

20-VARIANCE-0068
Baxter Avenue Variance



Louisville Metro Board of Zoning Adjustment
Public Hearing

Zach Schwager, Planner I
August 31, 2020

Request

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

Location	Requirement	Request	Variance
Side Yard	2.49 ft.	0.26 ft.	2.23 ft.

Case Summary / Background

- The subject site is zoned R-6 Residential Multi-Family in the Traditional Neighborhood Form District.
- It is a single-family structure located in the Irish Hill Neighborhood.

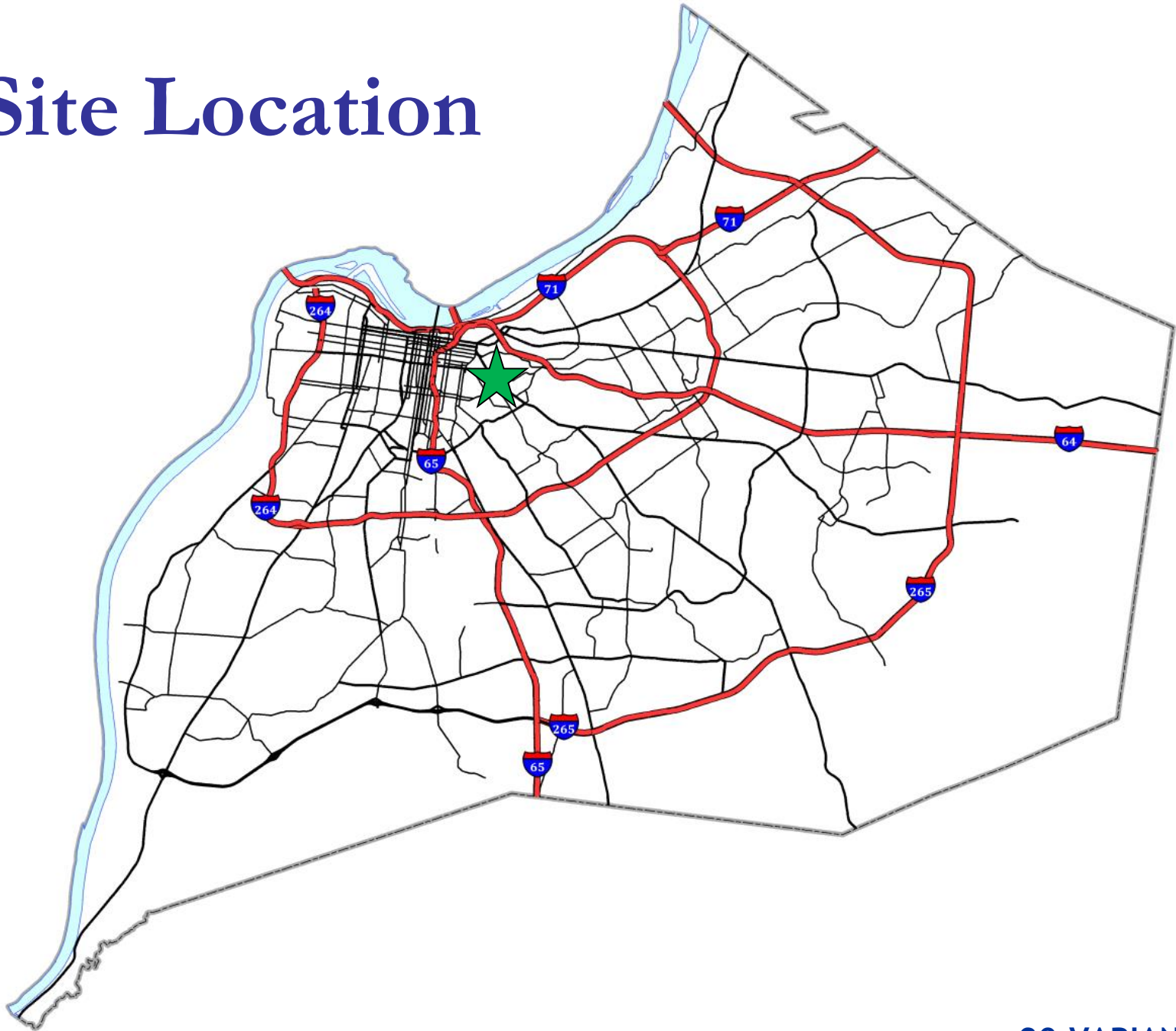
Case Summary / Background

- The applicant is proposing to add a second story addition to the existing residence. The addition will be the same distance from the side property line as the existing structure and will not have any overhangs.

