

# 14VARIANCE 1115

## 726 East Kentucky Street



**Louisville Board of Zoning Adjustment Public Hearing**

**Jon E. Crumbie, Planner II**

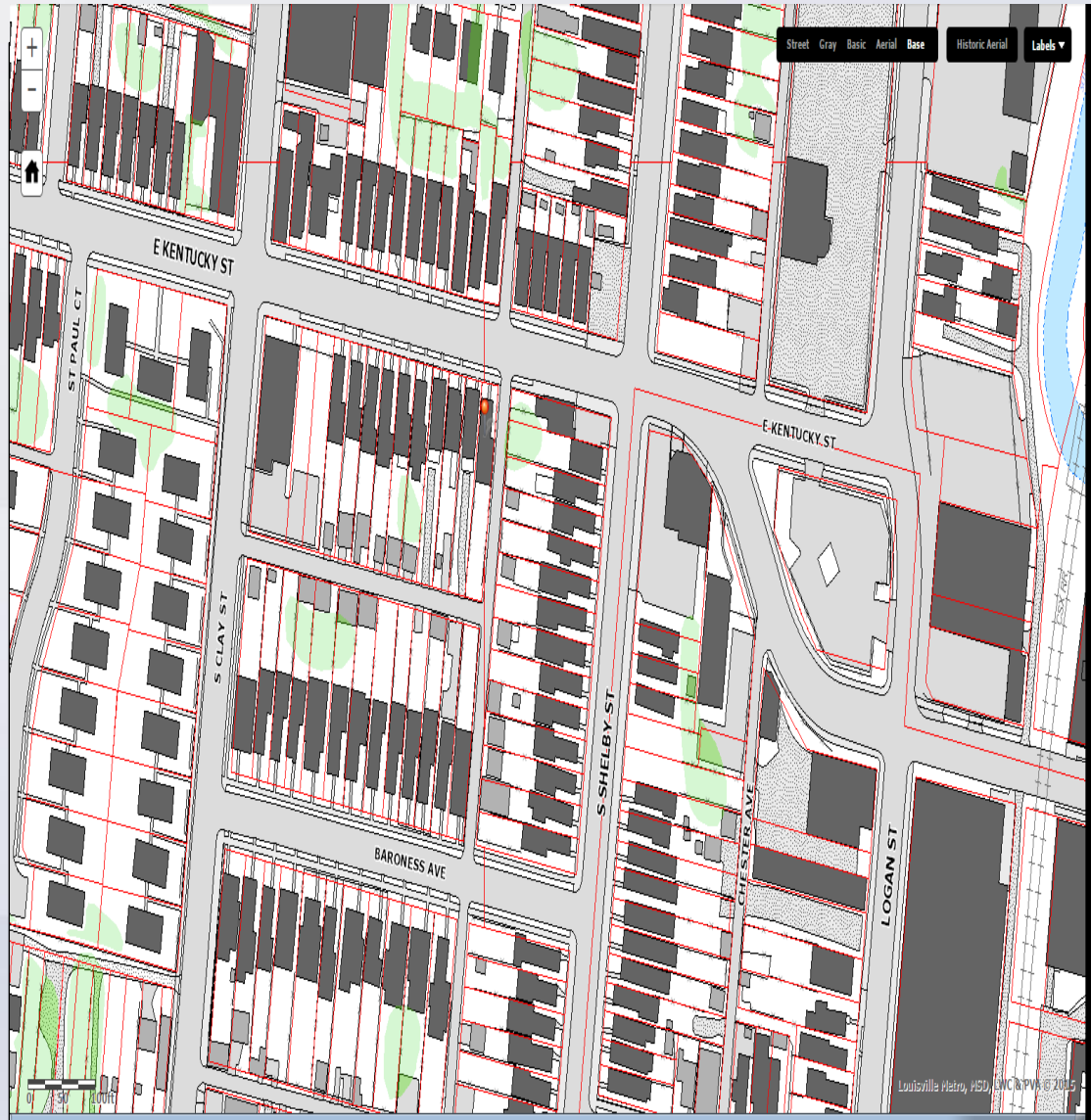
**April 20, 2015**

# Requests

- Variances to allow the proposed detached 2 story garage to encroach into the required side yards.

