

**18VARIANCE1107**  
**1100 Charles Street**



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

**Jon E. Crumbie, Planning & Design Coordinator**  
**January 7, 2019**

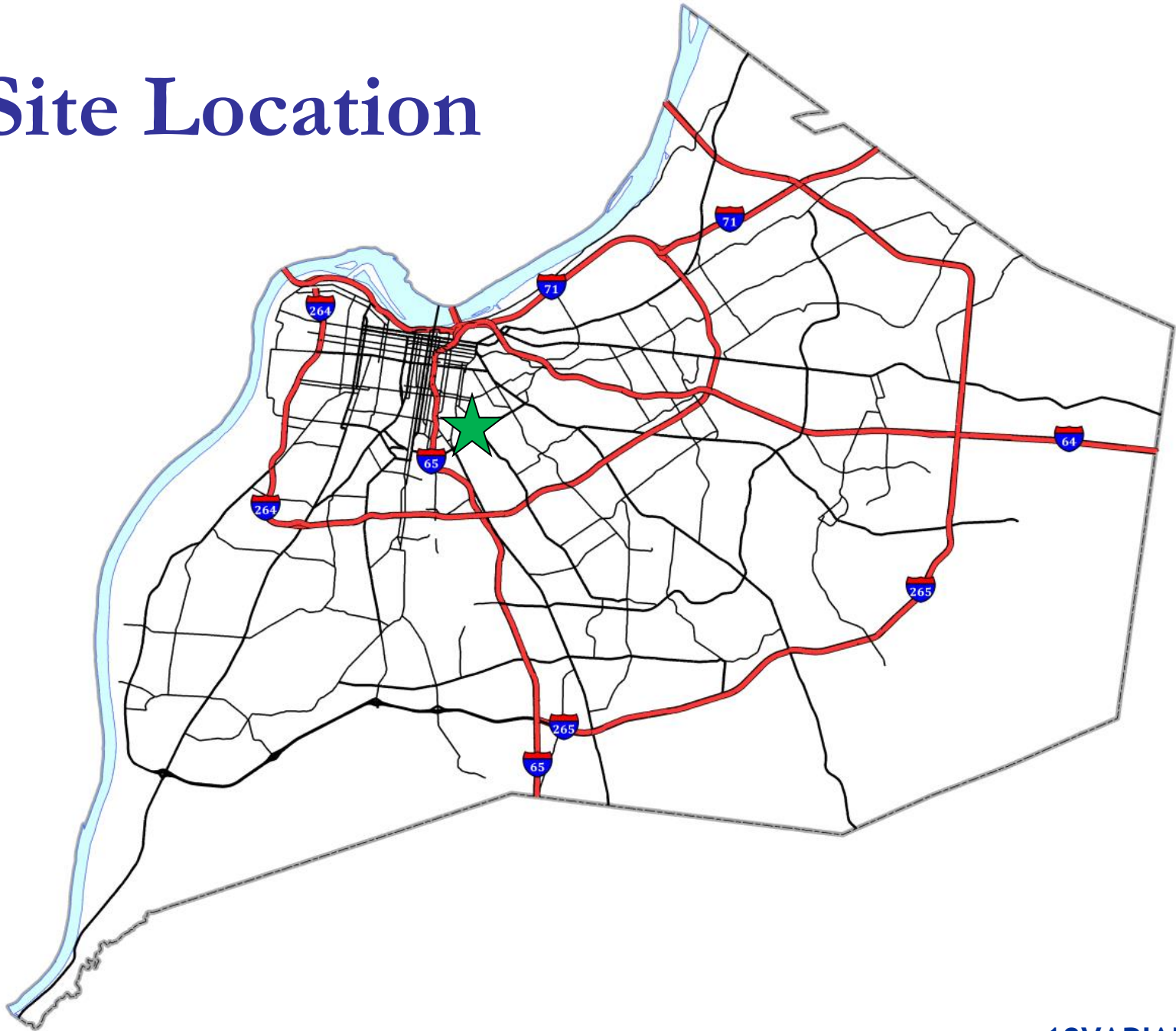
# Request

- **Variance:** from the Land Development Code table 5.2.2 to allow a structure to encroach into the required side yard setback.

