

16VARIANCE1065

815 East Washington Street



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

Ross Allen, Planner I

October 3, 2016

Request(s)

- **Variance** : from the Land Development Code section 5.2.2, table 5.2.2 (Non-Infill Context) to allow a proposed detached 2 story garage to encroach into the minimum 3 foot side yard setback.

Location	Requirement	Request	Variance
Side Yard Setback	3 ft.	0 ft.	3 ft.

Case Summary / Background

- Proposed 2 story s car garage, with a footprint of 676 sf.
- Located in the Butchertown Neighborhood, 16COA1186 was approved on August 30, 2016.
- 11 R-6 zoned residences along the same block face, 4 of the residences have accessory structures (garages) abutting the rear alley.

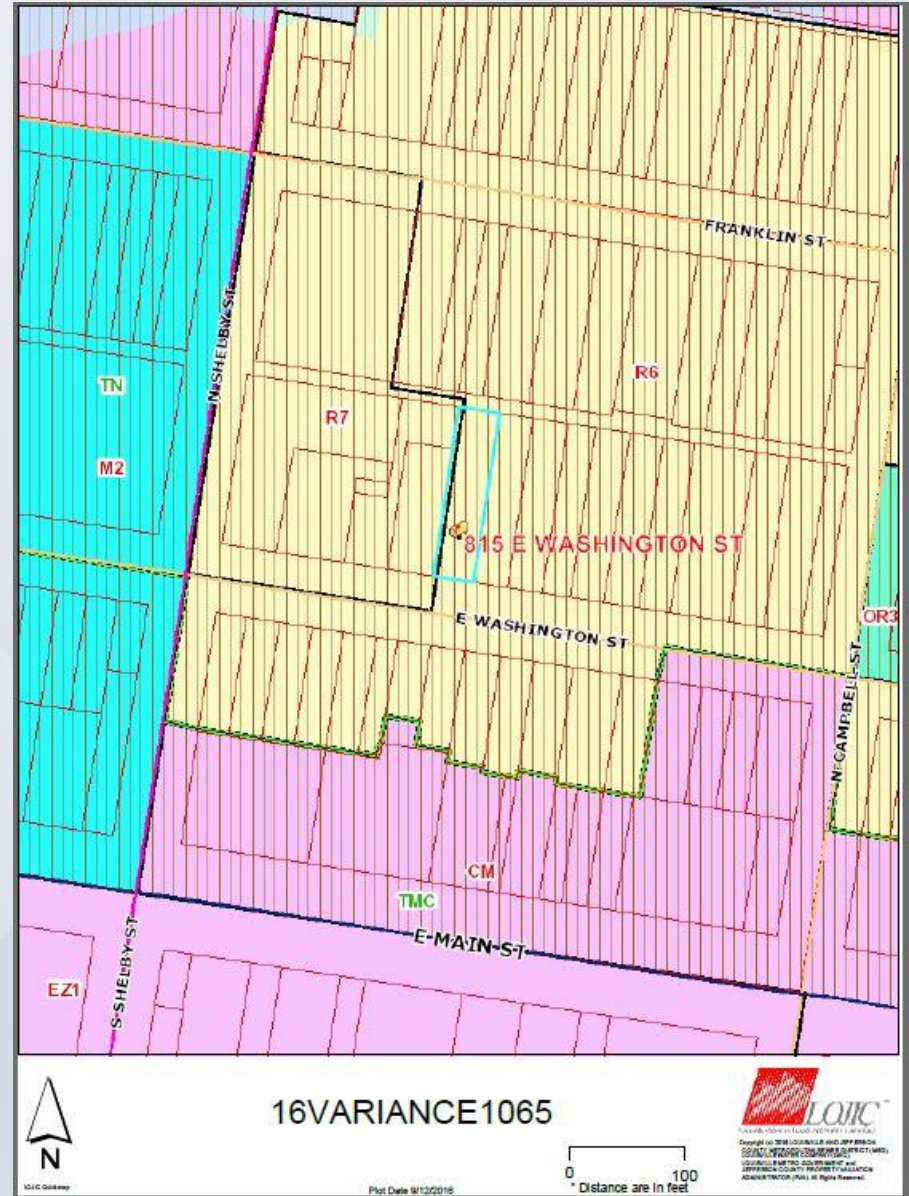
Zoning/Form Districts

Subject Property:

- Existing: R-6/Traditional Neighborhood
- Proposed: R-6/Traditional Neighborhood

Adjacent Properties:

- North: R-6/Traditional Neighborhood
- South: R-6/Traditional Neighborhood
- East: R-6/Traditional Neighborhood
- West: R-7/Traditional Neighborhood



Aerial Photo/Land Use

Subject Property:

