

19-VARIANCE-0026
1023 East Caldwell Street



Louisville Metro Board of Zoning Adjustment
Public Hearing

Zachary Schwager, Planner I
September 23, 2019

Requests

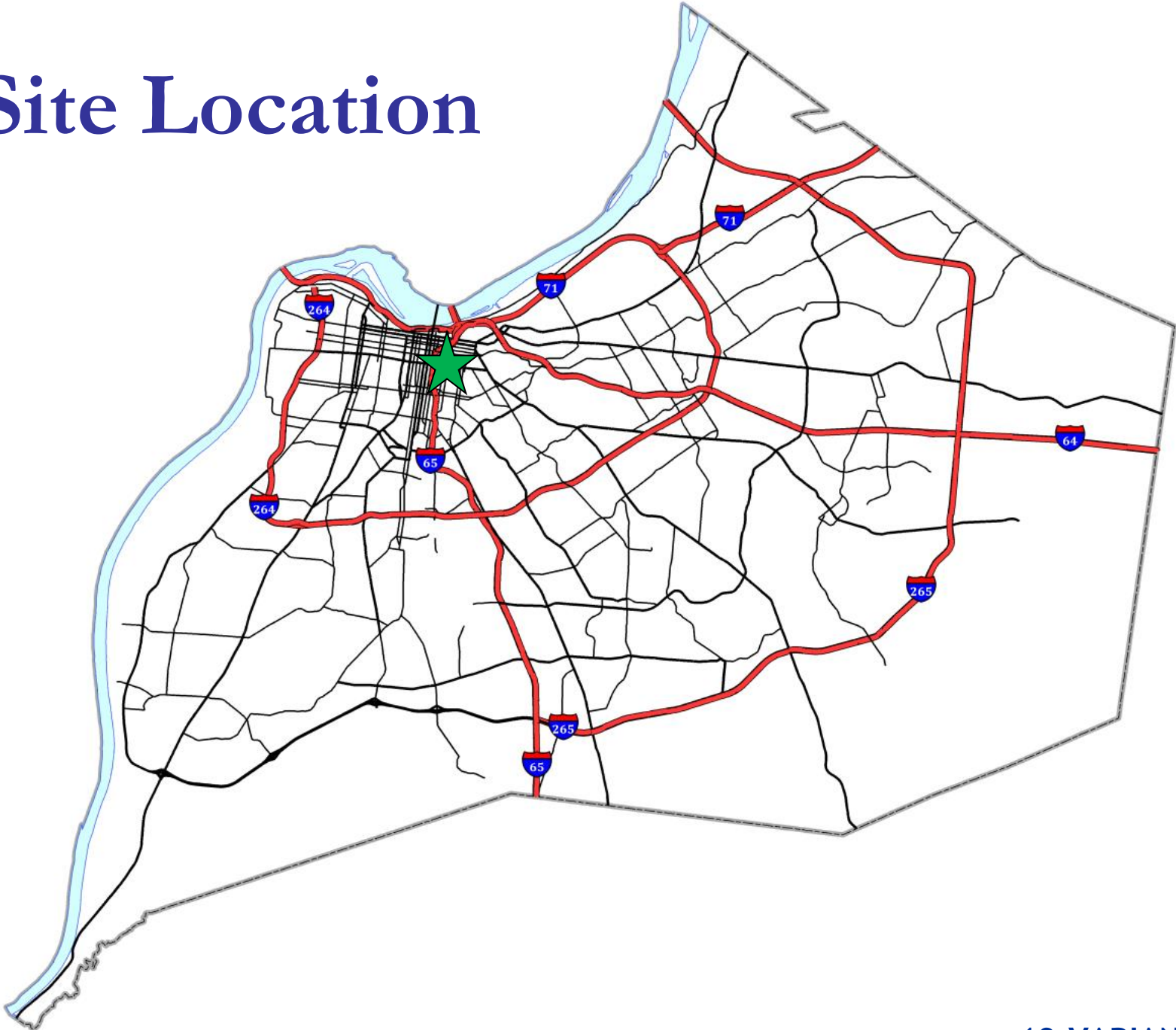
Variance: from Land Development Code Table 5.2.2 to allow a principal structure to encroach into the side yard setback on both sides.

Location	Requirement	Request	Variance
East Side Yard	3 ft.	2.02 ft.	0.98 ft.
West Side Yard	3 ft.	0.40 ft.	2.60 ft.

Case Summary / Background

- The subject property is located in the Germantown neighborhood and contains a 2 story single-family residence.
- The applicant is planning to construct an addition to the second story located to the rear of the principal structure and will encroach into the required side yard setbacks.

