

19-VARIANCE-0030

Plainview Avenue Variance



Louisville Metro Board of Zoning Adjustment
Public Hearing

Zach Schwager, Planner I
October 7, 2019

Request

- **Variance:** from Land Development Code section 5.1.10.F to allow a structure to encroach into the required side yard setback.

Location	Requirement	Request	Variance
Side yard	3 ft.	2.7 ft.	0.3 ft.

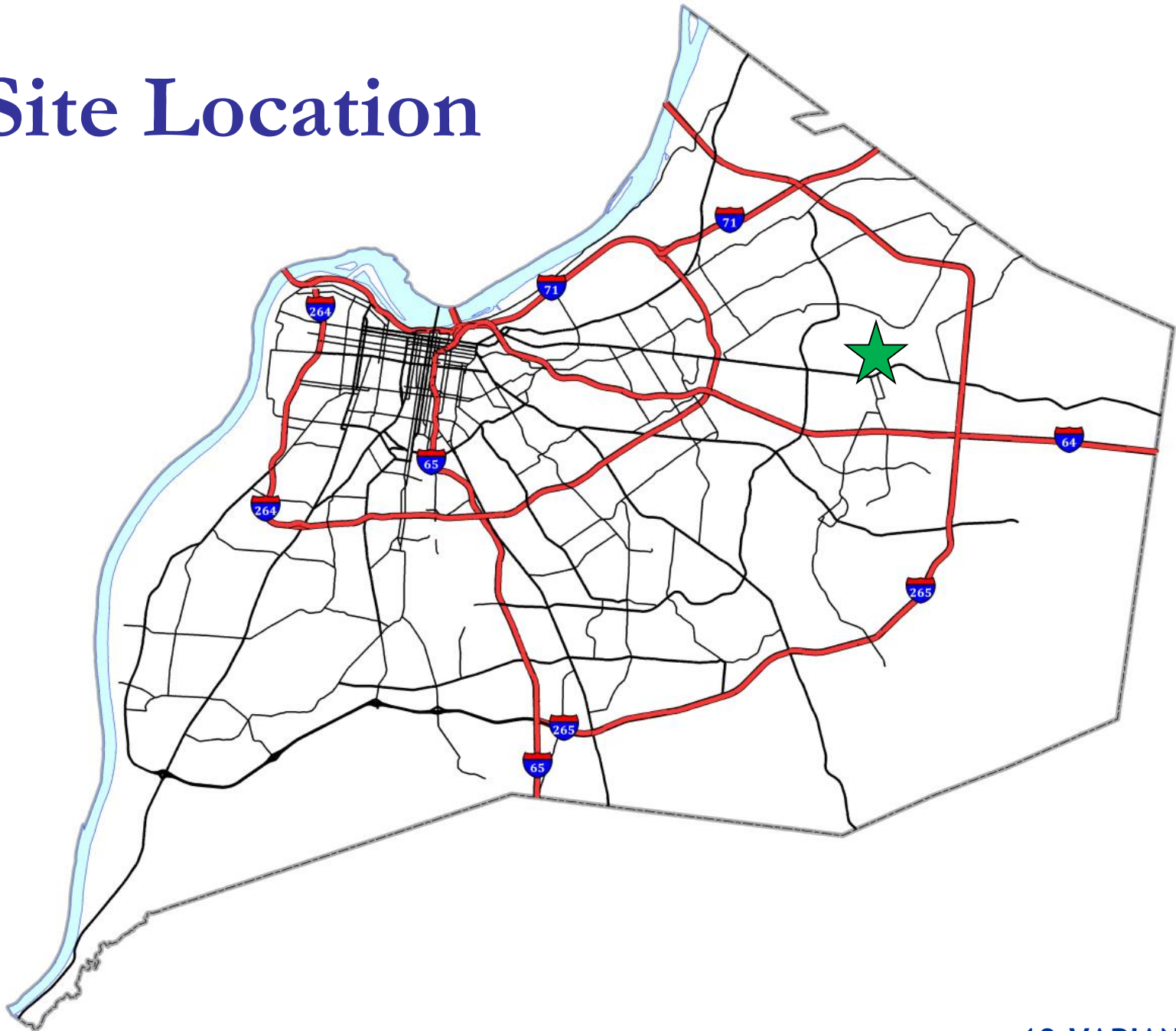
Case Summary / Background

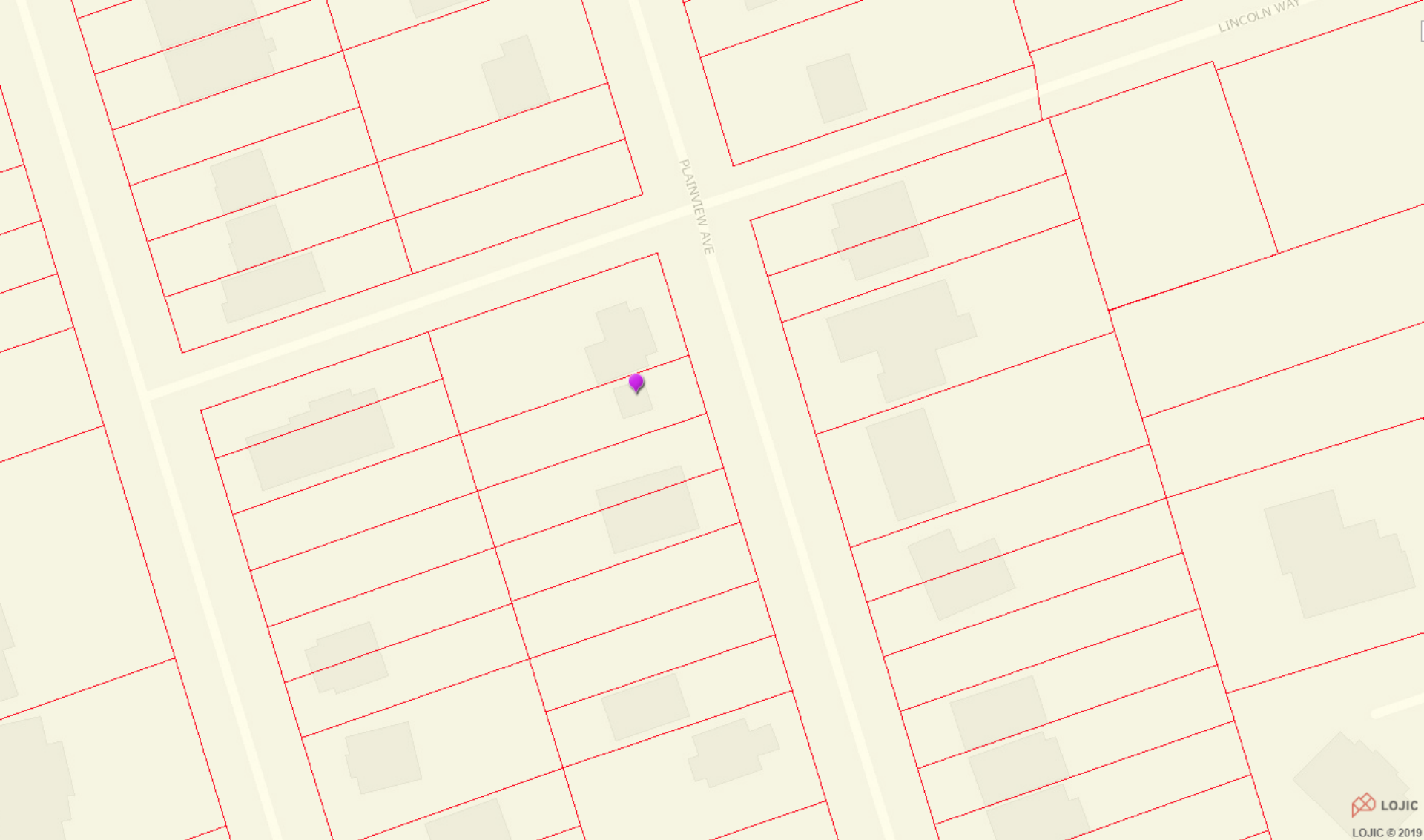
- The subject property is located in the Cherokee Court subdivision and contains a one-story single-family residence.
- The applicant is proposing an addition on the rear of the existing structure. This single-story addition will encroach into the northern side yard setback at the same distance as the existing structure.

Case Summary / Background

- The subject property is 30 feet in width. Land Development Code section 5.1.10.F allows for a lot less than 50 feet in width to have a side yard setback requirement of 10% of the width of the lot. The required side yard setback is therefore three feet.

