

19-VARIANCE-0031

Arboro Place Variance



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

**Zach Schwager, Planner I
October 7, 2019**

Request

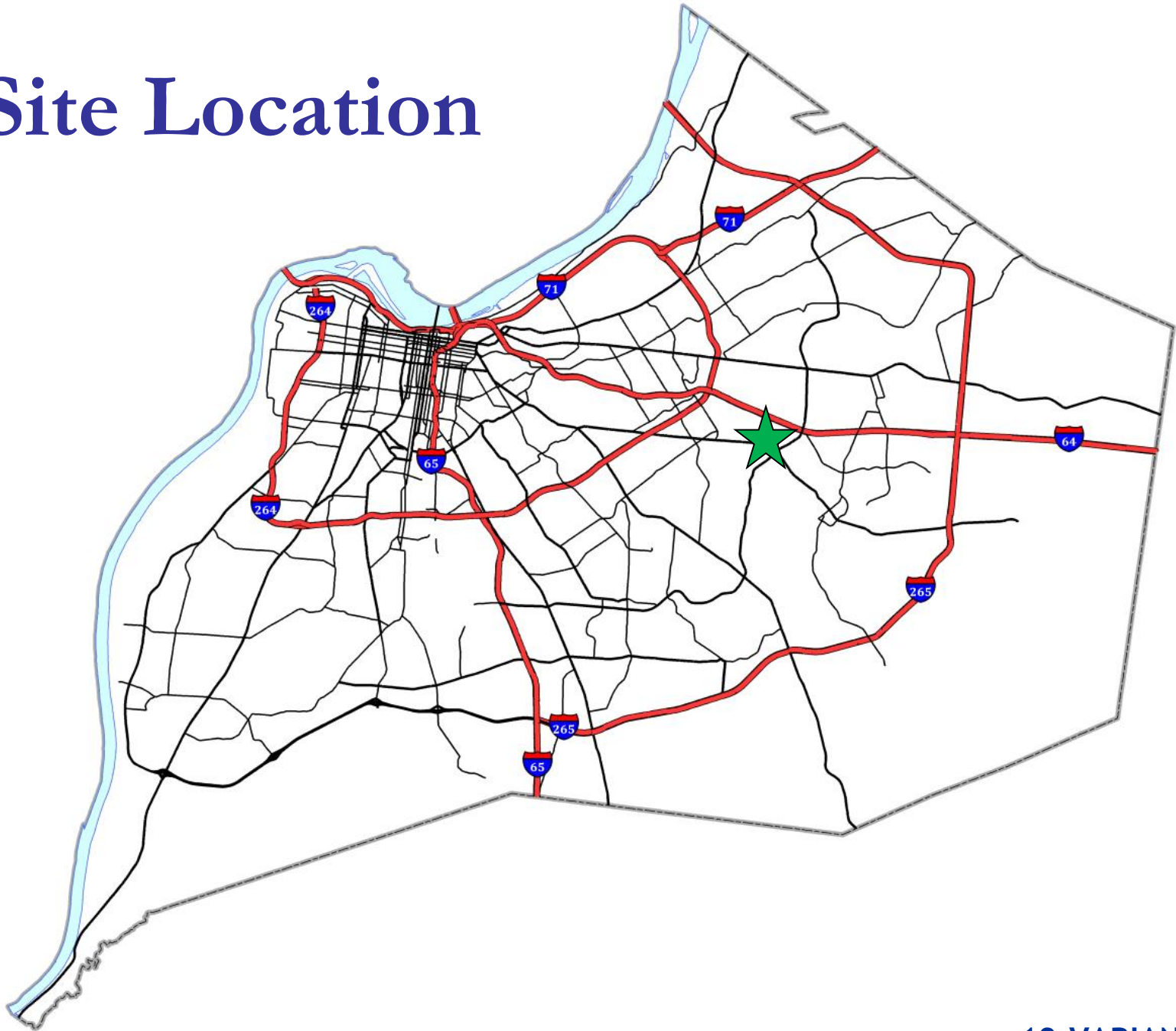
- **Variance:** from Land Development Code table 5.3.1 to allow a structure to encroach into the required eastern side yard setback.

