

17VARIANCE1010

11018 Booker Road



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

**Dante St. Germain, Planner I
May 15, 2017**

Request

- **Variances:** from Land Development Code table 5.3.1 to allow a structure to encroach into the required side yards.

Location	Requirement	Request	Variance
Side Yard Setback	5 ft.	4.5 ft.	0.5 ft.
Side Yard Setback	5 ft.	4.5 ft.	0.5 ft.

Case Summary / Background

- The applicant proposes to construct a new single-family home on the subject property.
- The lot is 30' wide and is non-conforming. The current regulation states that a lot in the R-5 zoning district must be a minimum width of 50'.
- The subdivision, Cherokee Court, was recorded in 1942.
- The house is proposed to be 21' wide, encroaching into the required side yards by 0.5 feet on each side.

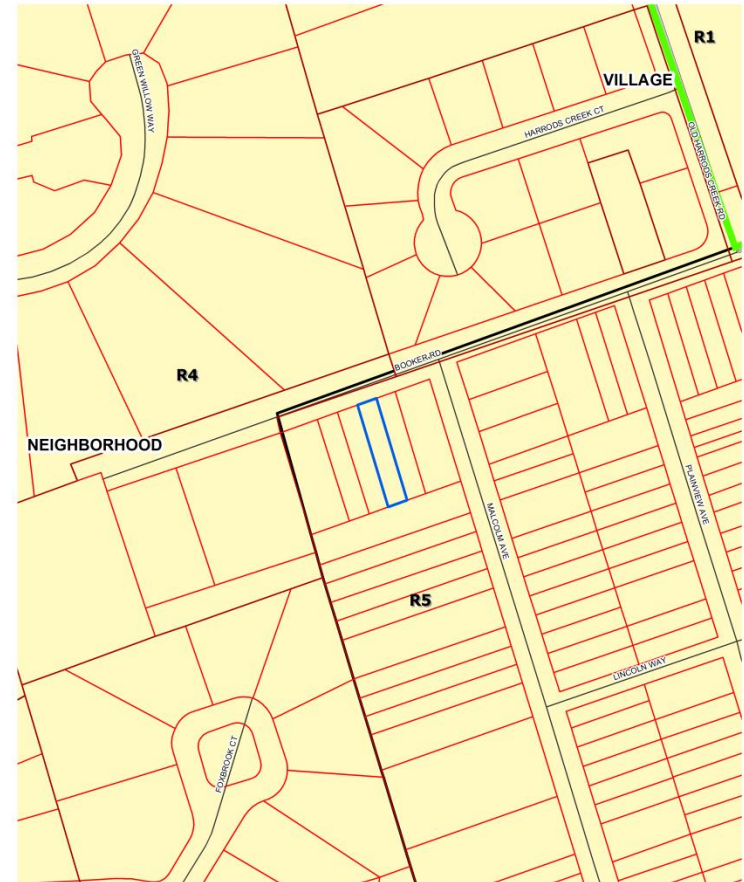
Zoning/Form Districts

Subject Property:

- Existing: R-5/Neighborhood
- Proposed: R-5/Neighborhood

Adjacent Properties:

- North: R-4/Neighborhood
- South: R-5/Neighborhood
- East: R-5/Neighborhood
- West: R-5/Neighborhood



11018 Booker Road
feet

140
Map Created: 5/4/2017



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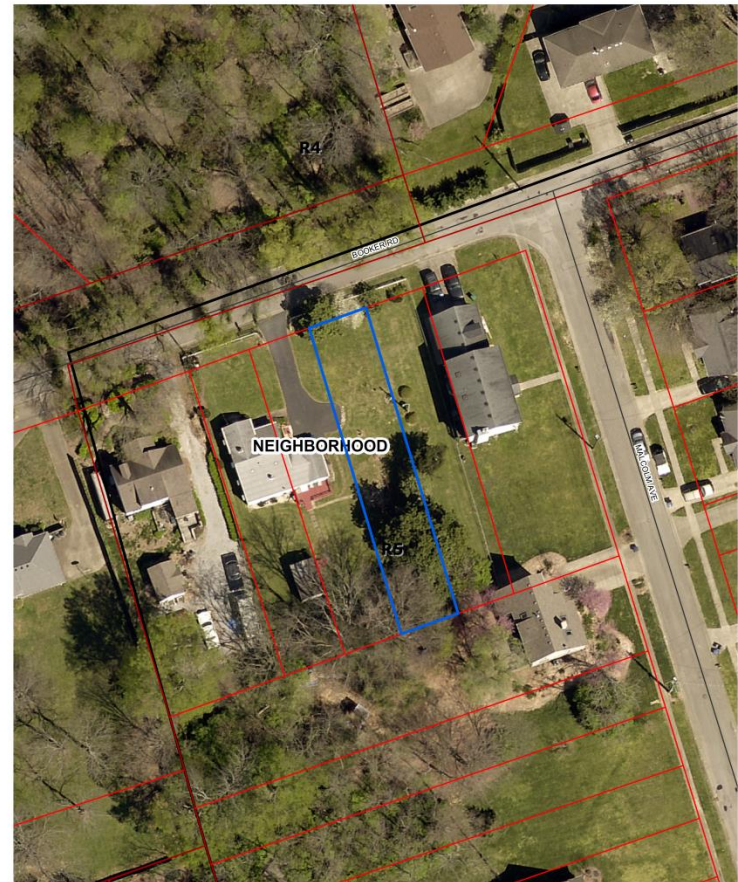
Aerial Photo/Land Use

