

**19-VARIANCE-0066**  
**2173 Eastview Avenue**



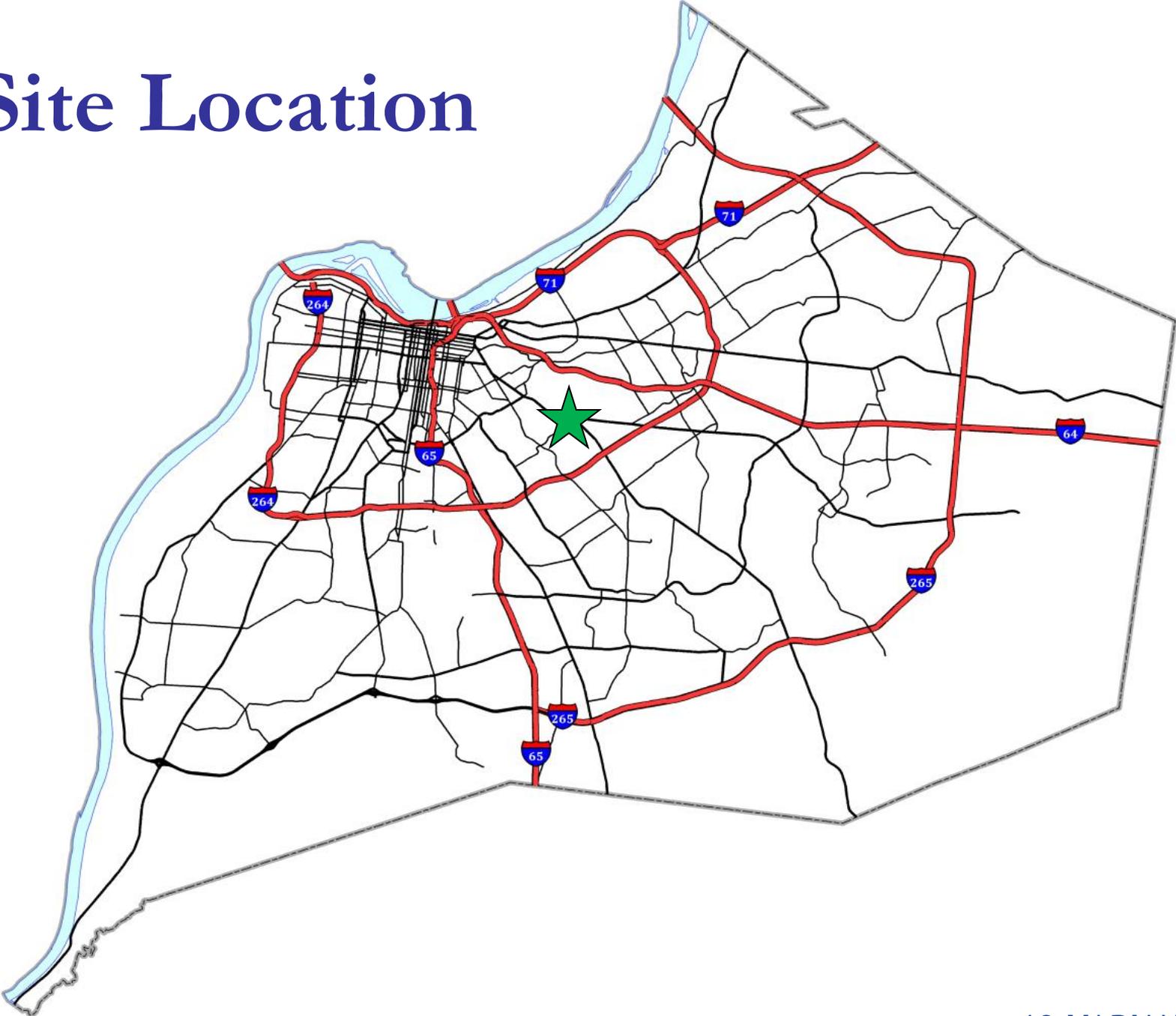
**Louisville Metro Board of Zoning Adjustment**

