

**20-VARIANCE-0069**  
**Wiltshire Avenue Variance**



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

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

# Request

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

Location	Requirement	Request	Variance
Side Yard	5 ft.	0 ft.	5 ft.

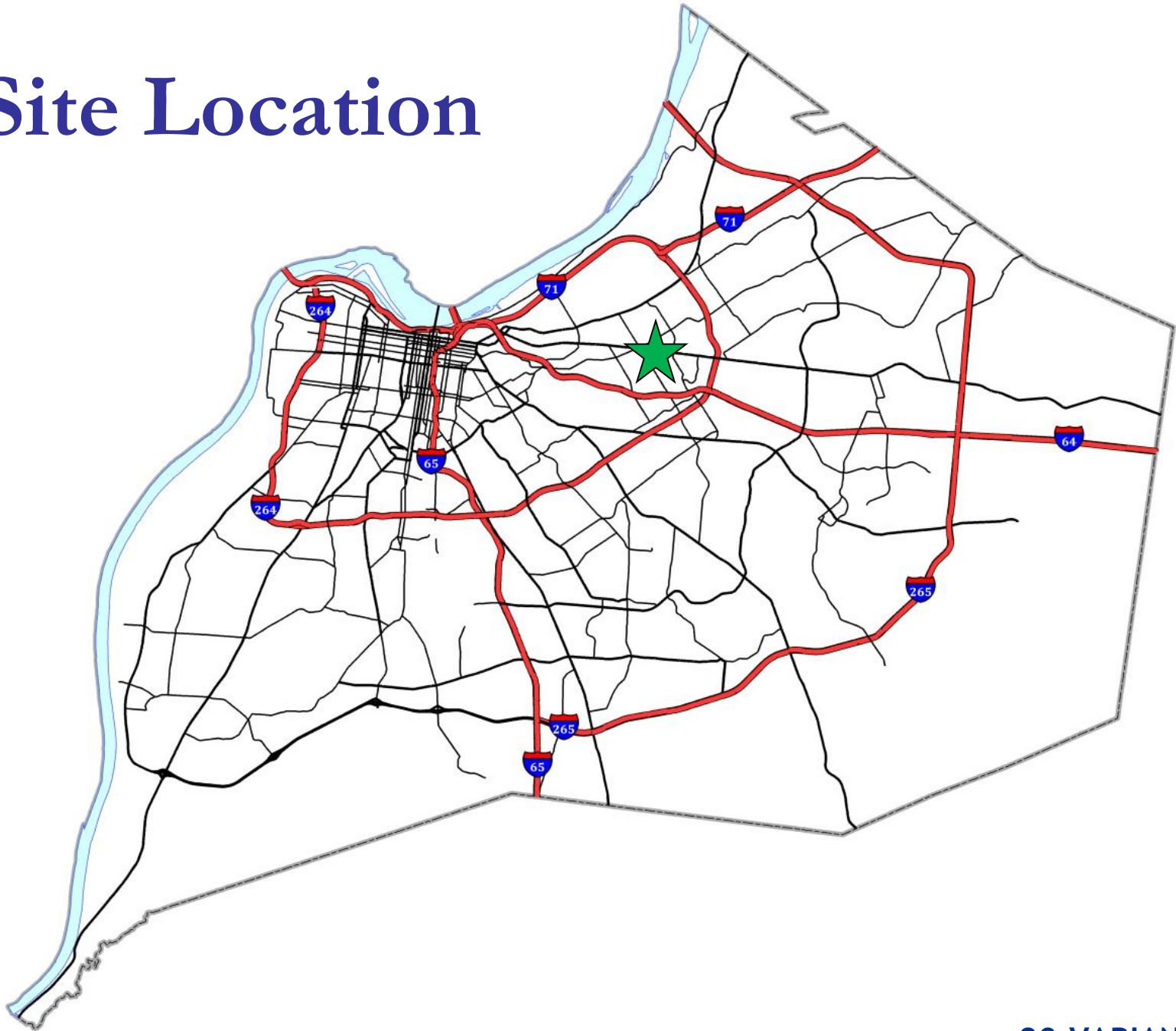
# Case Summary / Background

- The subject site is zoned R-5 Residential Single-Family in the Neighborhood Form District.
- It is a single-family structure located in the Breckenridge Villa subdivision.
- The existing structure is one-story and the applicant proposes to add a second story.

