

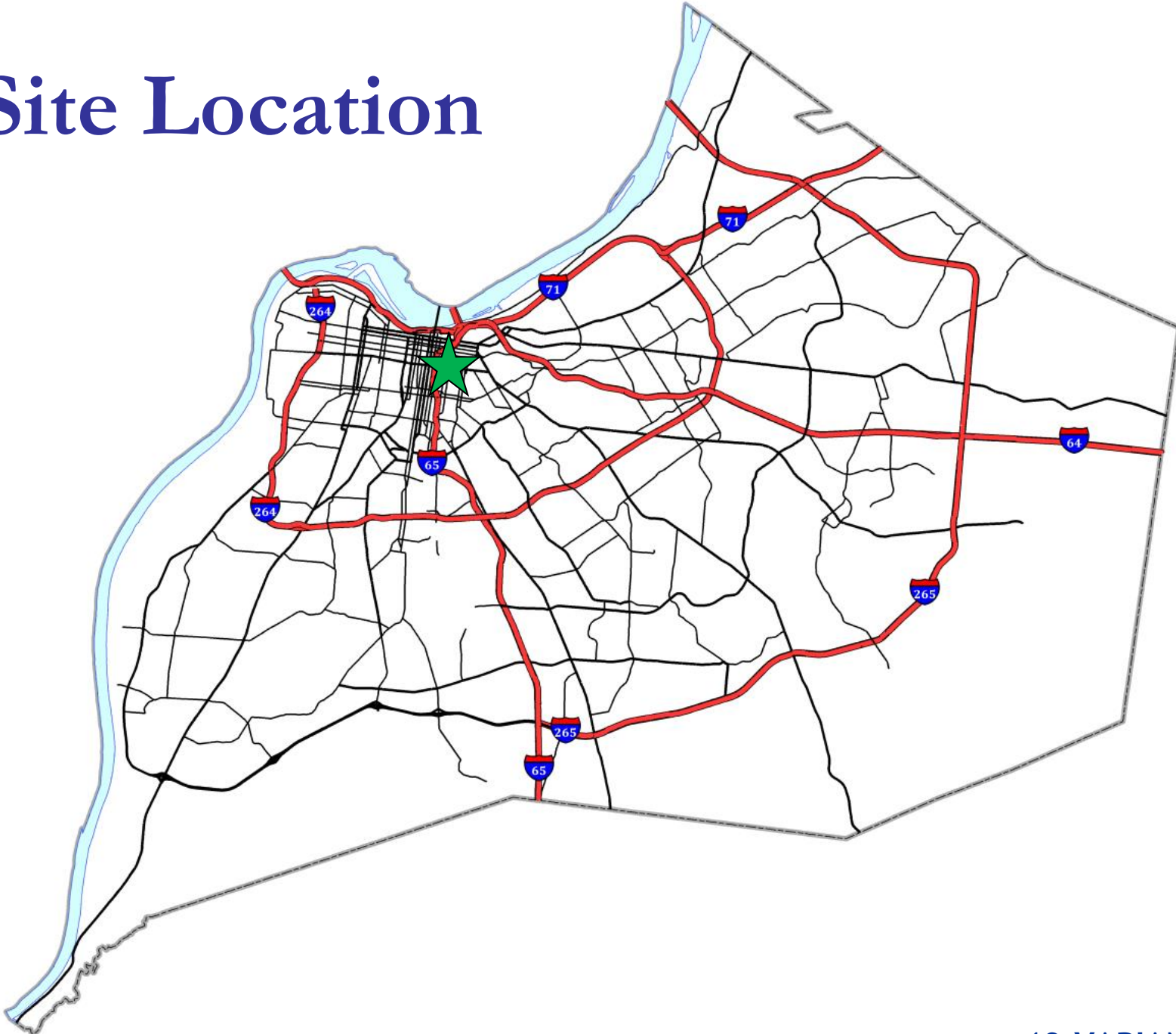
19-VARIANCE-0027
1015 East Caldwell Street



Louisville Metro Board of Zoning Adjustment
Public Hearing

Zachary Schwager, Planner I
September 23, 2019

Site Location



Zoning/Form Districts

Subject Property:

- Existing: R-6/Traditional Neighborhood

Adjacent Properties:

