

**20-VARIANCE-0063**  
**Franklin Street Variance**



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

**Zach Schwager, Planner I**  
**August 31, 2020**

# Request

- **Variance:** from Land Development Code section 5.1.10.F to allow a deck to encroach into the required side yard setback.

Location	Requirement	Request	Variance
Side Yard	2.45 ft.	0 ft.	2.45 ft.

# Case Summary / Background

- The subject site is zoned R-6 Residential Multi-Family in the Traditional Neighborhood Form District.
- It is a single-family structure located in the Butchertown neighborhood and preservation district.
- The applicant is proposing to replace the existing deck on the rear of the house with a new deck that will be on the same footprint.

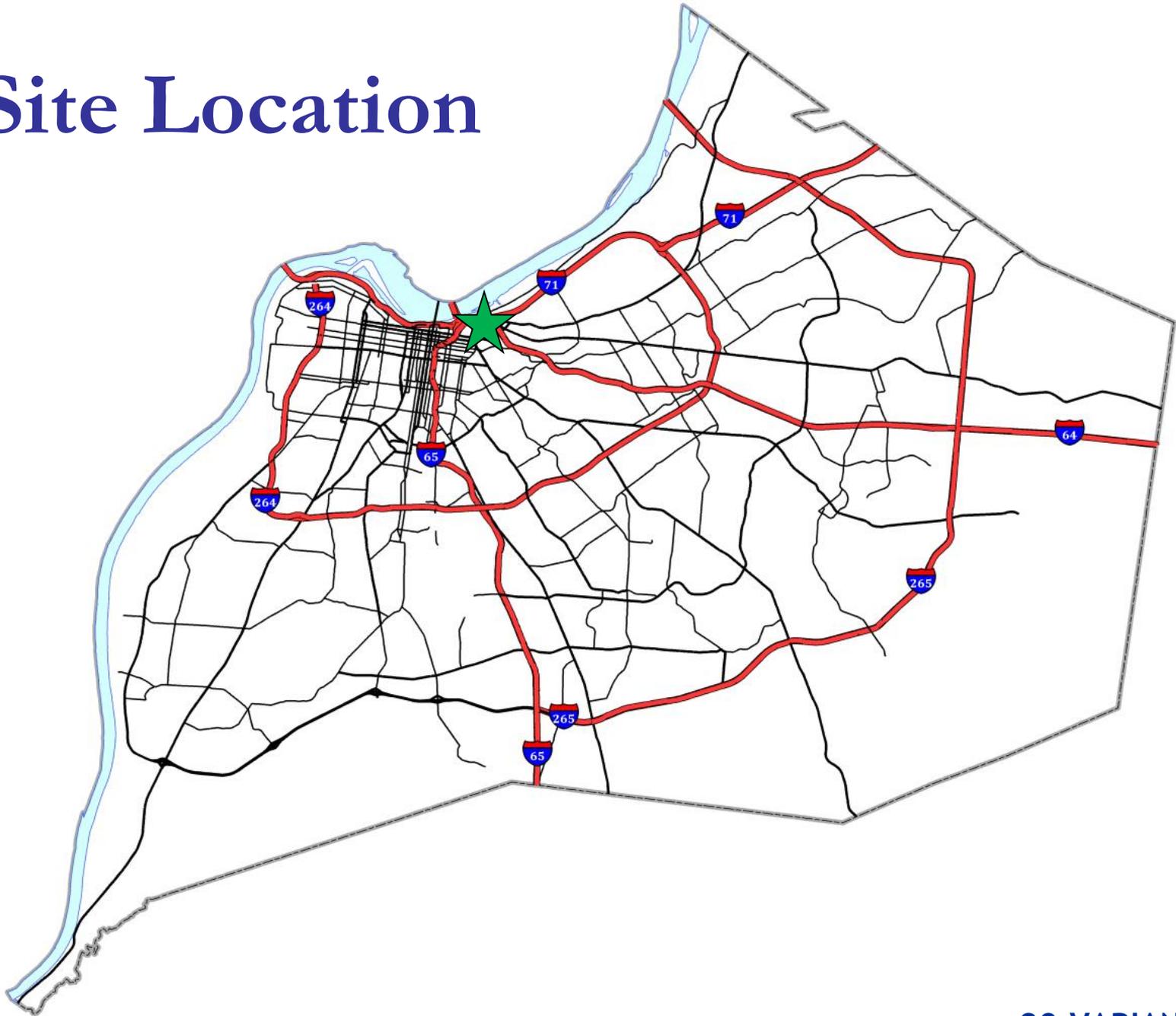
# Case Summary / Background

- The subject property is 24.5 feet in width. Land Development Code section 5.1.10.F allows for a lot less than 50 feet in width to have a side yard setback requirement of 10% of the width of the lot. The required side yard setback is therefore 2.45 feet.

# Case Summary / Background

- The proposed deck will be in the same location as the existing deck; therefore, the work is considered general maintenance and does not require a Certificate of Appropriateness as determined by Historic Preservation & Landmarks Commission staff.