# Case Summary / Background

- The applicant is requesting to add a master bath onto the second floor along with new windows, siding, and gutters. The addition will be in line with the existing structure and will be no closer to the east property line.

# Site Location



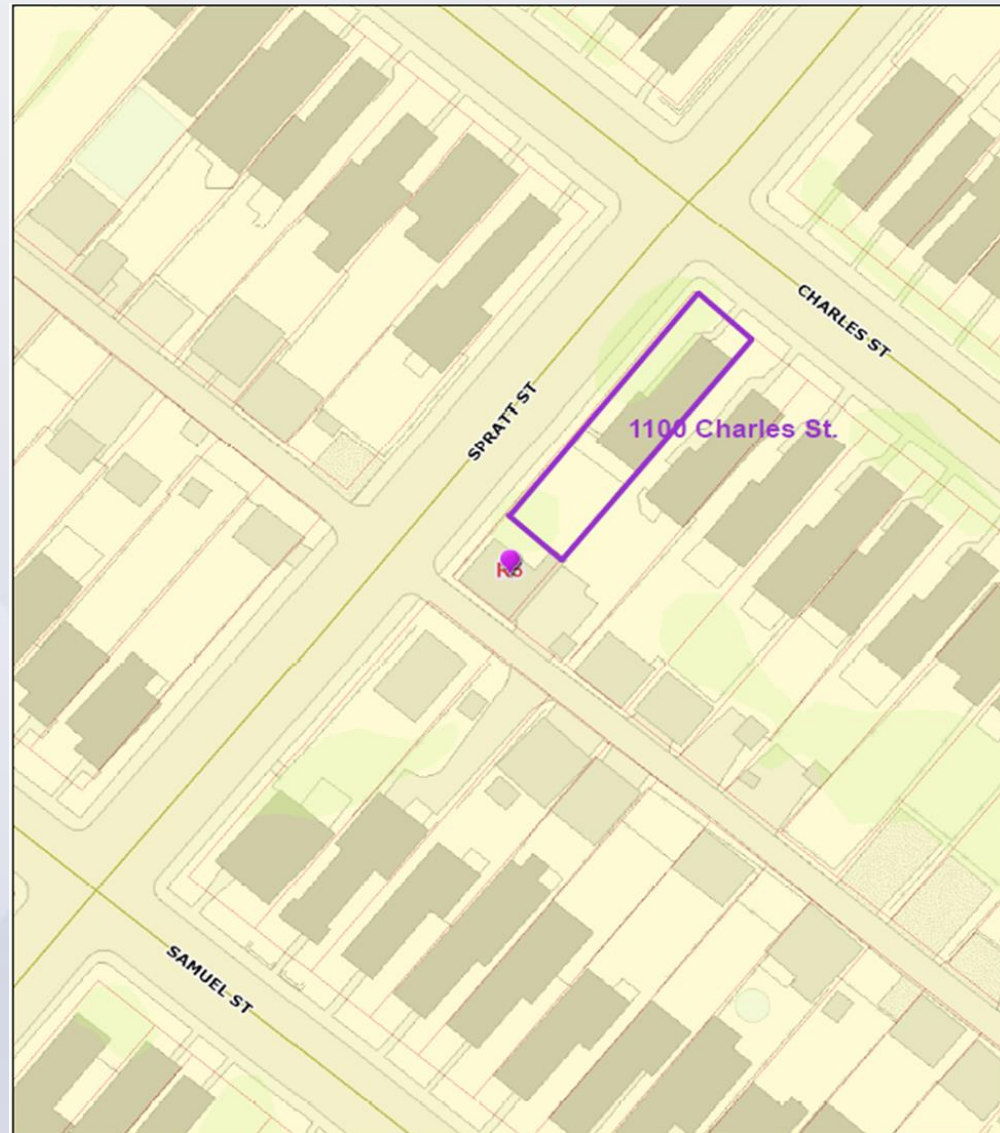
# Zoning/Form Districts

## Subject Property:

- Existing: R-5/Neighborhood

## Adjacent Properties:

- North: R-5/Neighborhood
- South: R-5/Neighborhood
- East: R-5/Neighborhood
- West: R-5/Neighborhood