- North: R-6/Traditional Neighborhood
- South: R-6/Traditional Neighborhood
- East: R-6/Traditional Neighborhood
- West: R-6 & C-1/Traditional Neighborhood



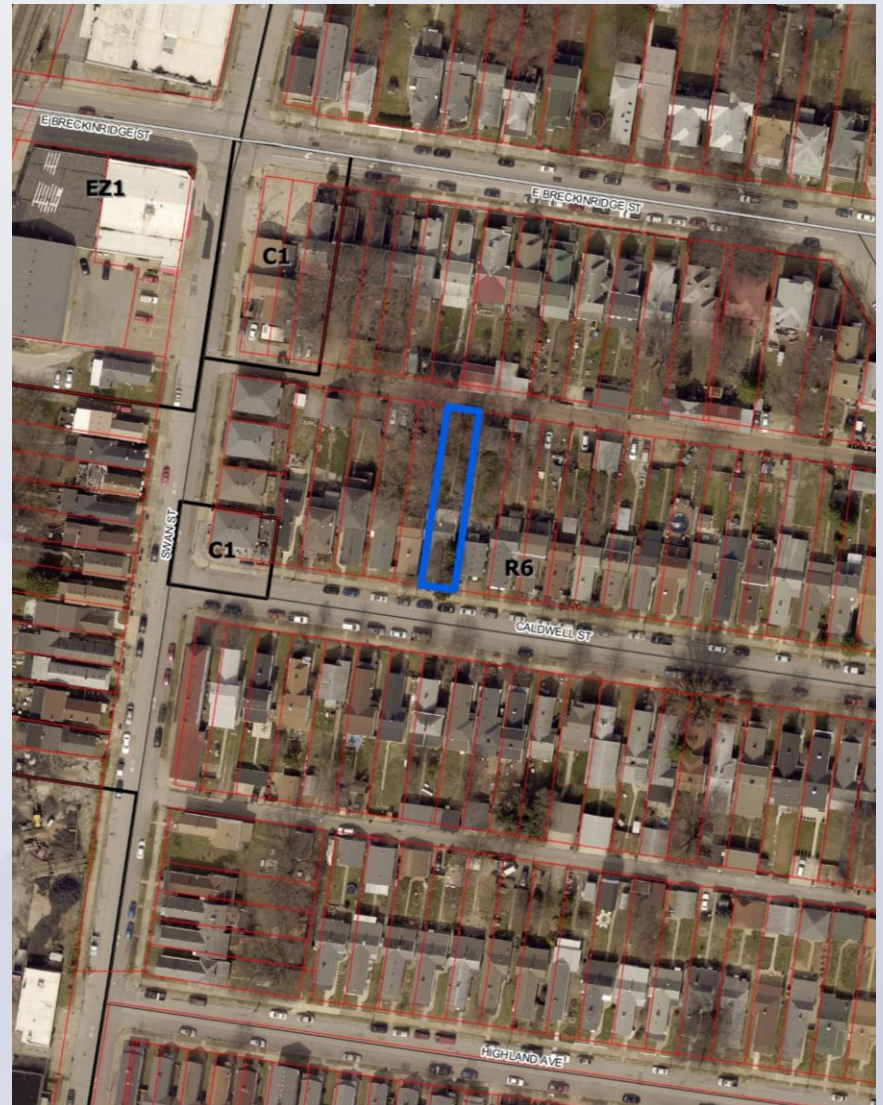
Aerial Photo/Land Use

Subject Property:

- Existing: Residential
- Proposed: Residential

Adjacent Properties:

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



Requests

Variance: from Land Development Code to allow a principal structure to encroach into the side yards, Table 5.2.2

Location	Requirement	Request	Variance
East Side Yard	3 ft.	2.29 ft	.71 ft
West Side Yard	3 ft.	.67 ft	2.33 ft

Front of the house



Across the Street



Property to the East



Property to the West



East side of the house



West side of the house



Rear of the house/backyard



Rear of the house/backyard



Case Summary / Background

- The subject property is located in the Germantown neighborhood and contains a 1 ½ story single-family residence.
- The applicant planning to construct a second story addition to the rear of the principal structure and will encroach into the required side yard setbacks.

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 Land Development Code to allow a principal structure to encroach into the side yards, Table 5.2.2

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