# Site Location









Sign in

CitySpace on Main Self Storage

Art from the Heart Gallery & Publishing

Butch Shop

Naive Takeout • Delivery

Pyro Gallery

930 Franklin Street

Franklin Street Church

Franklin St

Franklin St

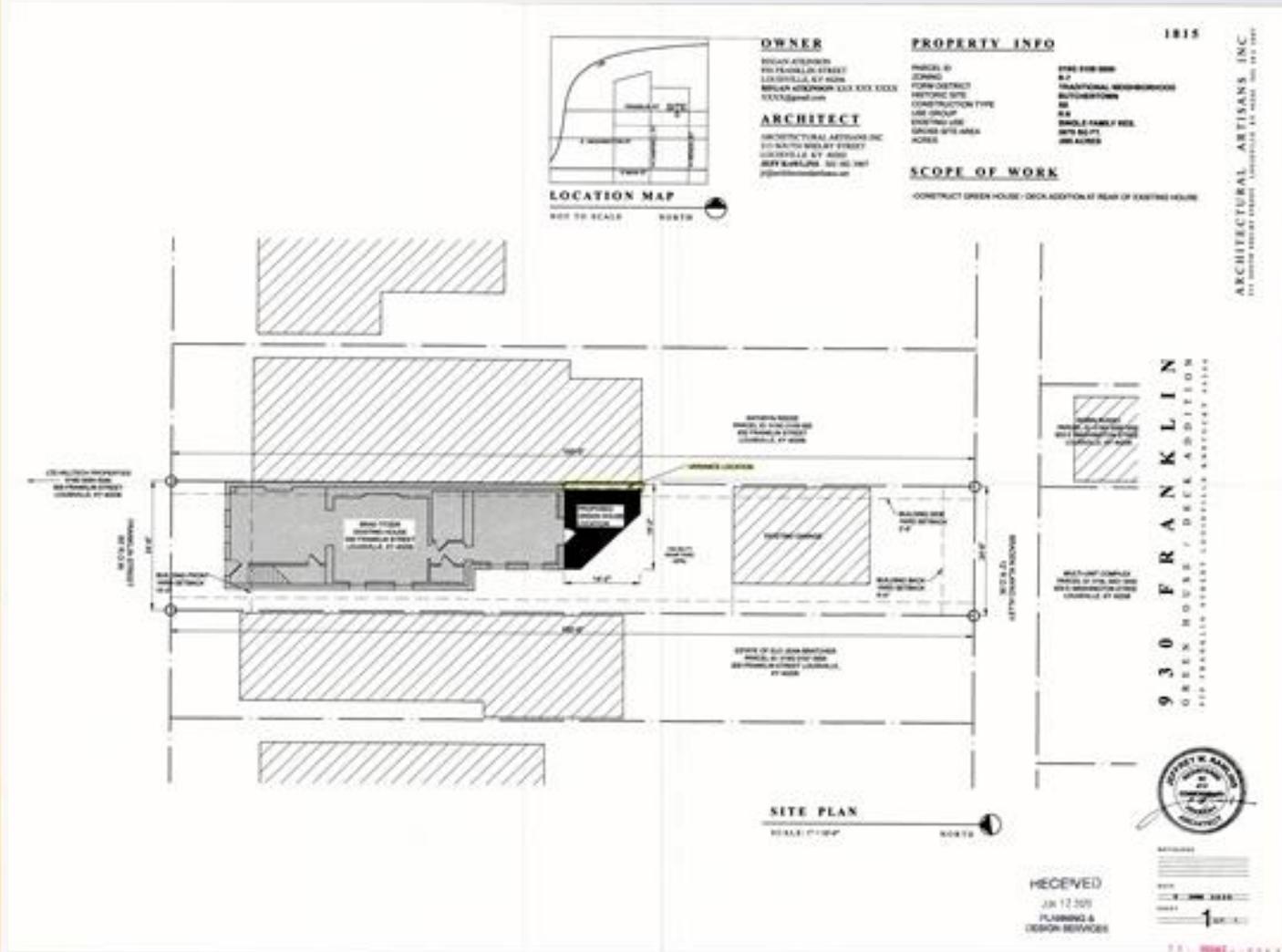
Google

Imagery ©2020 Google, Map data ©2020 United States Terms Send feedback 20 ft

METRO Louisville

20-VARIANCE-0063

# Site Plan



# Site Photos-Subject Property



# Site Photos-Subject Property



# Site Photos-Subject Property



 Subject property and property to the left.

20-VARIANCE-0063

# Site Photos-Subject Property



# Site Photos-Subject Property



# Conclusion

- Staff finds that the requested variance is adequately justified and meets the standard of review.

# Required Action

- **Variance:** from Land Development Code section 5.1.10.F to allow a deck to encroach into the required side yard setback. Approve/Deny

Location	Requirement	Request	Variance
Side Yard	2.45 ft.	0 ft.	2.45 ft.