

18VARIANCE1088
1122 Ellison Avenue



Louisville Metro Board of Zoning Adjustment
Public Hearing

Jon E. Crumbie, Planning & Design Coordinator
October 15, 2018

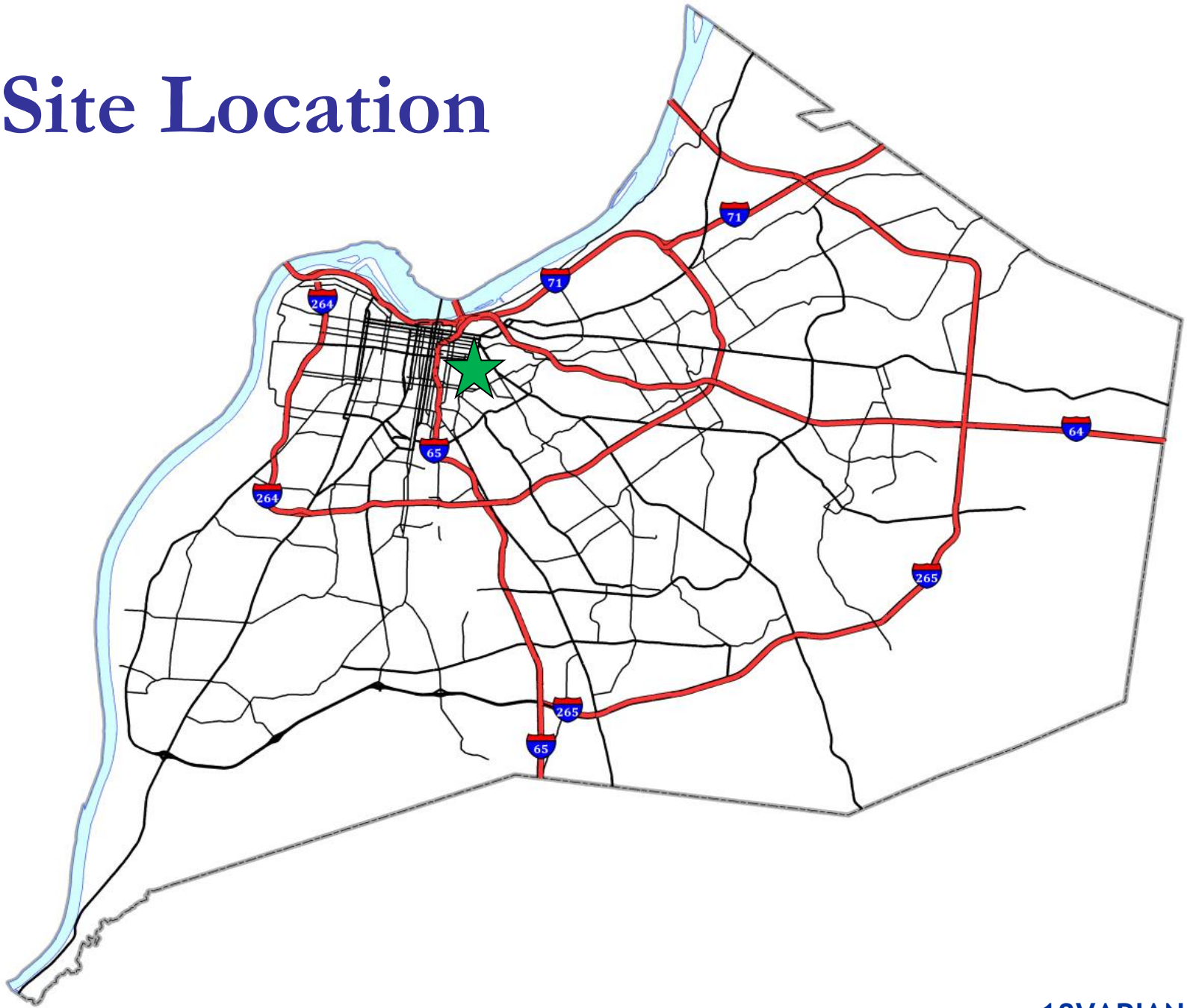
Request(s)

- Variance from Land Development Code from Table 5.2.2 to allow a proposed structure to encroach into the required side yard setback.
- Variance from Land Development Code from Table 5.2.2 to allow a proposed structure to encroach into the required rear yard setback.