Site Location

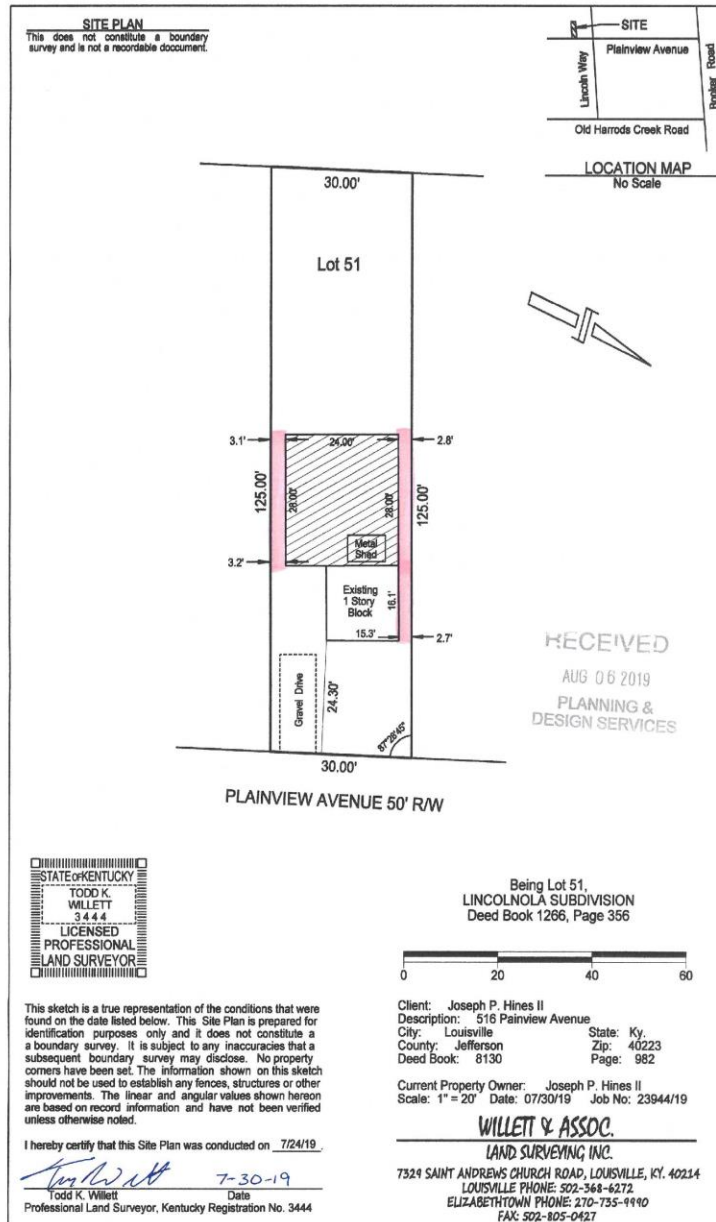






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Site Plan



Site Photos-Subject Property



Site Photos-Subject Property



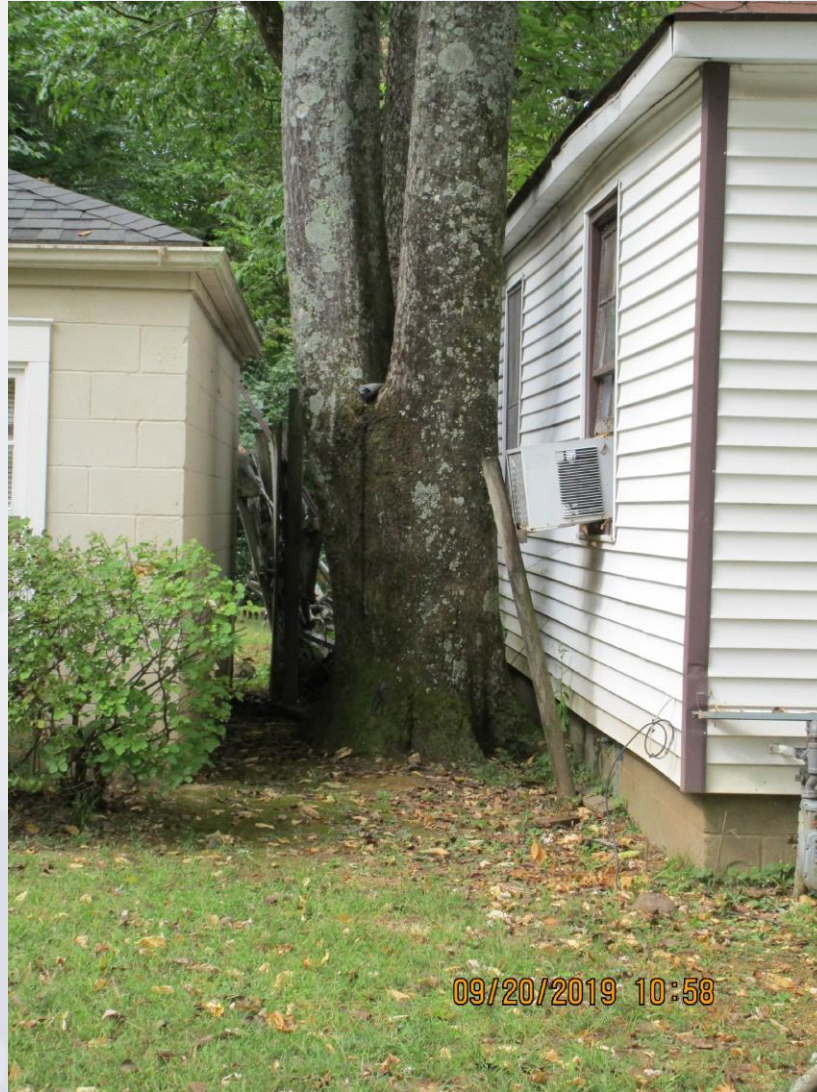
Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Variance area.

Site Photos-Subject Property



Conclusion

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

Required Action

- **Variance:** from Land Development Code section 5.1.10.F to allow a structure to encroach into the required side yard setback. Approve/Deny

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