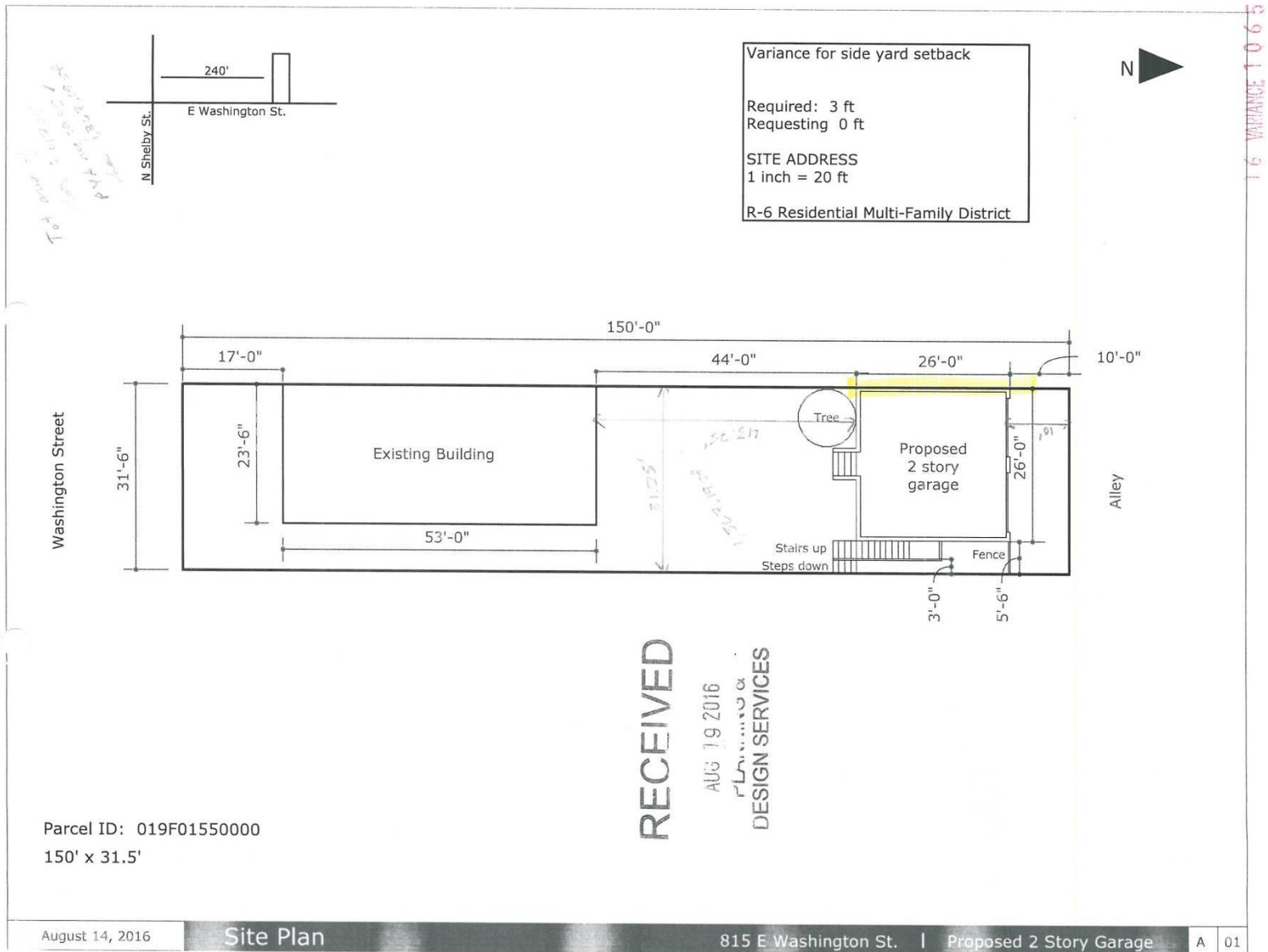
- Existing: Residential Multi Family
- Proposed: Residential Multi Family

Adjacent Properties:

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



Applicant's Site Plan



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Site Photos-Subject Property



Site Photos-Subject Property



Surrounding - Subject Property



Surrounding-Subject Property



Garage on the adjacent property along the subject sites Eastern Property line.

Surrounding-Subject Property



Garage located two doors east of the subject site.

Conclusions

- The Board of Zoning Adjustment must determine if the proposal meets the standard of review for granting a variance from LDC to allow a proposed garage to encroach into the 3 foot side yard setback as determined by Table 5.2.2 for an R-6 zoned parcel located within the Traditional Neighborhood Form District.

Required Actions

- **Variance** : from the Land Development Code section 5.2.2, table 5.2.2 (Non-Infill Context) to allow a proposed detached 2 story garage to encroach into the minimum 3 foot side yard setback. **Approve/Deny**

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