Case Summary / Background

- The subject property is 24.9 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 2.49 feet.

Site Location









Commonwealth Theatre Center

Sign in

The Marian Group

On Your Left Cycles Bicycle store

Morels Cafe Takeout

Renaissance by Design/MLS Estate Sales Gift shop

31E

Baxter Ave

Identity Customs

Spinelli's Highlands Takeout · Delivery

Safety

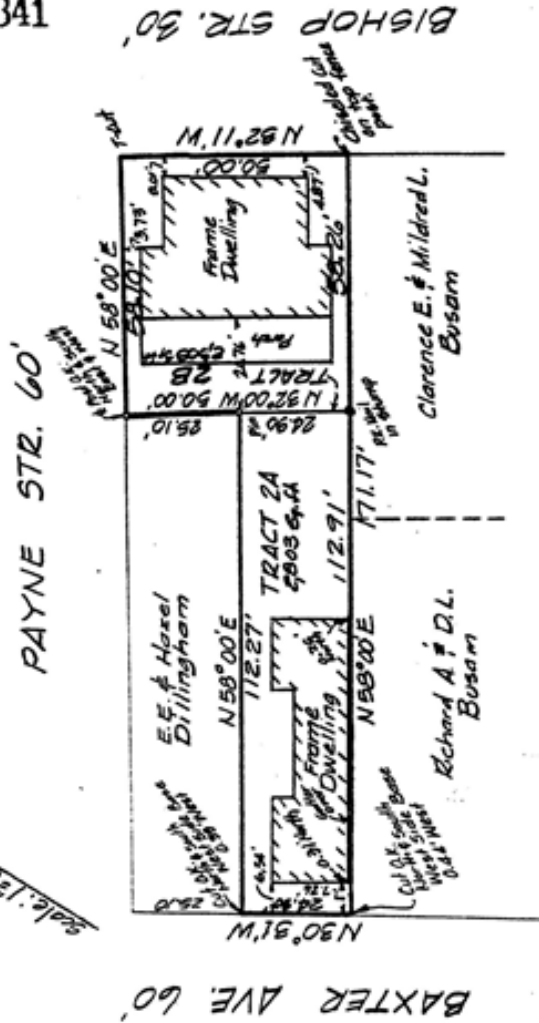
Payne St

Google

Imagery ©2020 Google, Map data ©2020 United States Terms Send feedback 20 ft

Site Plan

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Scale: 1"=30'

Note: See Plat attached to D.B. 4606 P.1



RECEIVED

JUN 19 2020
PLANNING & DESIGN SERVICES

APPROVED THIS 6 DAY OF June 19 20
LOUISVILLE AND JEFFERSON COUNTY
PLANNING COMMISSION
Patricia B. Jones



NO SURVEYOR'S CERTIFICATE
hereby certify that this plat and survey were made
der my supervision, and that the angular and linear
measurements as witnessed by monuments shown hereon,
is true and correct to the best of my knowledge and
belief.