# Zoning/Form Districts

- Subject:
  - Existing: R-6/TN
  - Proposed: R-6/TN
- North: UN/TN
- South: R-6/TN
- East: R-6/TN
- West: R-6/TN



# Aerial Photo/Land Use

- Subject:  
Existing: Residential  
Proposed: Residential
- North: Residential
- South: Residential
- East: Residential
- West: Residential



# Site Photos



# Site Photos

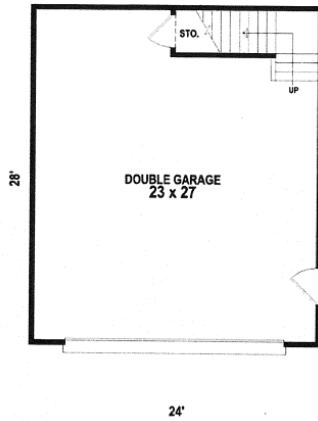


# Site Photos

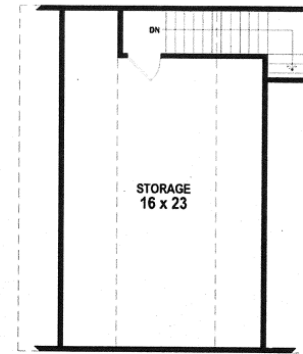


# Floor Plan

726 E. KY  
GARAGE Footprint

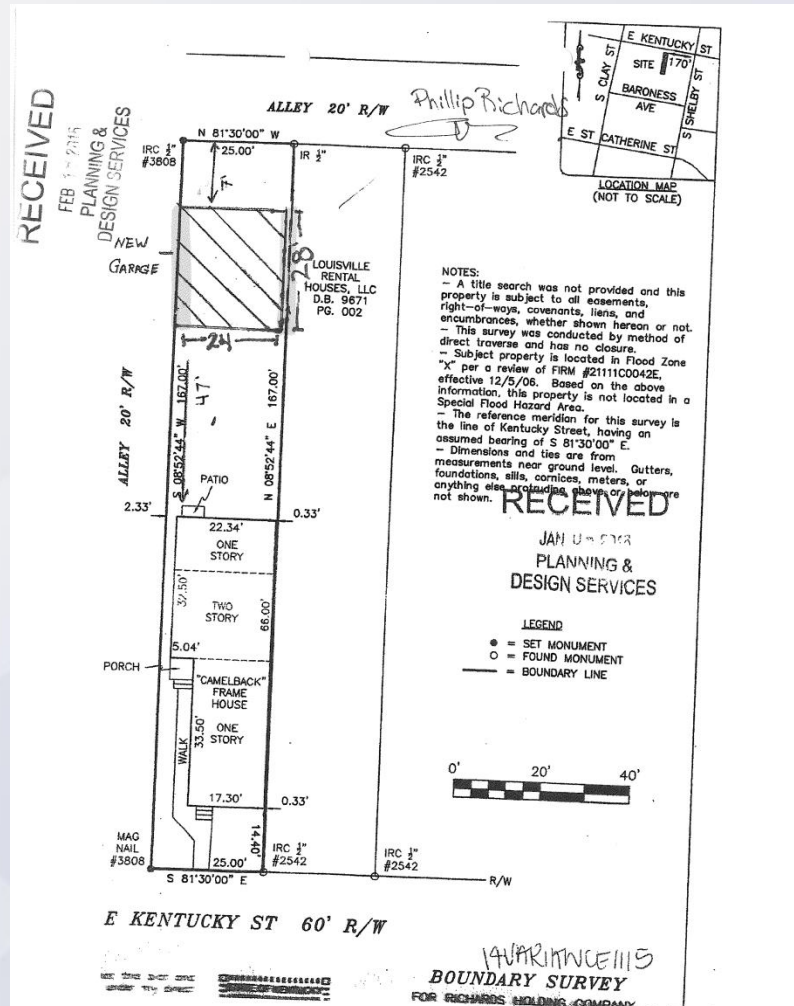


726 E. KY  
GARAGE Footprint





# Applicant's Development Plan



# Applicable Plans & Policies

- Land Development Code

# Staff Analysis and Conclusions

- The new structure is an accessory use to the residence and will be compatible with the surrounding residential neighborhood. Based upon the information in the staff report, the testimony and evidence provided at the public hearing, the Board of Zoning Adjustment must determine if the proposal meets the standard for a variances established in the Land Development Code.

# Required Actions

- Approve or Deny Variances