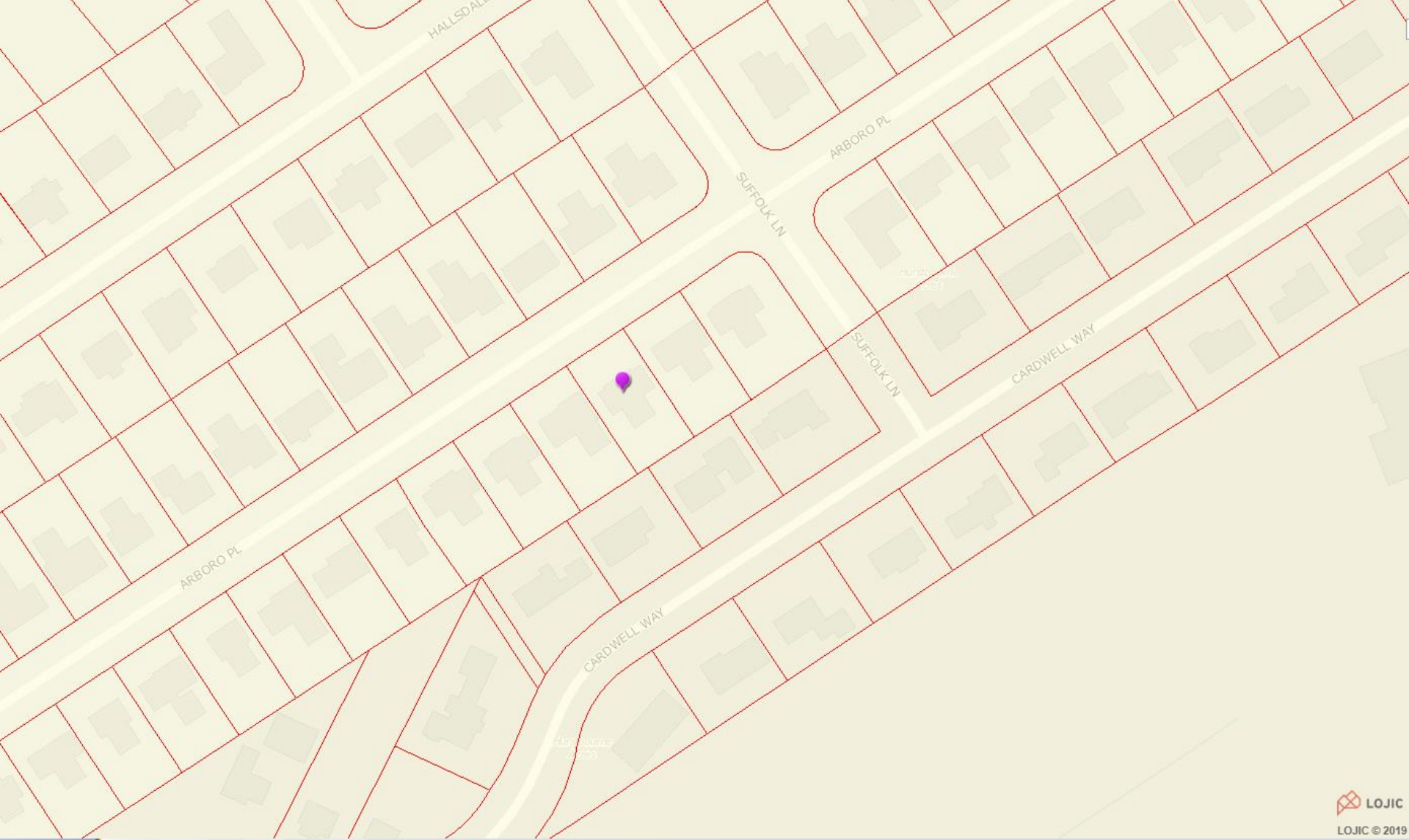
Location	Requirement	Request	Variance
Side Yard	6 ft. (18 ft. total)	1 ft. (11 ft. total)	5 ft. (7 ft. total)

Case Summary / Background

- The subject property is zoned R-4 and is in the Neighborhood Form District. It is located in the Arboro Place subdivision on the south side of Arboro Place and contains a one-story single-family residence.
- The applicant is requesting a variance for an existing deck to encroach into the eastern side yard setback.