Site Location



Zoning/Form Districts

Subject Property:

- Existing: R-6/Traditional Neighborhood

Adjacent Properties:

- North: R-6/Traditional Neighborhood
- South: R-6/Traditional Neighborhood
- East: R-6/Traditional Neighborhood
- West: R-6/Traditional Neighborhood



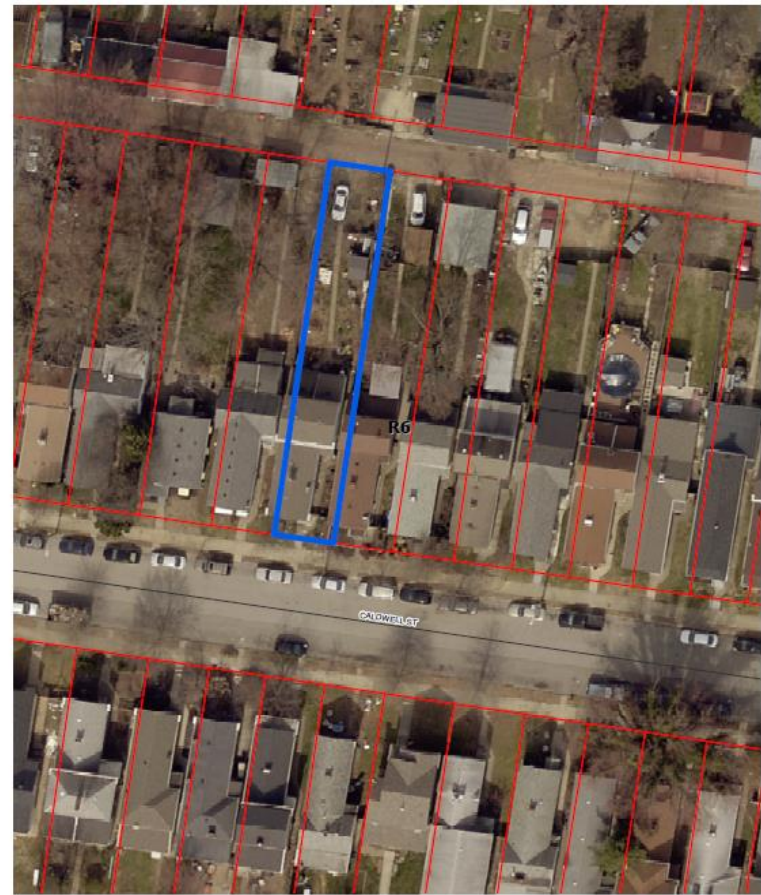
Aerial Photo/Land Use

Subject Property:

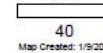
- Existing: Residential
- Proposed: Residential

Adjacent Properties:

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



1023 Caldwell Street
feet

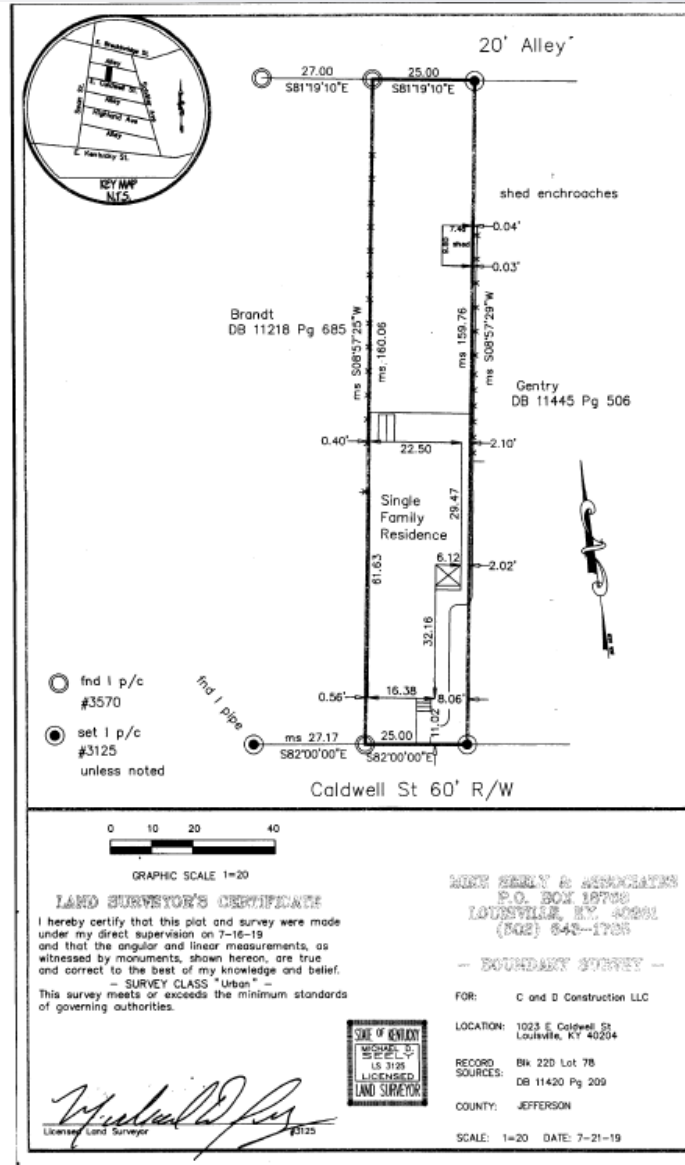


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Map Created: 1/19/2019



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Site Plan



Front of the house



Property to the east



Property to the west



East side of the house



West side of the house



Rear of the house/backyard



Conclusions

- The variance request appears to be adequately justified and meets the standard of review.

Required Actions

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

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