

19VARIANCE1054

Birchwood Avenue Variance



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

Zach Schwager, Planner I

July 22, 2019

Request

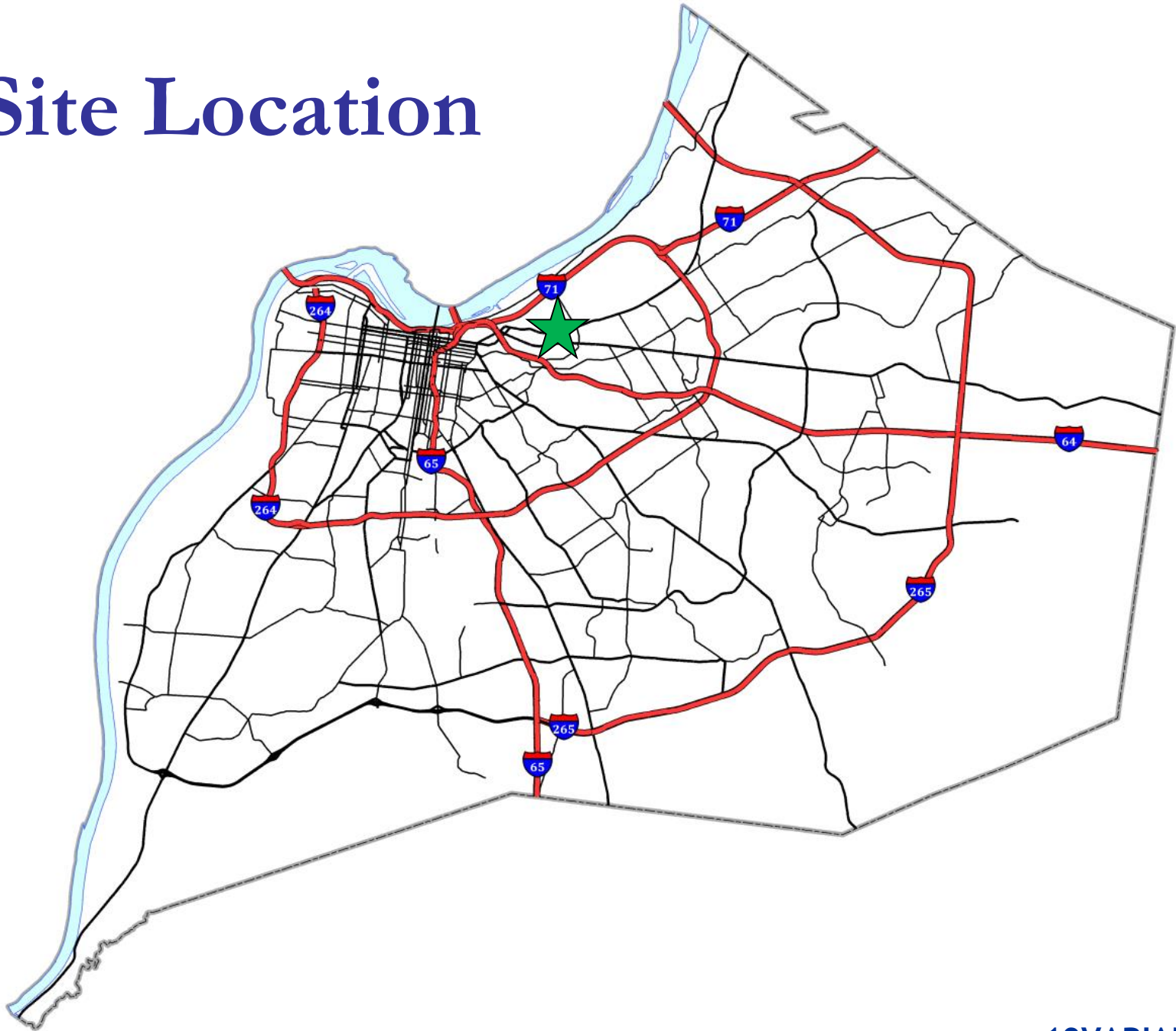
- **Variance:** from Land Development Code table 5.2.2 to allow a structure to encroach into the required side yard setback.

Location	Requirement	Request	Variance
Side yard	3 ft.	0 ft.	3 ft.

Case Summary / Background

- The subject property contains a one-story single-family residence and is located in the Crescent Hill neighborhood.
- The applicant is proposing to construct a single-story addition on the side of the house. This single-story addition will encroach into the northern side yard setback at the same distance as the existing structure.

