

20-VARIANCE-0005

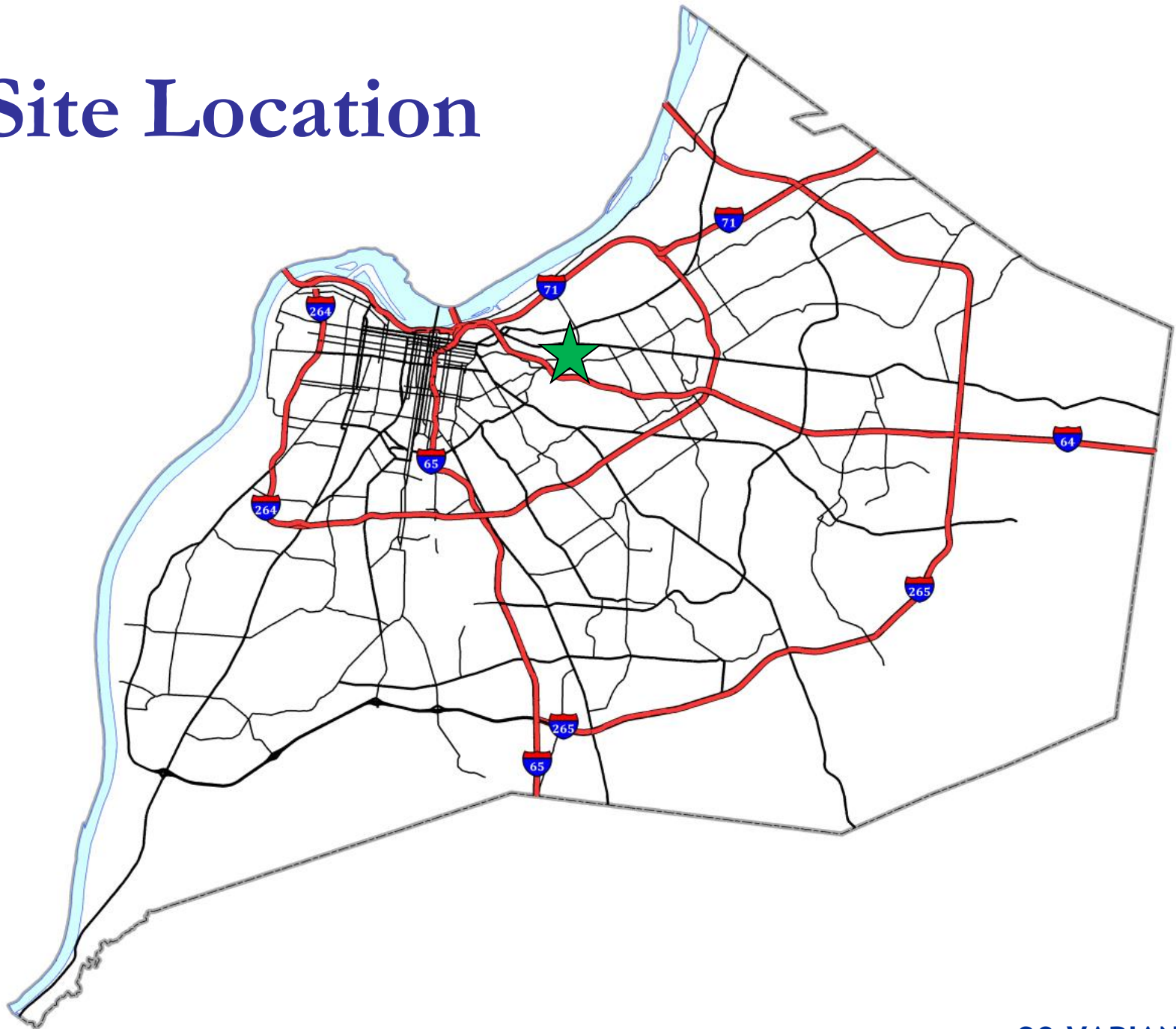
2950 Rainbow Drive



Louisville Metro Board of Zoning Adjustment
Public Hearing

Nia Holt, Planner I
February 17, 2020

Site Location



Case Summary / Background

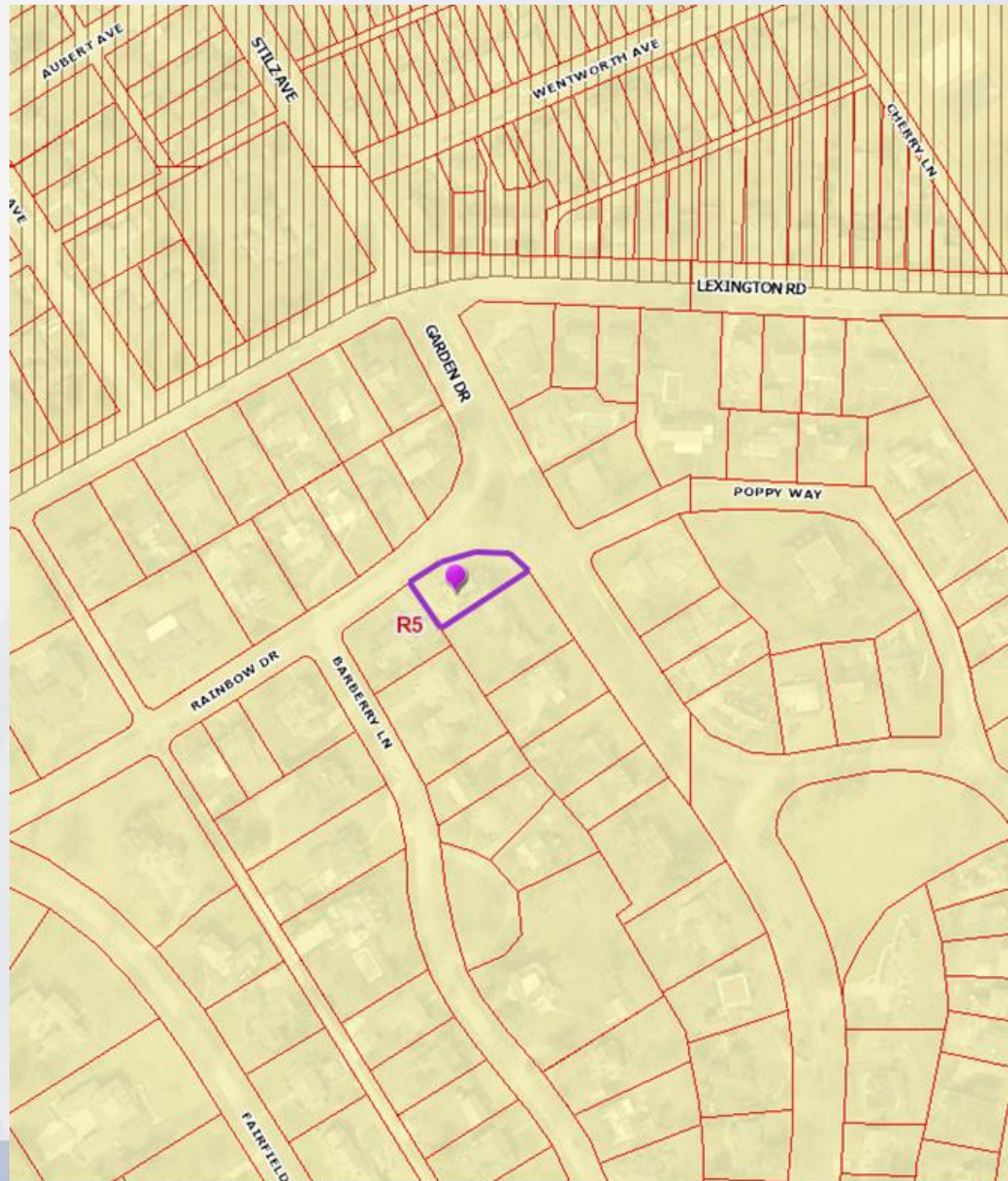
- The subject site is zoned R-5 Single-Family Residential in the Neighborhood Form District. It is a single-family structure located in the Cherokee Gardens Neighborhood.
- The applicant is proposing to construct a one-story covered porch addition with a fireplace on the rear of the existing structure.

Requests

Variance: from Land Development Code to allow a principle structure to encroach into the side yard, Table 5.3.1

Location	Requirement	Request	Variance
South Side Yard	5 ft.	1 ft.	4 ft.
South Side Yard	5 ft.	2.3 ft.	1.7 ft.

Zoning/Form Districts



Aerial Photo/Land Use



Front of the house



Adjacent Property



Rear of the house



Rear of the house



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 principle structure to encroach into the side yard, Table 5.3.1

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