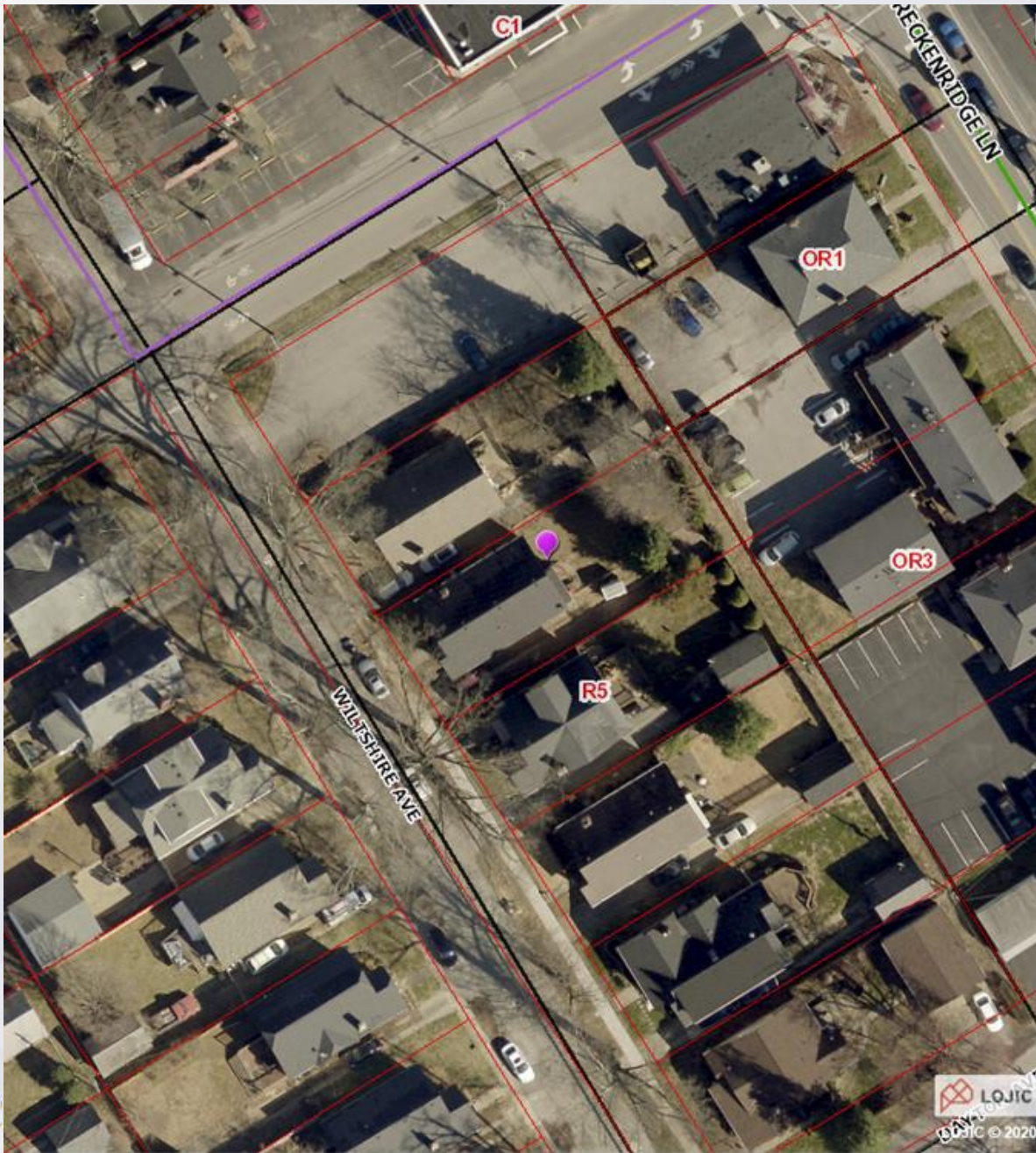
# Case Summary / Background

- The proposed second story addition will encroach into the side yard setback on the north side.
- The proposed addition will have overhangs that are the same distance from the property line as the existing overhangs.

# Site Location











# Site Plan



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# Elevations



# Site Photos-Subject Property



# Site Photos-Subject Property



# Site Photos-Subject Property



# Site Photos-Subject Property



# Site Photos-Subject Property



# Conclusion

- Staff finds that the requested variance meets standards (b), (c), and (d), but staff is concerned that the variance request does not meet standard (a) because construction and maintenance of the addition may have an adverse impact on the adjoining property owner.



# Required Action

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

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Side Yard	5 ft.	0 ft.	5 ft.