Site Location



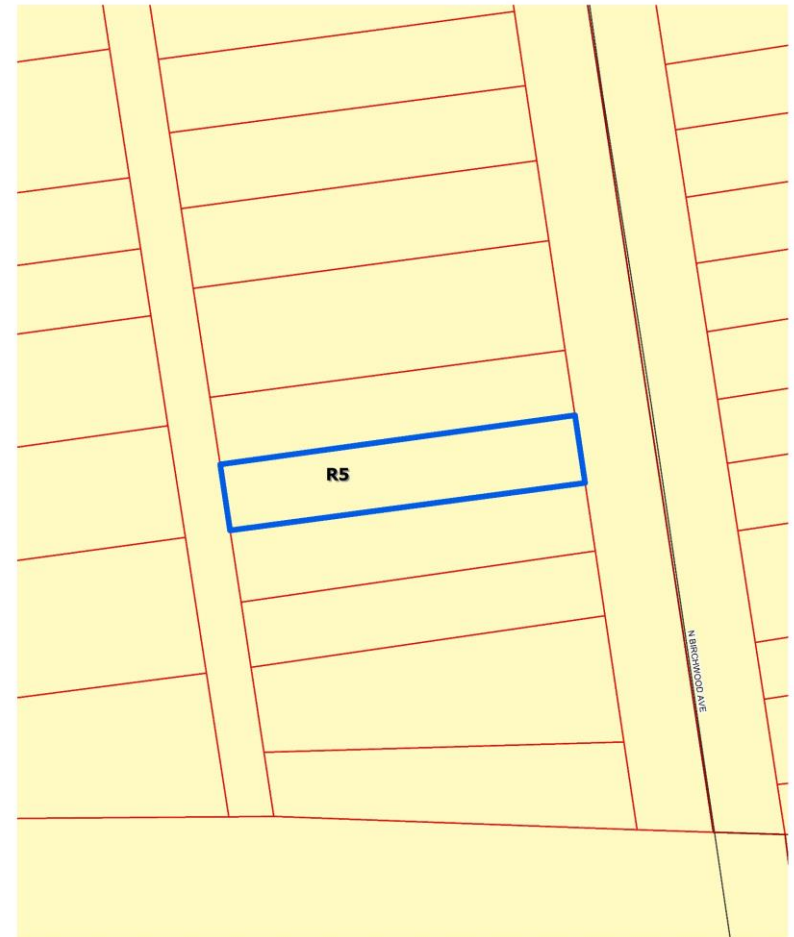
Zoning/Form Districts

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



112 N. Birchwood Avenue
feet



40
Map Created: 7/15/2019



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Aerial Photo/Land Use

Subject Property:

- Existing: Single-Family Residential
- Proposed: Single-Family Residential

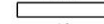
Adjacent Properties:

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



112 N. Birchwood Avenue

feet



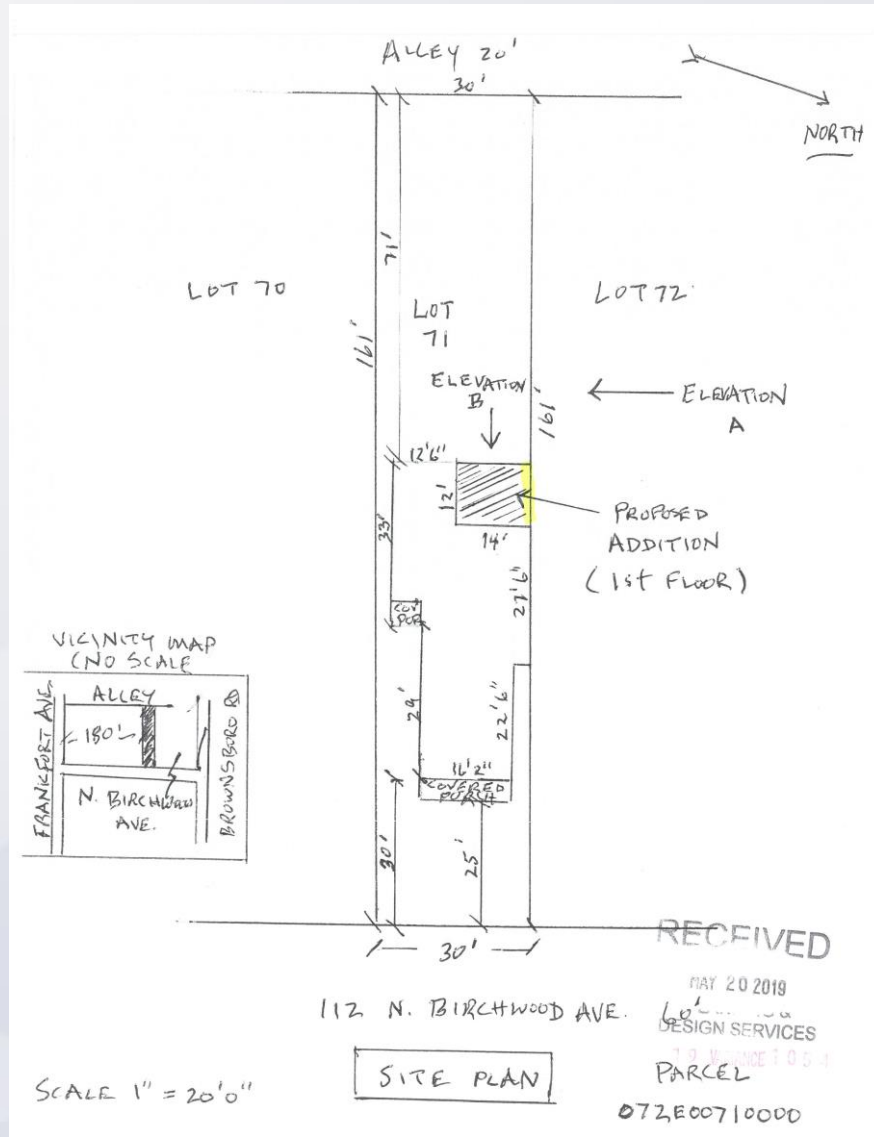
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Map Created: 7/15/2019



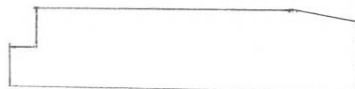
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Site Plan



Elevations

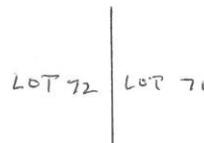
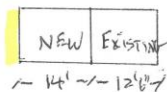
112 N. BIRCHWOOD AVE.



ELEVATION A

(NEW ADDITION WILL NOT
CHANGE THIS ELEVATION)

ELEVATION B



RECEIVED

MAY 20 2019

DESIGN SERVICES

SCALE = 1" = 20'-0"

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.

Required Action

- **Variance:** from Land Development Code table 5.2.2 to allow a structure to encroach into the required side yard setback. Approve/Deny

Location	Requirement	Request	Variance
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