Subject Property:

- Existing: Vacant
- Proposed: Single Family Residential

Adjacent Properties:

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



11018 Booker Road
feet



Map Created: 5/4/2017



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Site Photos-Subject Property



The subject property from the front.

Site Photos-Subject Property



The adjacent house to the west.

Site Photos-Subject Property



The adjacent empty lot to the east.

Site Photos-Subject Property



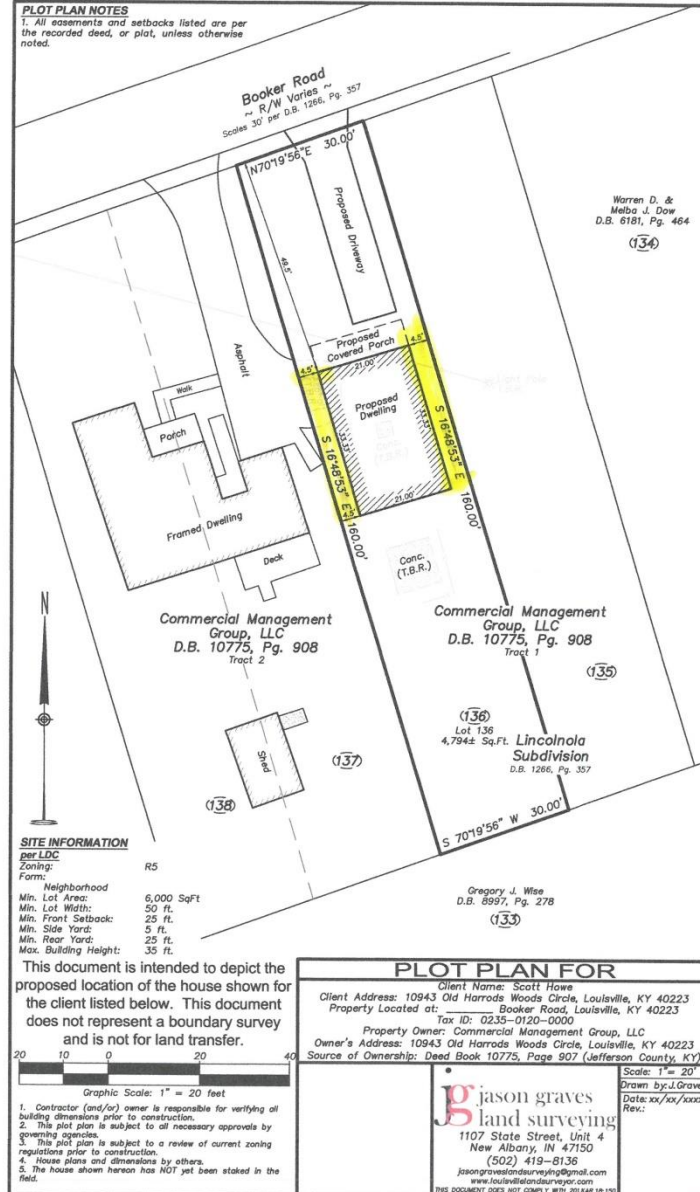
The house adjacent to the empty lot to the east.

Site Photos-Subject Property



Across Booker Road.

Applicant's Site Plan



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Elevations



Conclusions

- Must determine if the proposal meets the standard of review for granting a variance as established in the Land Development Code (Jan. 2017) from table 5.3.1 to allow a structure to encroach into the required side yards.

Required Actions

- **Variances:** from Land Development Code table 5.3.1 to allow an accessory structure to encroach into the required side yards. Approve/Deny

Location	Requirement	Request	Variance
Side Yard Setback	5 ft.	4.5 ft.	0.5 ft.
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