

18VARIANCE1054

Mulberry Street Addition



Louisville Metro Board of Zoning Adjustment
Public Hearing

Dante St. Germain, Planner I
July 16, 2018

Requests

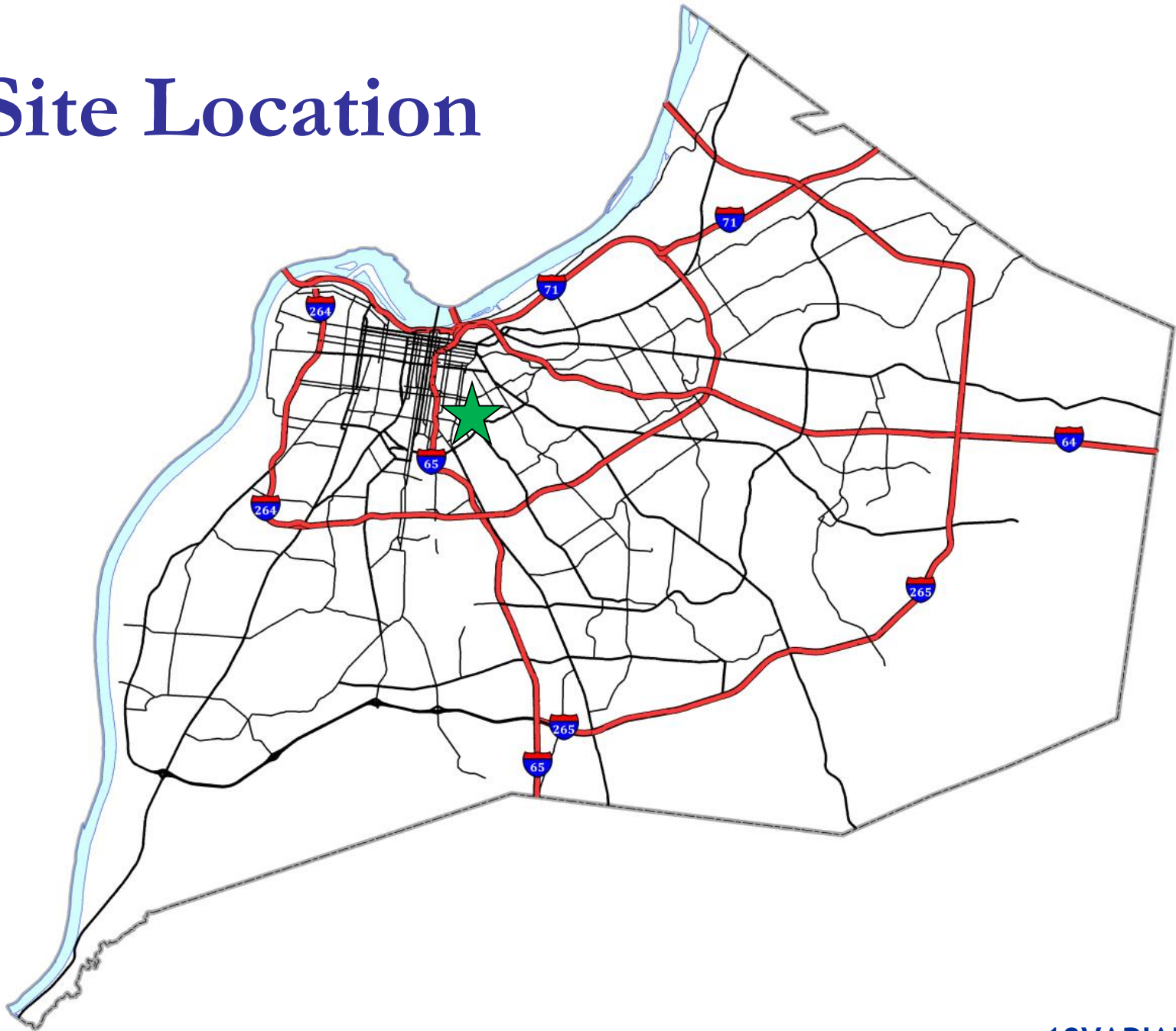
- **Variance:** from Land Development Code section 5.1.10.F to allow a structure to encroach into the required side yard setback.

Location	Requirement	Request	Variance
Side Yard Setback	2.5 ft.	0.219 ft.	2.281 ft.

Case Summary / Background

- The subject property is located in the Schnitzelburg neighborhood.
- The applicant proposes to demolish an existing porch to construct a new two-story addition and deck onto the rear of the principal structure.
- The addition is proposed to follow the existing wall of the structure.

Site Location



Zoning/Form Districts

Subject Property:

- Existing: R-5/Traditional Neighborhood

Adjacent Properties:

- North: R-5/Traditional Neighborhood
- South: R-5/Traditional Neighborhood
- East: R-5/Traditional Neighborhood
- West: R-5/Traditional Neighborhood



1029 Mulberry Street

feet
70
Map Created: 7/3/2018



Copyright (c) 2018, LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT (MSD), LOUISVILLE WATER COMPANY (LWC), LOUISVILLE METRO GOVERNMENT and JEFFERSON COUNTY PROPERTY VALUATION ADMINISTRATOR (PVA). All Rights Reserved.

Aerial Photo/Land Use

Subject Property:

- Existing: Single Family Residential

Adjacent Properties:

- North: Single Family Residential
- South: Single Family Residential
- East: Single Family Residential
- West: Single Family Residential



1029 Mulberry Street
feet



Map Created: 7/3/2018



Copyright (c) 2018, LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT (MSD), LOUISVILLE WATER COMPANY (LWC), LOUISVILLE METRO GOVERNMENT and JEFFERSON COUNTY PROPERTY VALUATION ADMINISTRATOR (PVA). All Rights Reserved.

Site Photos-Subject Property



The front of the subject property.

Site Photos-Subject Property



The separation between structures.

Site Photos-Subject Property



The porch to be replaced is on the left.
The garage on the right is located on a
neighboring property.

Conclusions

- The variance request appears to be adequately justified and meets the standard of review.

Required Actions

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

Location	Requirement	Request	Variance
Side Yard Setback	2.5 ft.	0.219 ft.	2.281 ft.