

**19-VARIANCE-0060**  
**Barret Avenue Variance**



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

**Zach Schwager, Planner I**  
**December 2, 2019**

# Request

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

Location	Requirement	Request	Variance
Side Yard	2.3 ft.	0.5 ft.	1.8 ft.

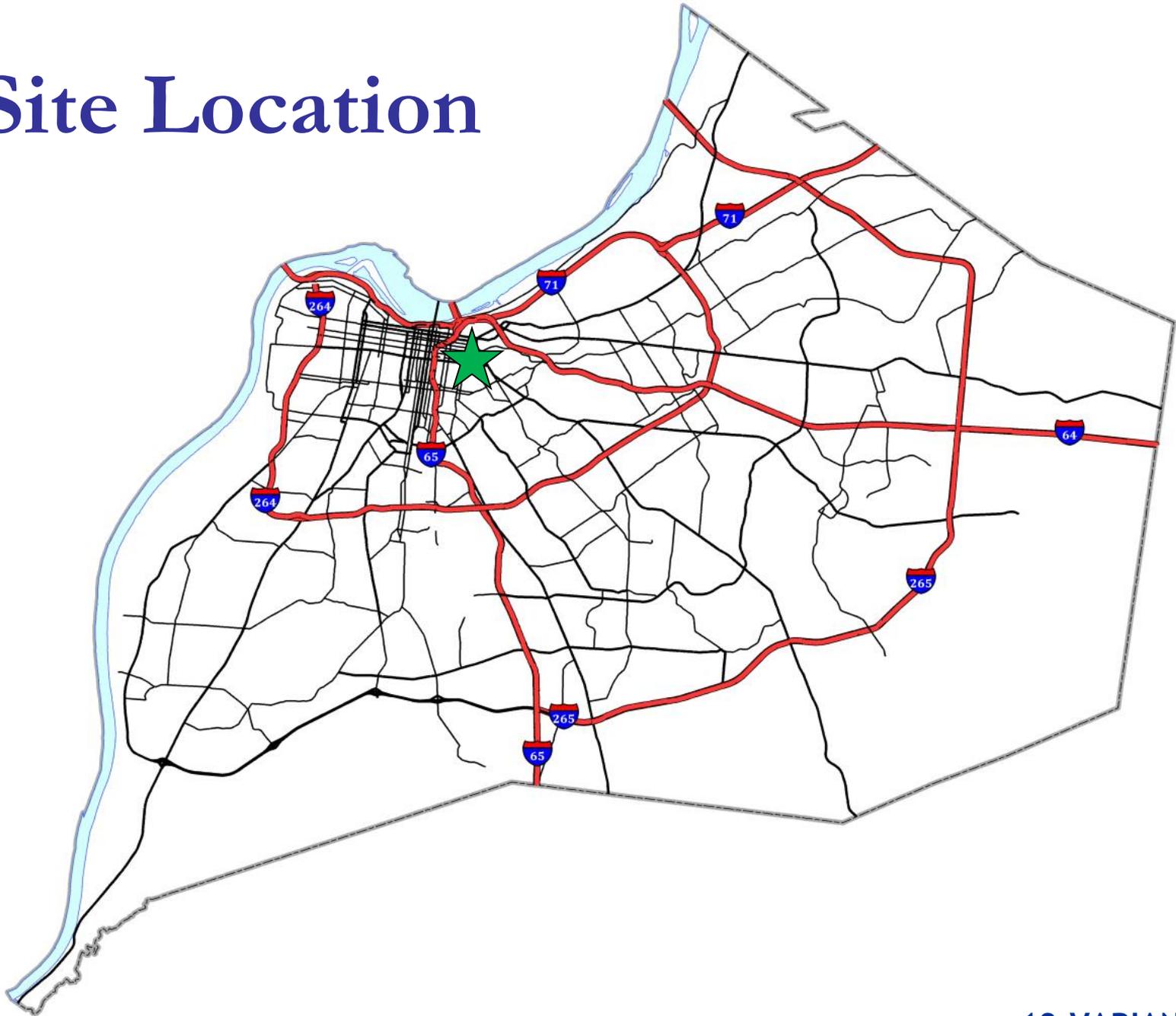
# Case Summary / Background

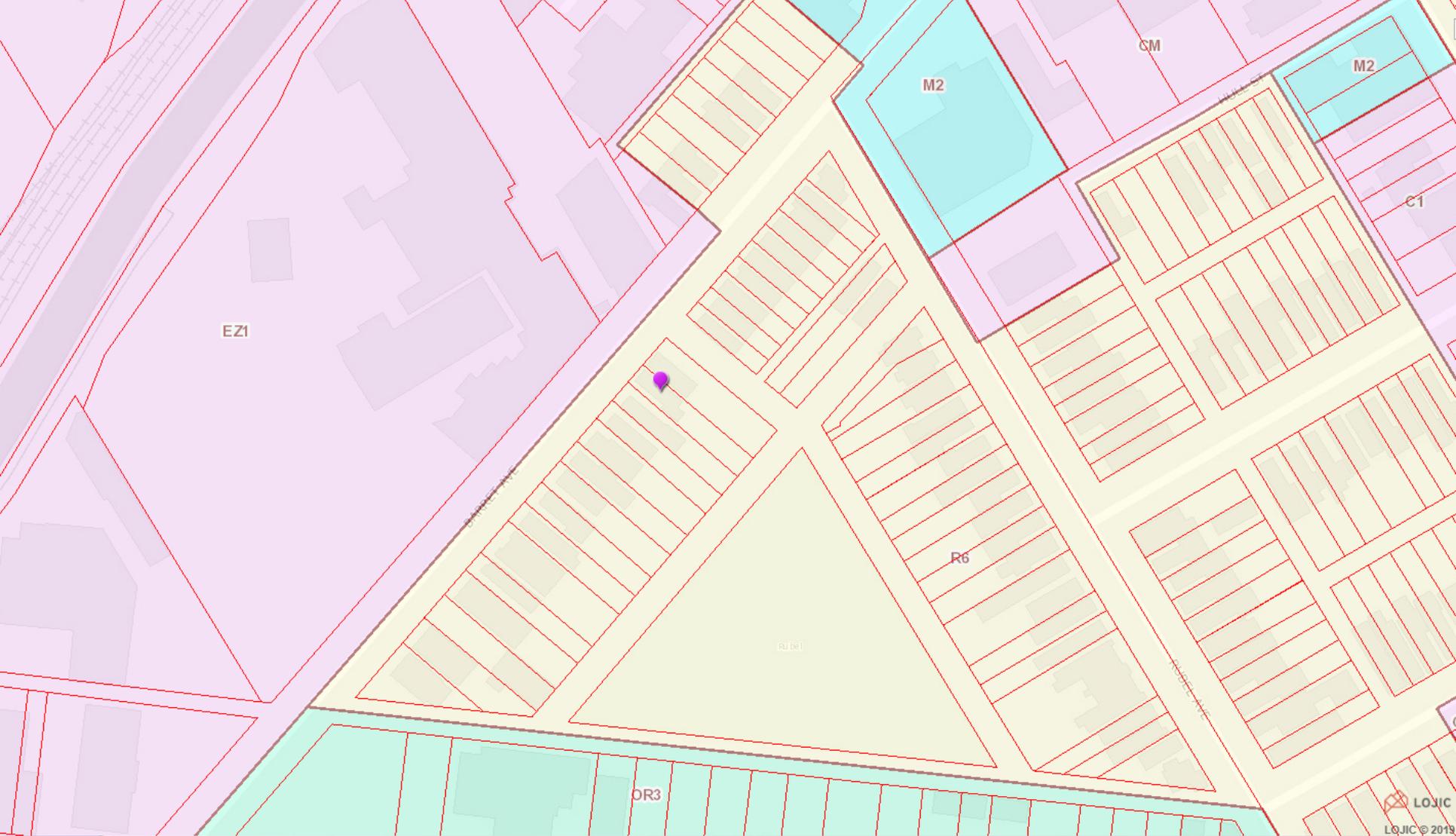
- The subject property is located in the Phoenix Hill neighborhood on the east side of Barret Avenue and contains a one-story single-family residence.
- The applicant is proposing to add a second story addition contained within the existing footprint of the structure. The existing structure is six inches from the side property line and the proposed addition would be the same distance.

# Case Summary / Background

- The subject property is 23 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 2.3 ft.