Donald J. Morton
Registered Land Surveyor - Ky. No. 1951

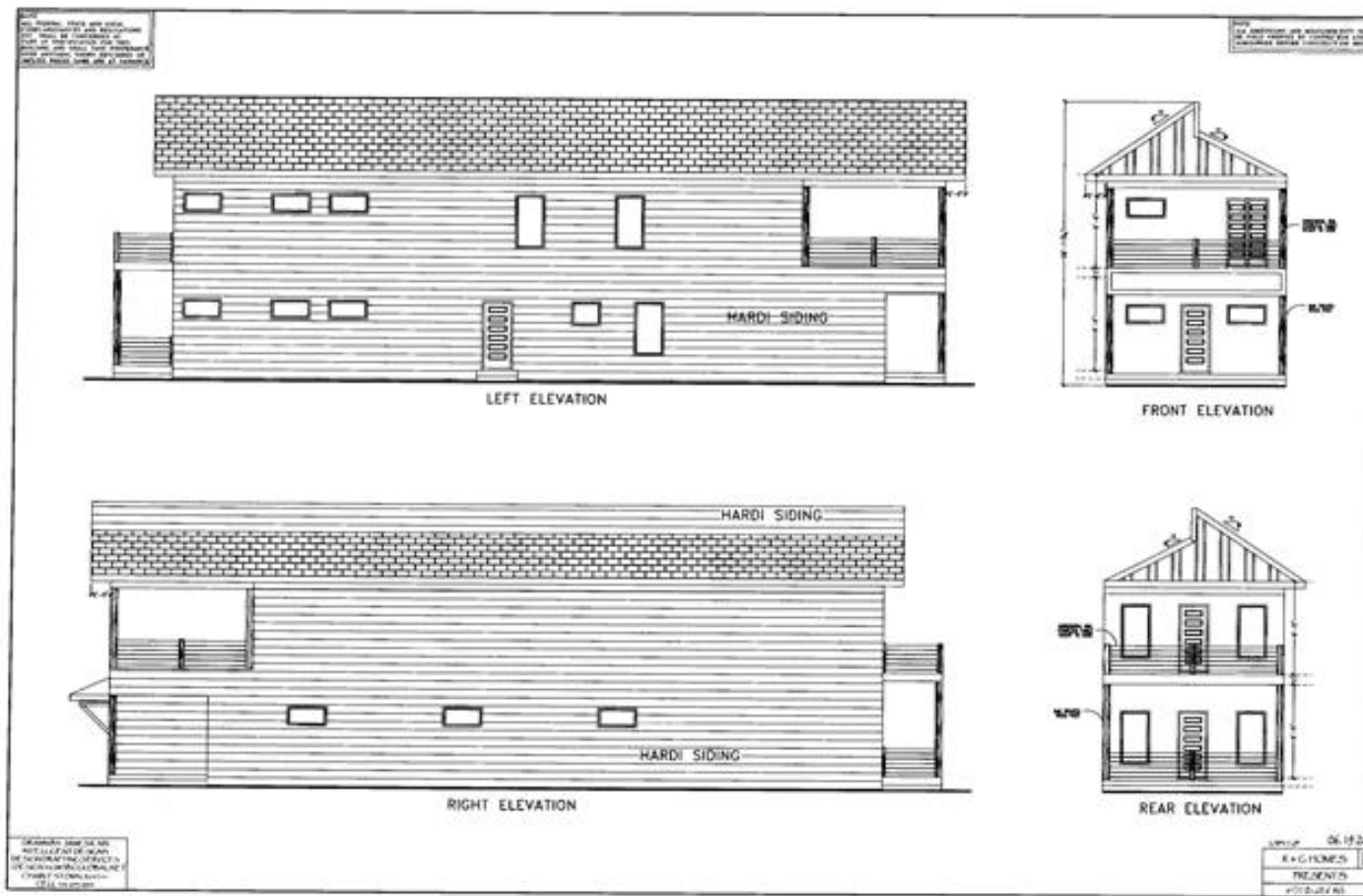
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H. E. RUDY CONSULTING ENGINEERS
STONESTREET & FORD - SURVEYORS
300 W. MAIN STREET • LOUISVILLE, KY. 40202

Owner: Mrs. Edwin G. Ahe - 1805 Deer Park Ave
Louisville, KY - 40207

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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 section 5.1.10.F to allow a principle structure to encroach into the required side yard setback. Approve/Deny

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