Case Summary/Background

- The applicant is proposing to build a 357 square foot parking and storage addition that will be attached to the existing residence on site.

Site Location



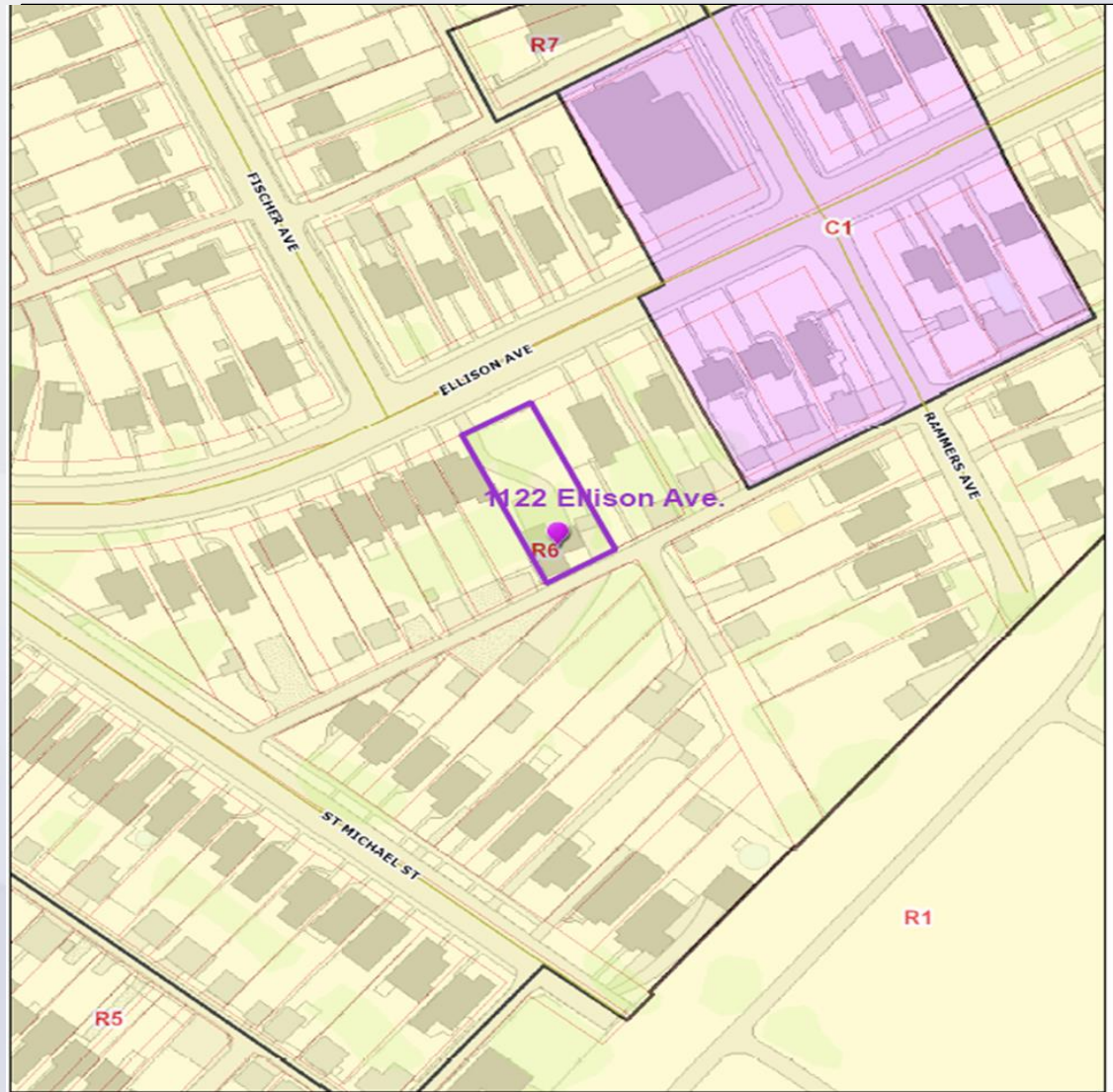
Zoning/Form Districts

Subject:

- Existing: R-6/TN
- Proposed: R-6/TN

Surrounding:

- North: R-6/TN
- South: R-6/TN
- East: R-6/TN
- West: R-6/TN



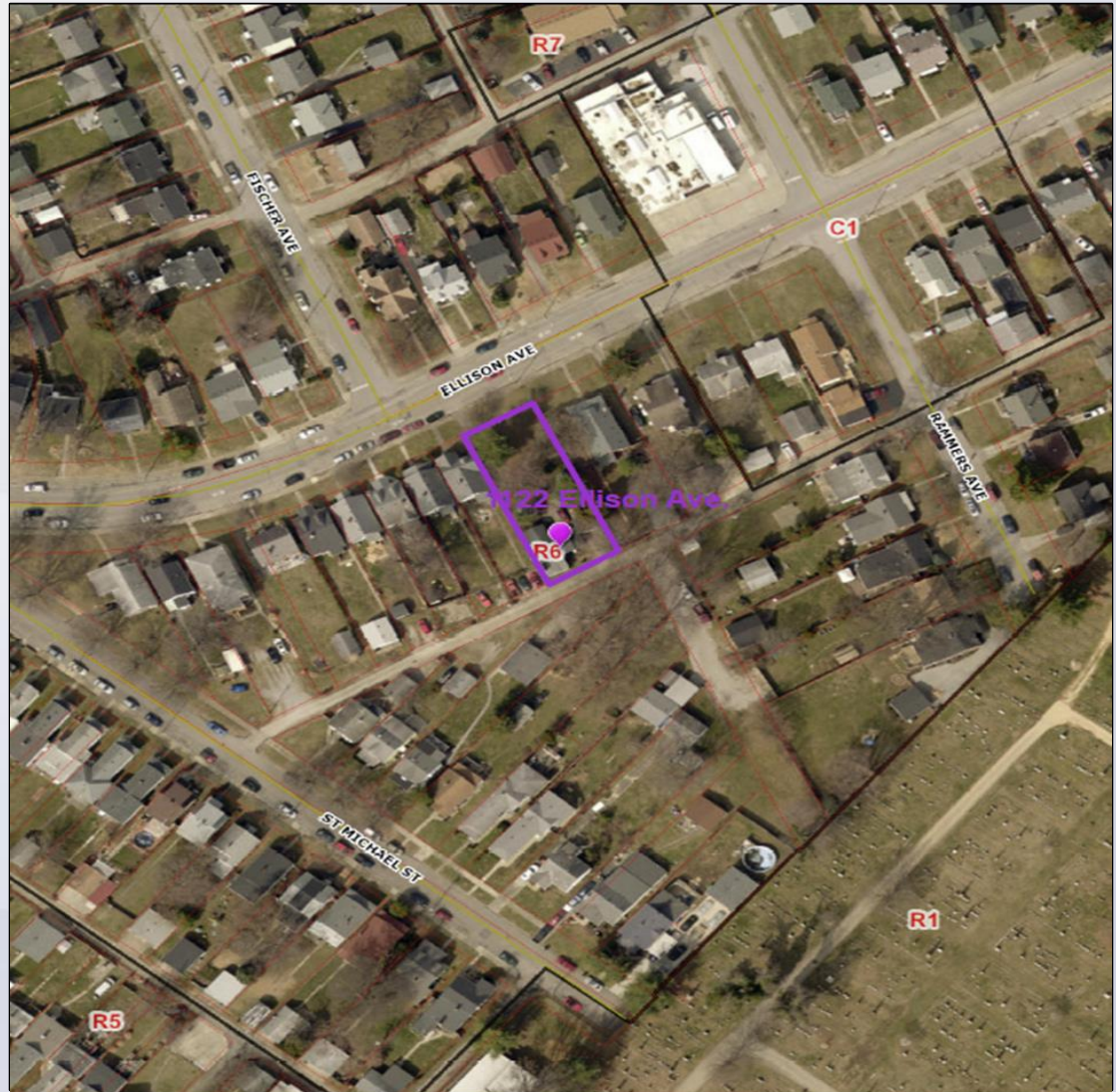
Aerial Photo/Land Use

Subject:

- Existing: Residential
- Proposed: Residential

Surrounding:

- North: Residential
- South: Residential
- East: Residential
- West: Residential



Front of Structure



Adjacent Property



Adjacent Property



Property Across the Street



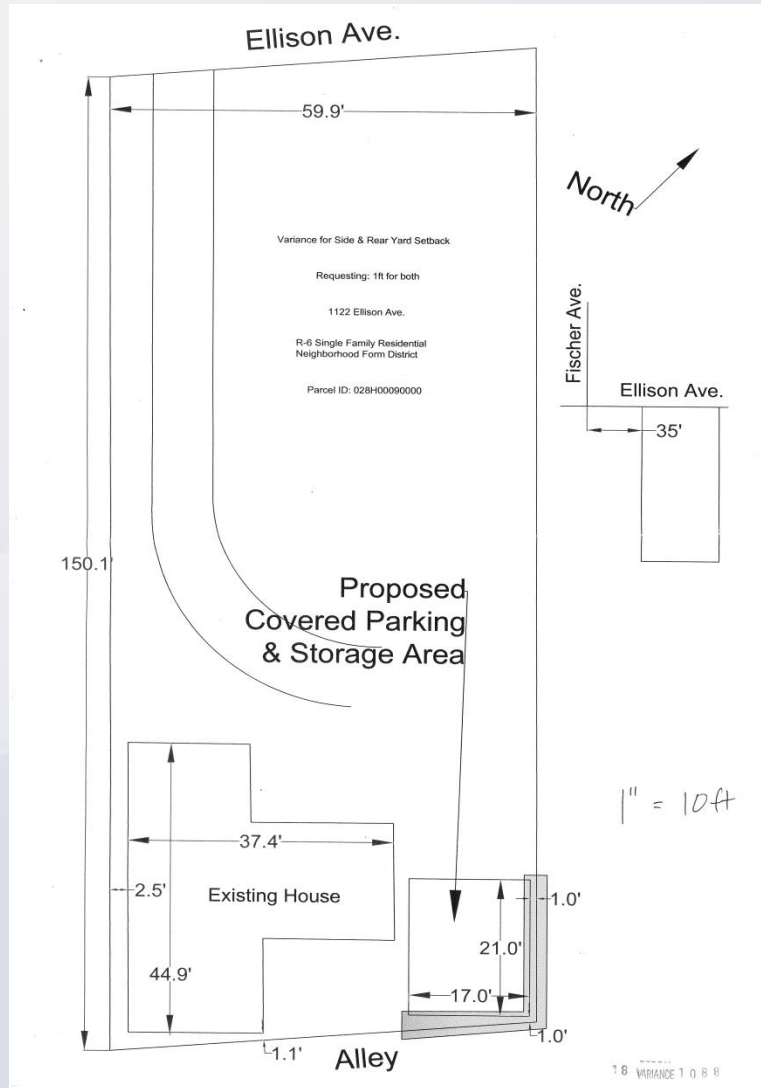
Rear of the Site



Rear of the Site



Site Plan



Staff Findings

- Staff finds that the requested variances are adequately justified and meet the standard of review.
- Based upon the information in the staff report, and the testimony and evidence provided at the public hearing, the Board of Zoning Adjustment must determine if the proposal meets the standards for granting a variance established in the Land Development Code table 5.2.2 to allow a structure to encroach into the required side and rear yard setback.

Required Actions

Approve or Deny:

- Variance from Land Development Code from Table 5.2.2 to allow a proposed structure to encroach into the required side yard setback.
- Variance from Land Development Code from Table 5.2.2 to allow a proposed structure to encroach into the required rear yard setback.