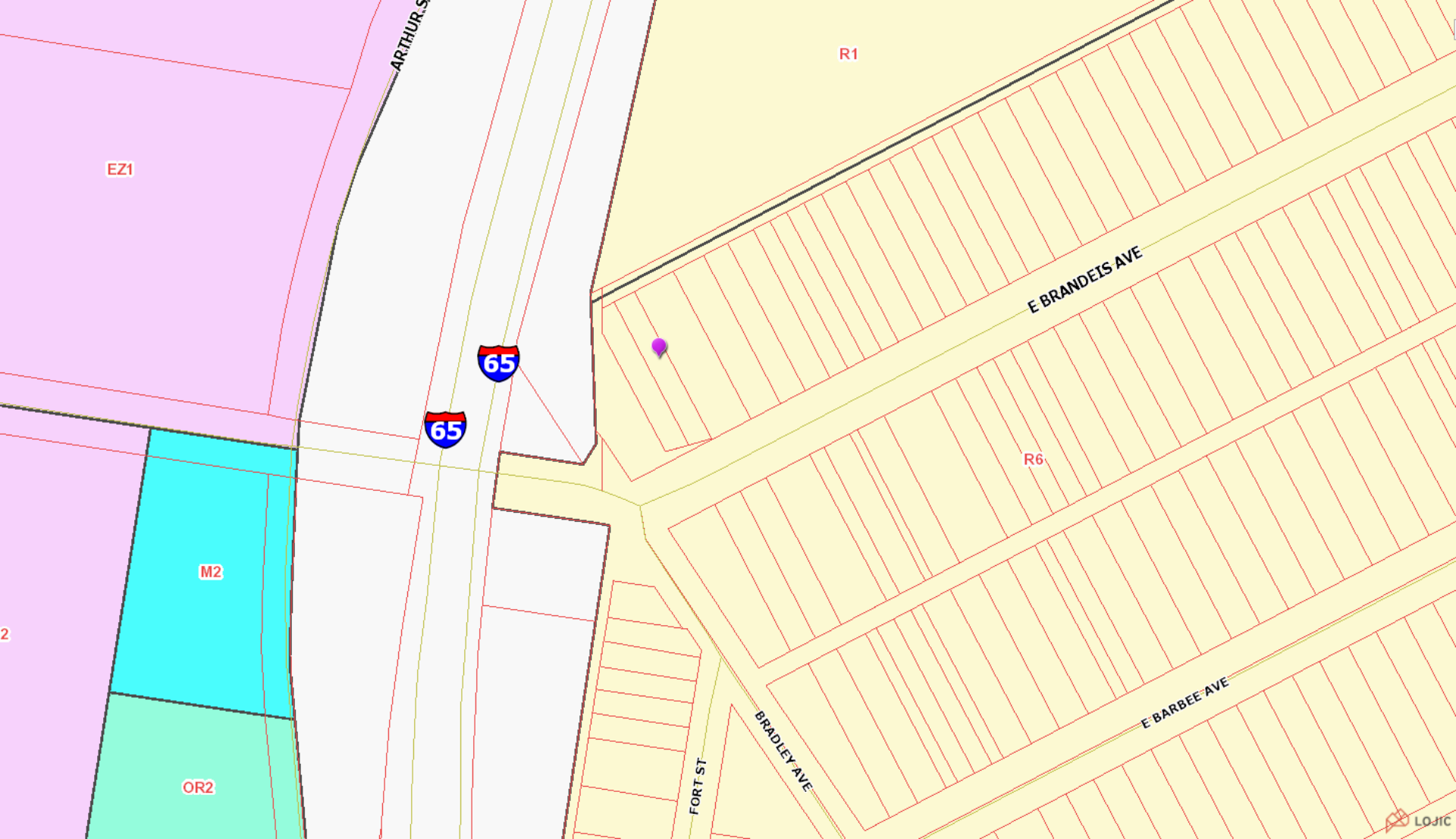
Location	Requirement	Request	Variance
Side Yard	2 ft. 6 in.	0 ft.	2 ft. 6 in.

Case Summary / Background

- The subject property is located in the St. Joseph neighborhood on the north side of Brandeis Avenue and contains a one-story single-family residence.
- The applicant is requesting a variance to encroach into the western side yard. The western side yard has an existing 0 ft. side yard setback and the applicant is proposing to add a second story and a new covered porch on the rear of the existing structure.

Site Location







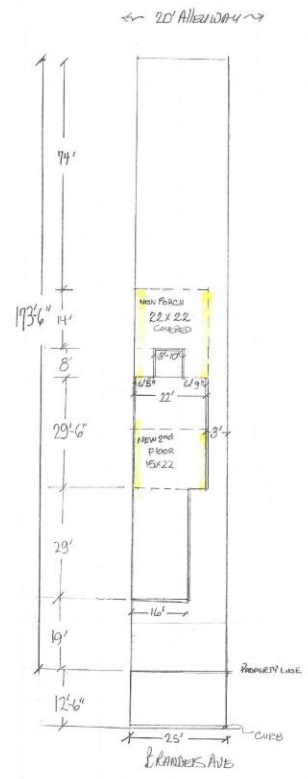
Site Plan



RECEIVED
 JUN 24 2014
 PLANNING &
 DESIGN SERVICES

Stewart Residence
 406 E. Exchange Ave
 Louisville, KY 40217
 Proj: TX-28300130.00
 Plot Plan - 1" = 3/16"

19-Variance-0011



Abandon lot lines 5' from front & rear lines

Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Conclusion

- The variance request appears to be adequately justified and meets the standard of review.
- Condition of Approval:
#1) A survey of the western property line shall be completed prior to the commencement of construction activity and shall be staked in the field. No projections from the façade or building foundation shall cross the property line; any such projections shall be accommodated by stepping back the proposed structure from the property line.

Required Action

- **Variance:** from Land Development Code section 5.1.10.F to allow a structure to encroach into the required western side yard setback. Approve/Deny

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