

18VARIANCE1014 1316 Helck Avenue



Louisville Board of Zoning Adjustment Public Hearing

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April 16, 2018

Request

- **Variance to reduce the required rear setback (LDC Table 5.3.1.)**

Location	Requirement	Request	Variance
Rear yard setback	25 ft	2 ft	23 ft

Case Summary/Background

- Applicant proposes to build a two-car garage at the rear of the property
- The new construction will extend an existing slab foundation from a previously existing garage
- The location of the existing residence does not permit the garage to be moved closer to the street
- Adjoining property to the rear is a single site that is largely undeveloped
- Proposal would maintain a 22 ft side yard to the nearest side adjoining neighbor

Zoning / Form District

Subject Site:

Existing: R-4 / Neighborhood

Proposed: To remain as existing

Adjoining Sites:

R-4 / Neighborhood



Land Use

Subject Site

Existing: Single-Family Residential

Proposed: To remain as existing

Adjoining Sites

North: Single-Family Residential

South: Public/Semi-Public

East: Single-Family Residential

West: Single-Family Residential



Site Photos



Street View

Site Photos



Adjoining Property to East

Site Photos



Adjoining Property to West

Site Photos



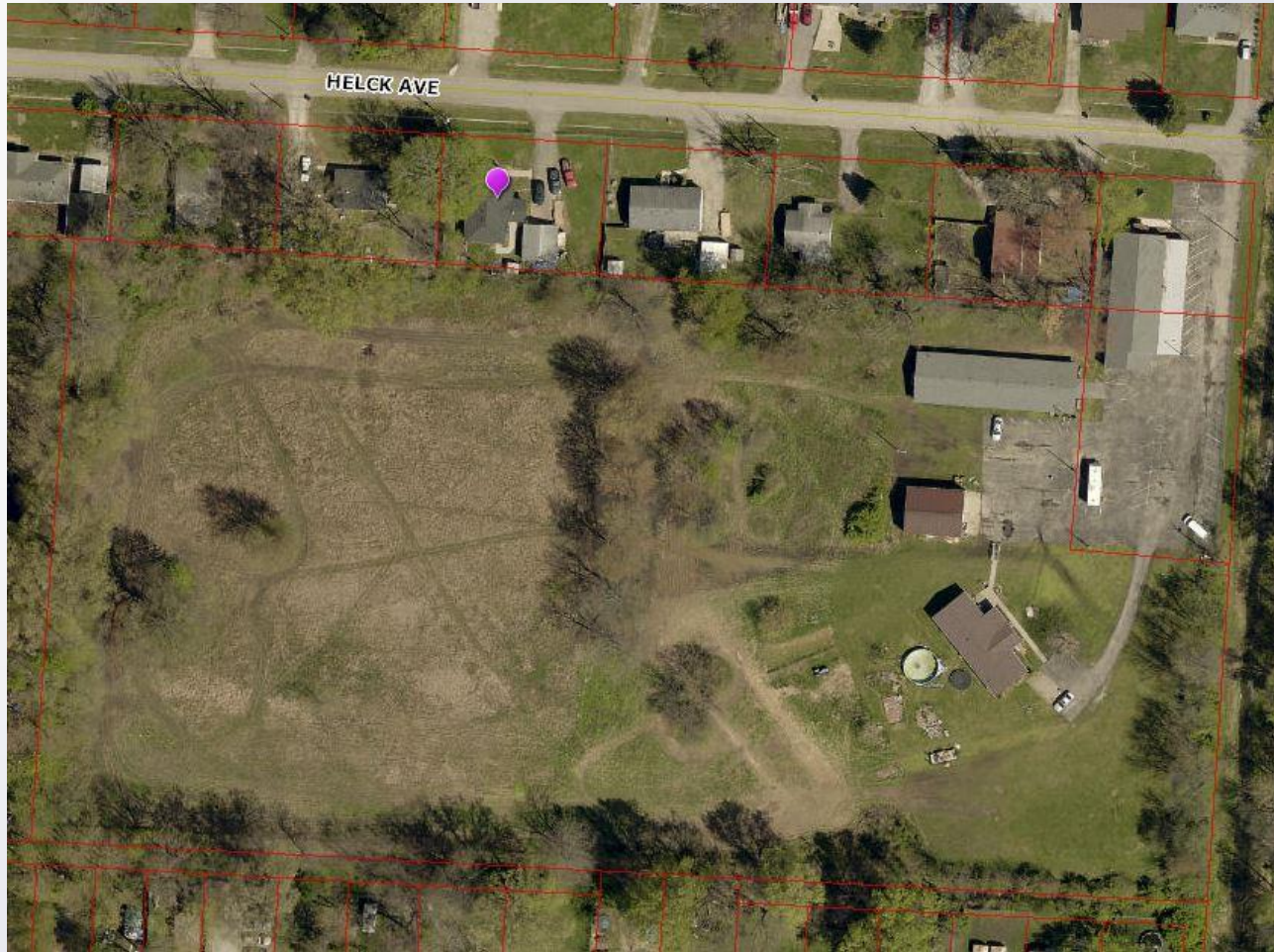
Across Street to North

Site Photos



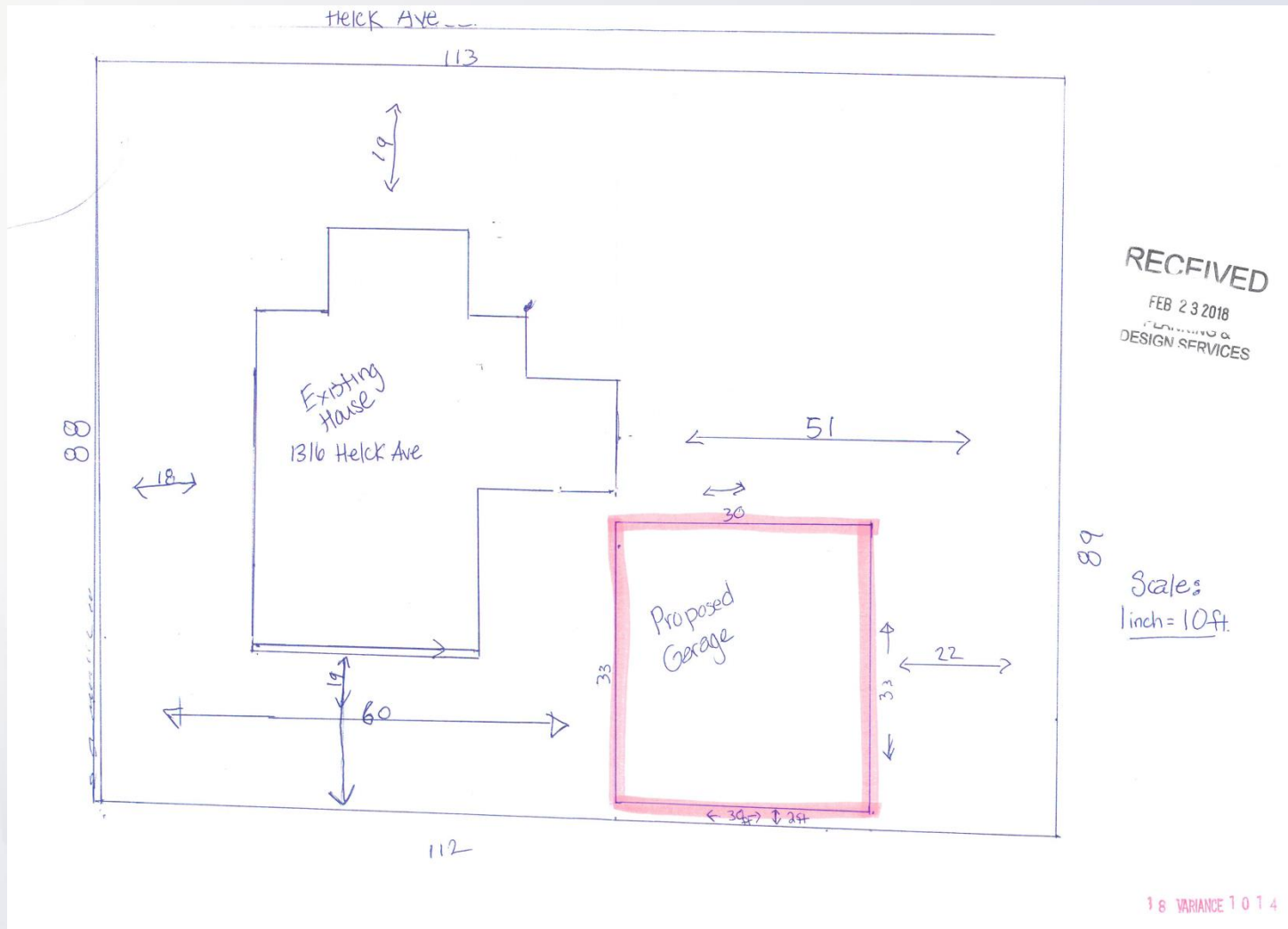
Existing Slab Foundation

Site Photos



Adjoining Property to Rear

Development Plan



Conclusions

- Based upon the information in the staff report, the testimony and evidence provided at the public meeting, the Board of Zoning Adjustment must determine if the proposal meets the standards established in the LDC for the requested variance

Required Action

Approve or Deny

- Variance to reduce the required rear setback (LDC Table 5.3.1.)

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