

**21-VARIANCE-0107**  
**East Oak Street Variance**



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

**Heather Pollock, Planner I**  
**August 30, 2021**

# Request

- **Variance:** from Land Development Code table 5.2.2 to allow a principal structure to encroach into the side yard setback.

Location	Requirement	Request	Variance
Side Yard	3 ft.	0.2 ft.	2.8 ft.

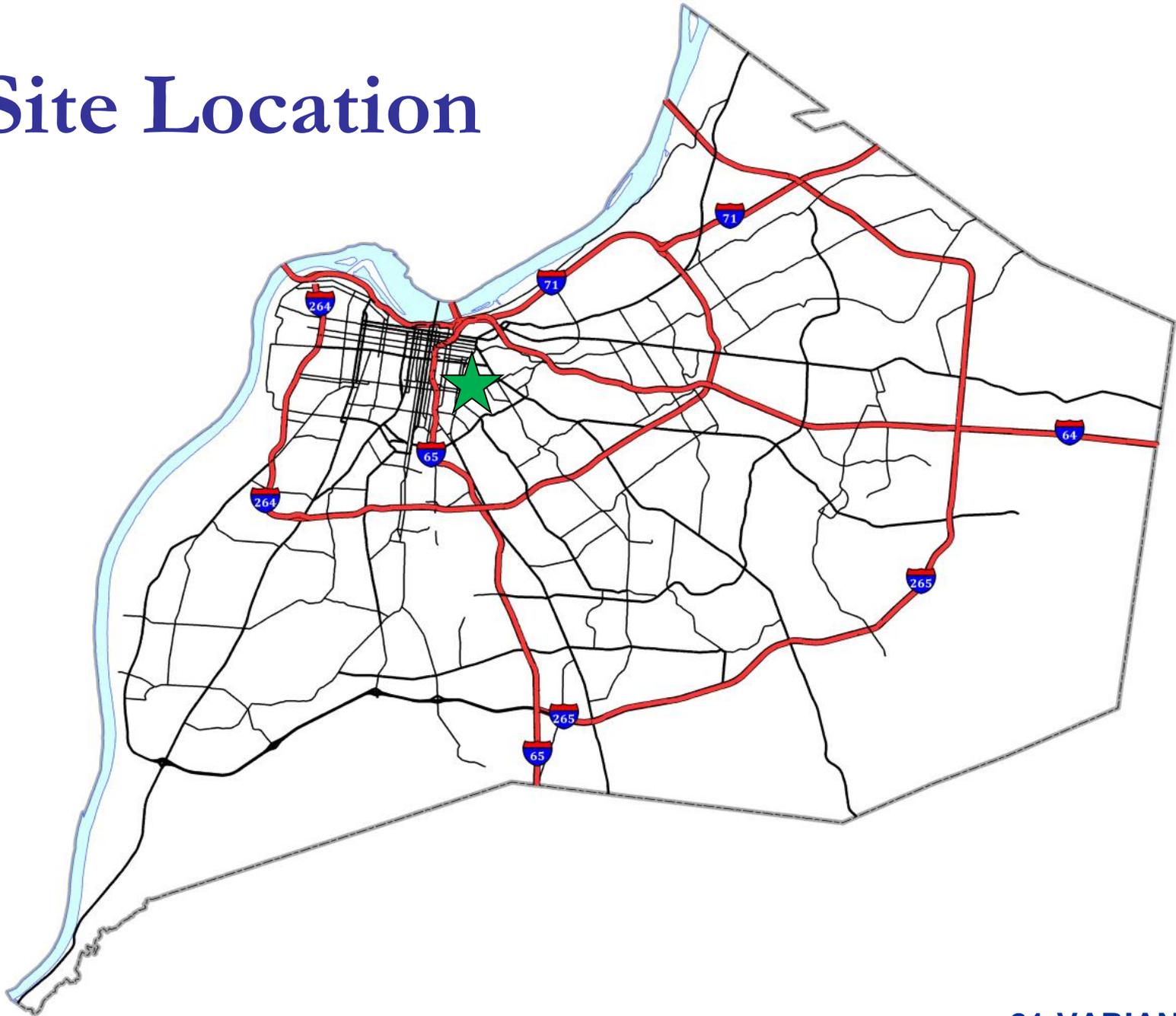
# Case Summary / Background

- The subject property is zoned R-6 Multi-family and is in the Traditional Neighborhood Form District.
- It is on the south side of the 900 block of E Oak St. in the Germantown neighborhood.
- Applicant has verbal permission from the adjoining property owner to crossover during construction.

# Case Summary / Background

- The site currently has a one-story single-family residential structure.
- The applicant is proposing to add a rear addition that will encroach into the required side yard setback.

