

20-VARIANCE-0049

119 Stevenson Ave



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

**Nia Holt
July 20, 2020**

Request

- **Variance:** from Land Development Code Section 5.1.20.F to allow a principle structure to encroach into the required side yard setback.

Location	Requirement	Request	Variance
North Side Yard (119 Stevenson)	3.13 ft	1 ft.	2.13 ft

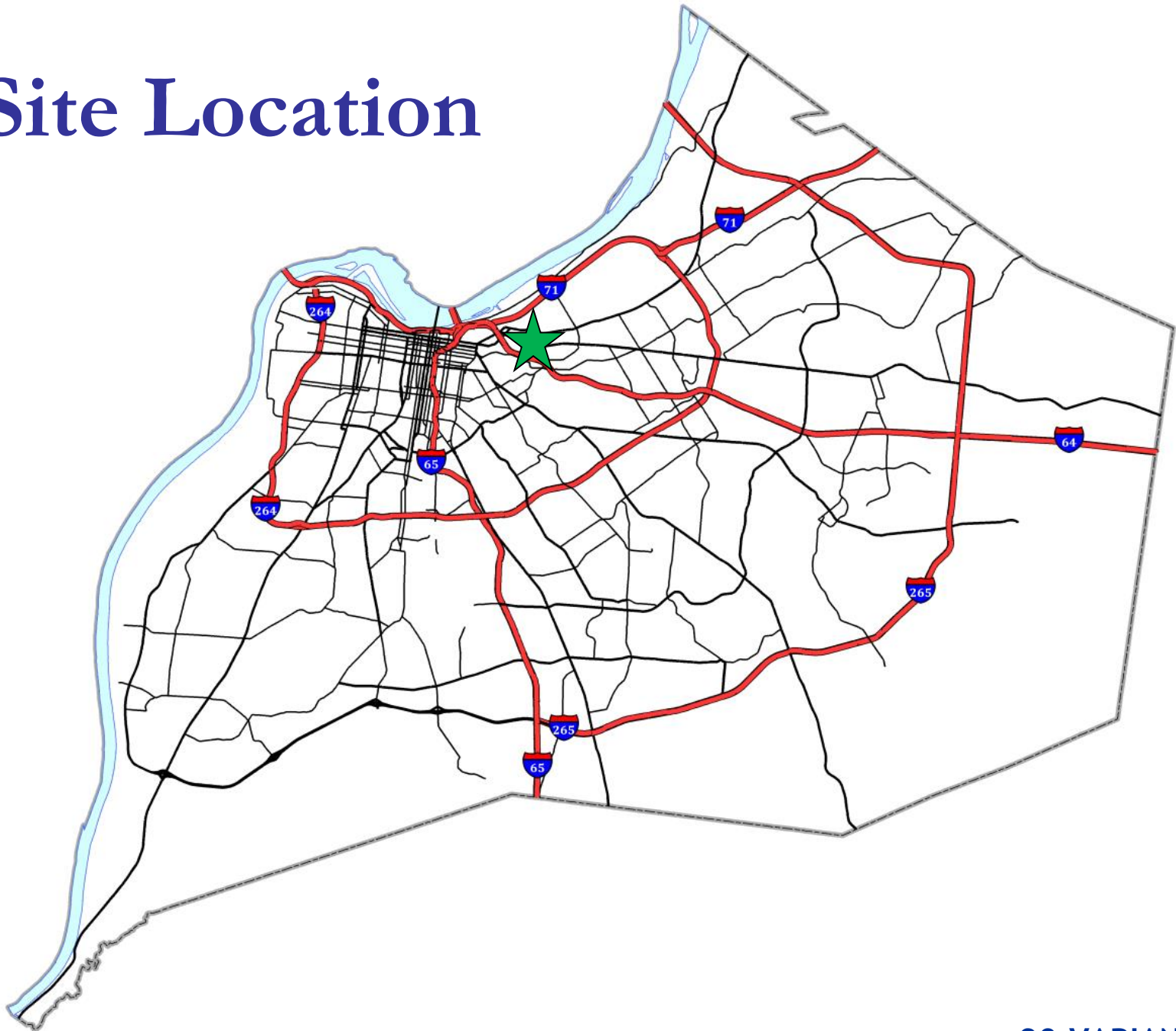
Case Summary / Background

- The subject site is zoned R5-A Multi-family Residential in the Traditional Neighborhood Form District.
- The site is located in the Clifton neighborhood and has an existing single-family structure.
- There is a pending minor subdivision plat to shift the Northern property line.