**Public Hearing**

**Nia Holt, Planner I**

**January 06, 2020**

# Site Location



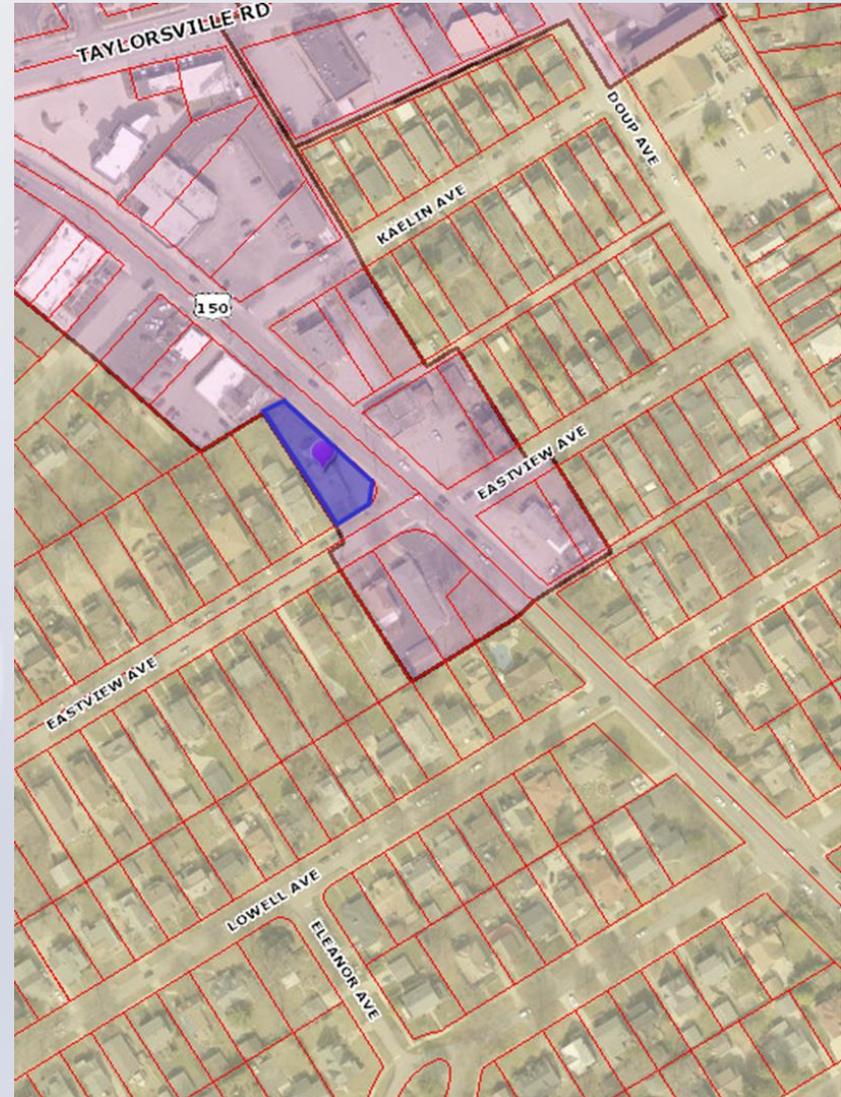
# Zoning/Form Districts

## Subject Property:

- Existing: C-2/Traditional Marketplace Corridor

## Adjacent Properties:

- North: C-2/Traditional Marketplace Corridor
- South: C-2/Traditional Marketplace Corridor & R-5/Neighborhood
- East: C-2/Traditional Marketplace Corridor
- West: R-5/Neighborhood



# Aerial Photo/Land Use

## Subject Property:

- Existing: Commercial
- Proposed: Commercial

## Adjacent Properties:

- North: Commercial
- South: Residential & Commercial
- East: Commercial
- West: Residential



# Requests

**Variance:** from the Land Development Code to allow a structure to exceed the 5' maximum setback for a non-residential structure on a corner lot in in the Traditional Marketplace Corridor form district.

Location	Requirement	Request	Variance
Corner Lot	5 ft. max	18 ft.	13 ft.

# Case Summary / Background

- The subject property is located on the corner of Eastview Ave and Bardstown Rd and contains an existing two-story non-residential structure.
- The property is located in the Bardstown Road/Baxter Ave Overlay District.
- The applicant is requesting a variance for a two-story addition which will be attached to the North side the of the existing structure.

# Front



12/19/2019 10:37

# Property from Bardstown Rd



# Across the Street



# Southwest Side



# Southeast Side



# Rear/Variance Area



# Conclusions

- The variance request appears to be adequately justified and meets the standard of review.
- Must determine if the proposal meets the standard of review for granting a variance as established in the Land Development Code.

# Required Actions

- Approve or Deny
- Variance: from the Land Development Code to allow a structure to exceed the 5' maximum setback for a non-residential structure on a corner lot in in the Traditional Marketplace Corridor form district.

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