# Aerial Photo/Land Use

## Subject Property:

- Existing: Residential
- Proposed: Residential

## Adjacent Properties:

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





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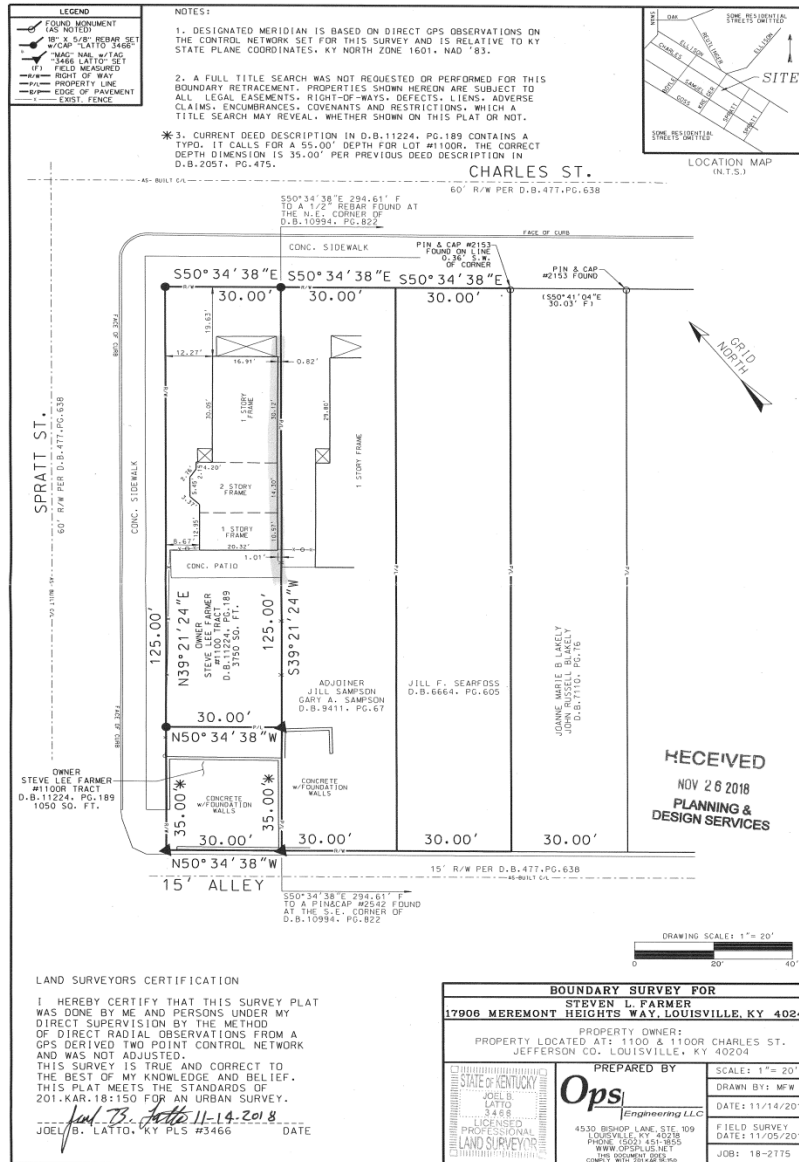
Google

Map data ©2019 Google United States Terms Send feedback 20 ft

 **LOUISVILLE** METRO

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# Site Plan







12/21/2018 11:04



12/21/2018 11:05

LC







12/21/2018 11:09

# Conclusion

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

# Required Action

- Variance: from the Land Development Code table 5.2.2 to allow a structure to encroach into the required side yard setback. Approve/Deny