# Site Location









Sign in

Rubel Park

625 Barret Avenue

Diamond Pub & Billiards

Barret Ave

Barret Ave

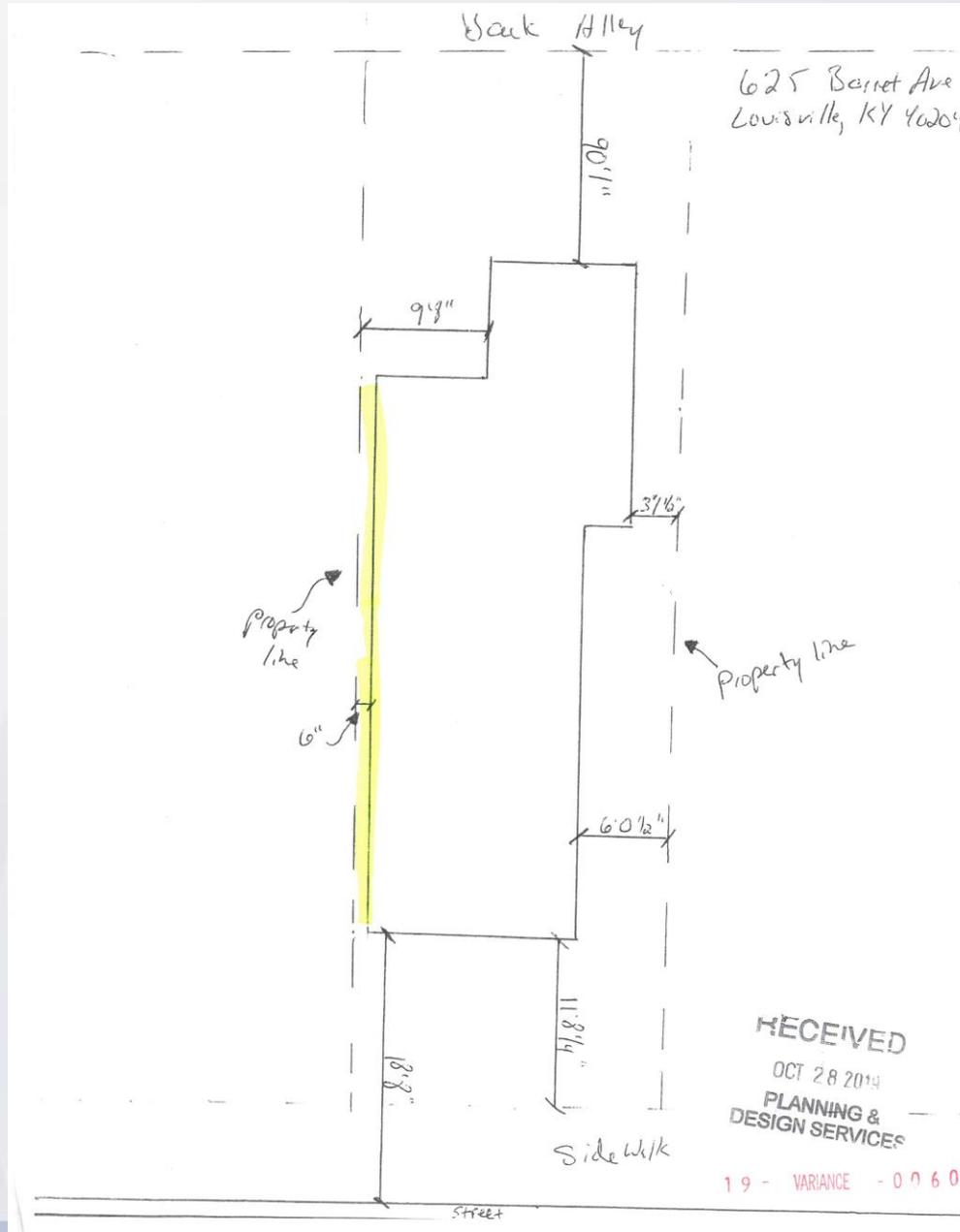
Google

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# Site Plan



# Site Photos-Subject Property



# Site Photos-Subject Property



# 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 northern side yard setback. Approve/Deny

Location	Requirement	Request	Variance
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