# Site Location



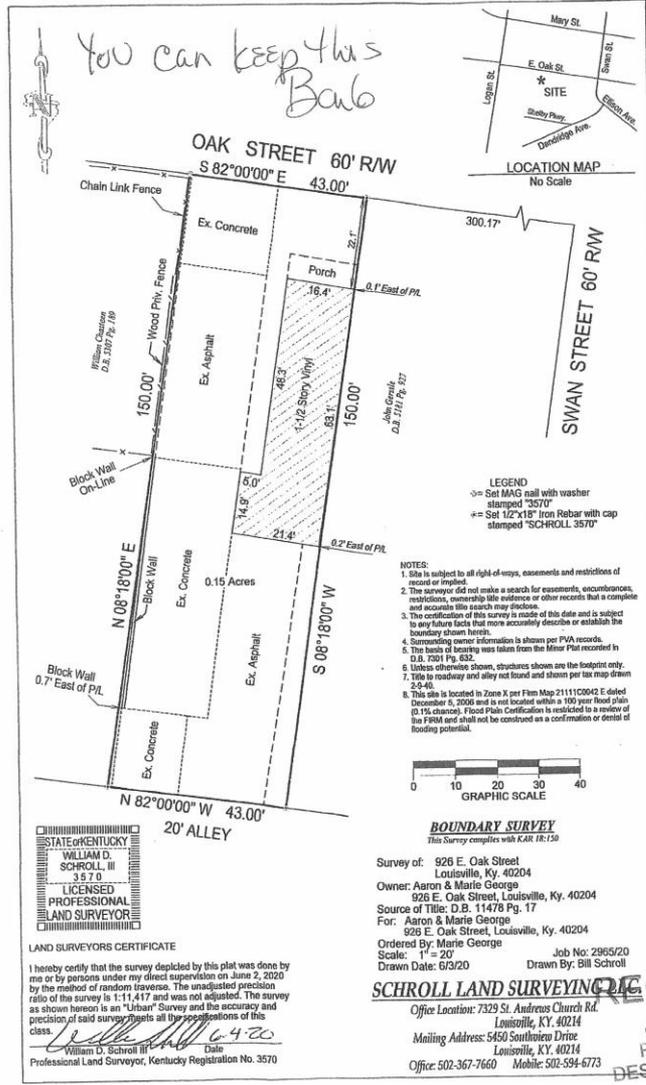
# Zoning Map



# Aerial Map



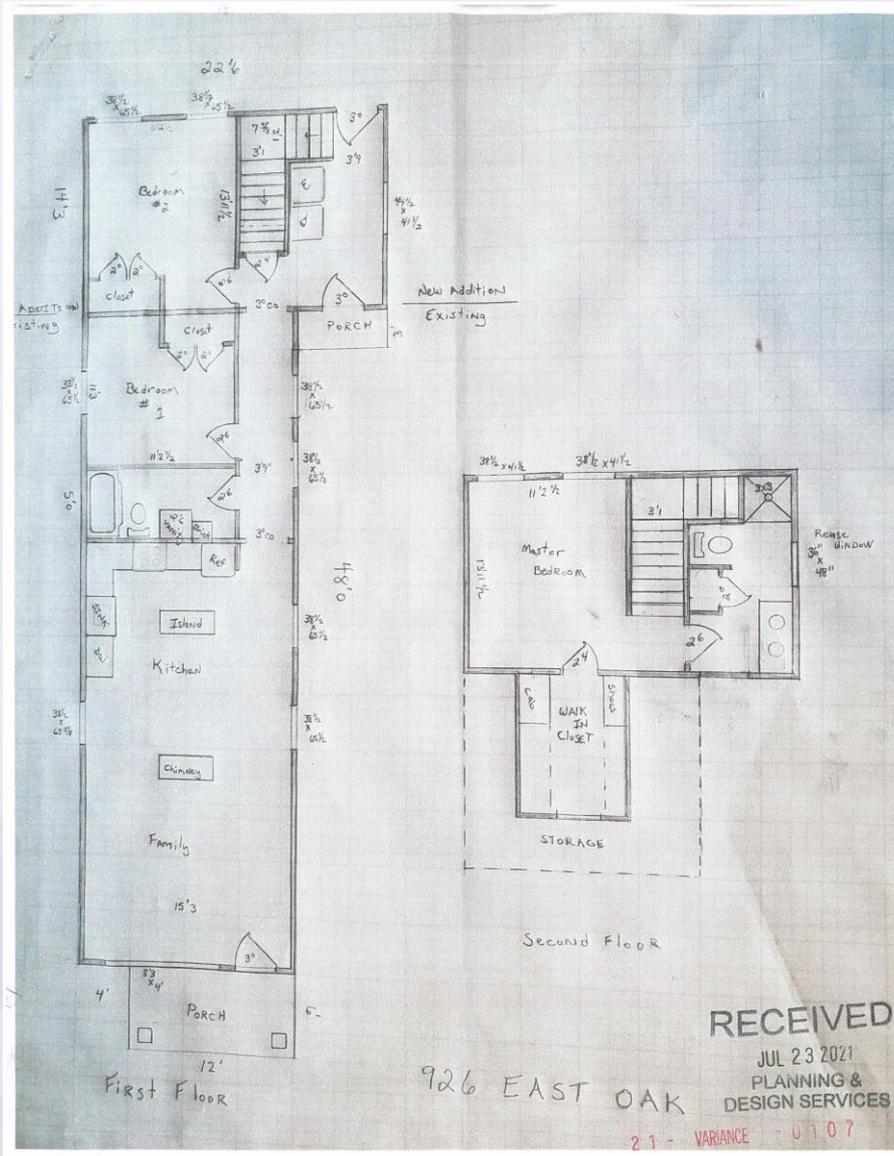
# Site Plan



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# Site Plan



# Site Photos-Subject Property



# Site Photos-Subject Property



# Site Photos-Subject Property



# Site Photos-Subject Property



# Site Photos-Subject Property



# Site Photos-Subject Property



Variance area.

# Conclusion

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

# Required Action

- Variance: from Land Development Code table 5.2.2 to allow a principal structure to encroach into the side yard setback.
- Approve/Deny

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