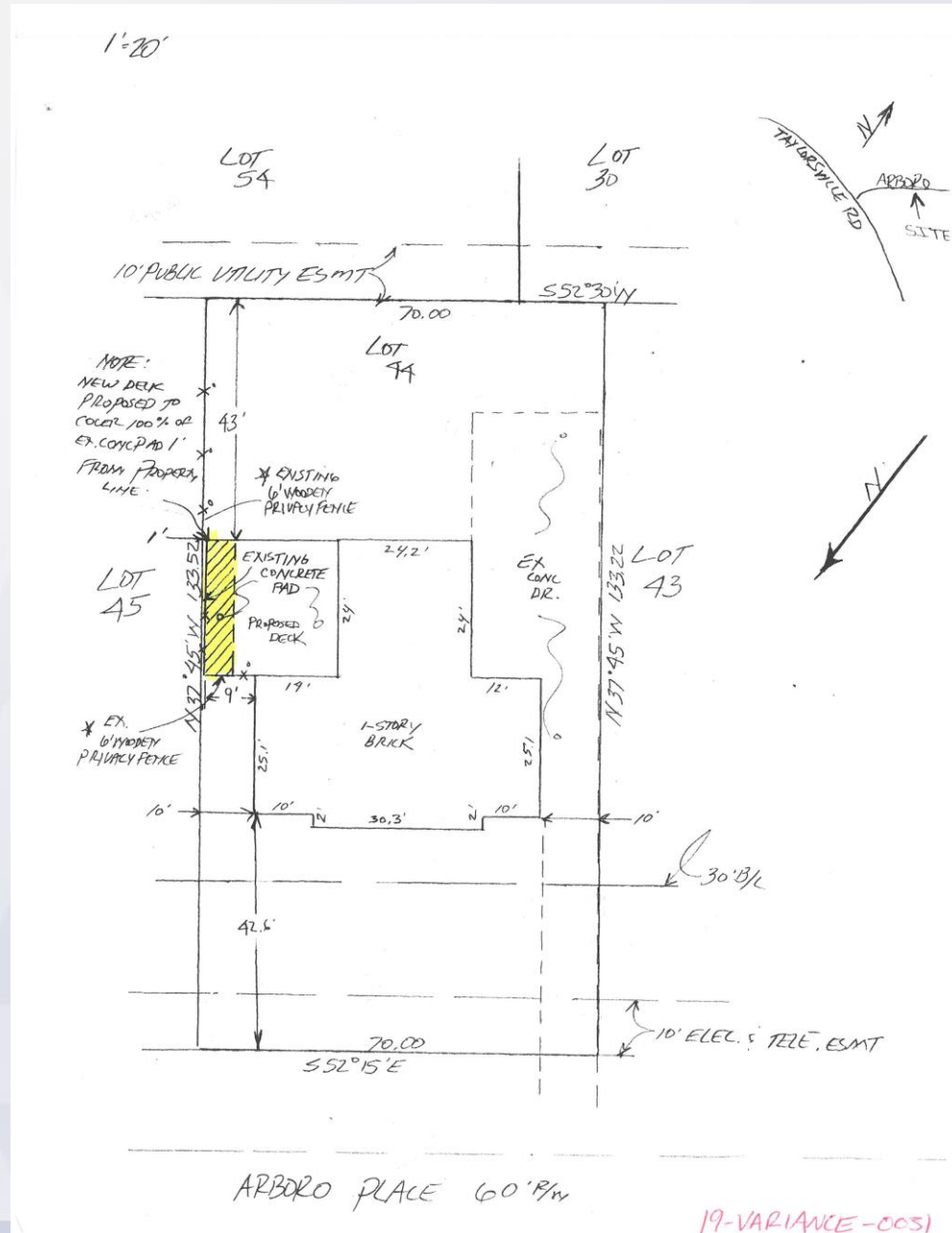
Site Location







Site Plan



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Conclusion

- The variance request appears to be adequately justified and meets the standard of review.
- Condition of Approval:
#1) A survey of the eastern property line shall be completed prior to the commencement of construction activity and shall be staked in the field. No projections from the façade or building foundation shall cross the property line; any such projections shall be accommodated by stepping back the proposed structure from the property line.

Required Action

- **Variance:** from Land Development Code table 5.3.1 to allow a structure to encroach into the required eastern side yard setback. Approve/Deny

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