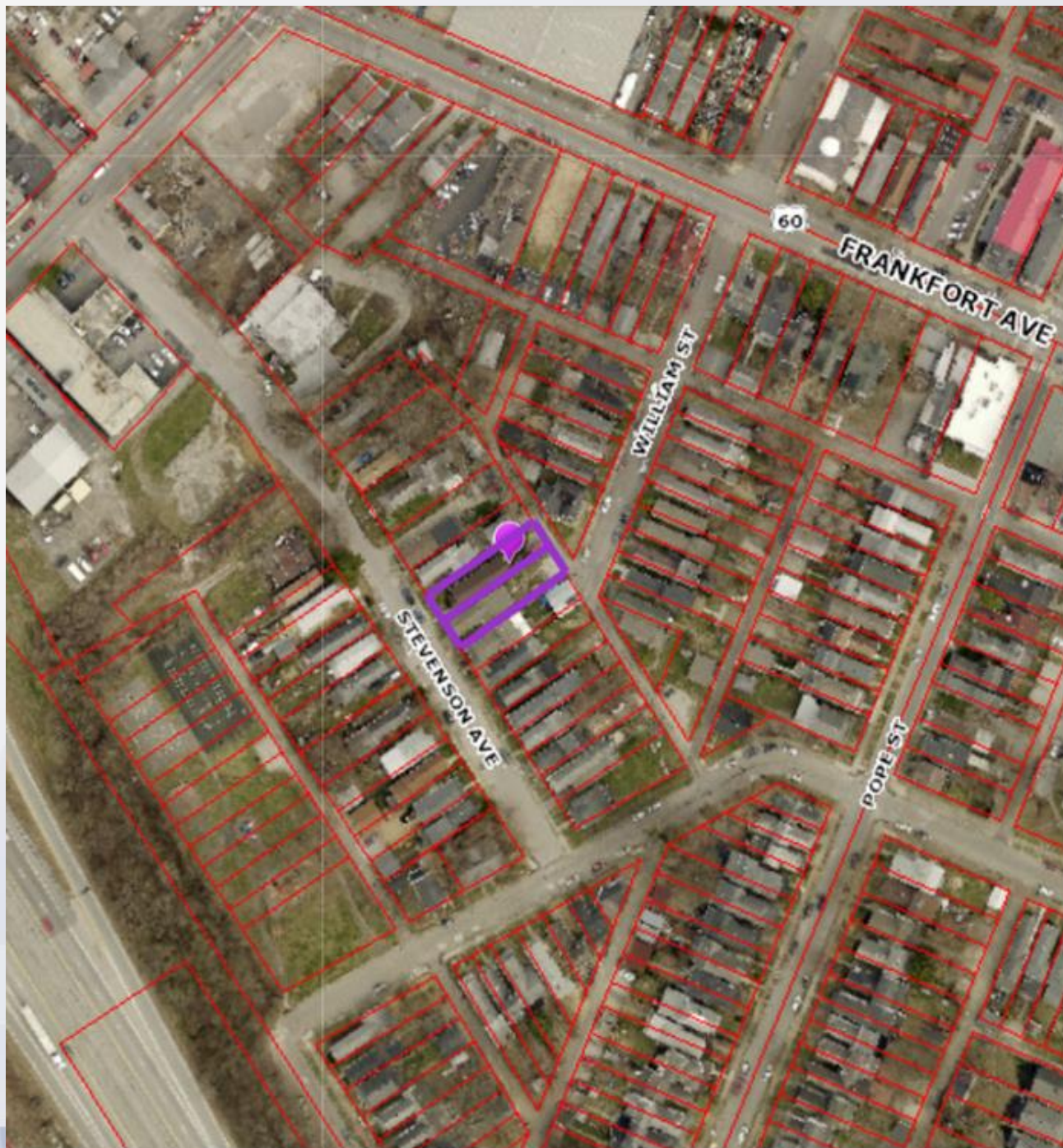
Case Summary / Background

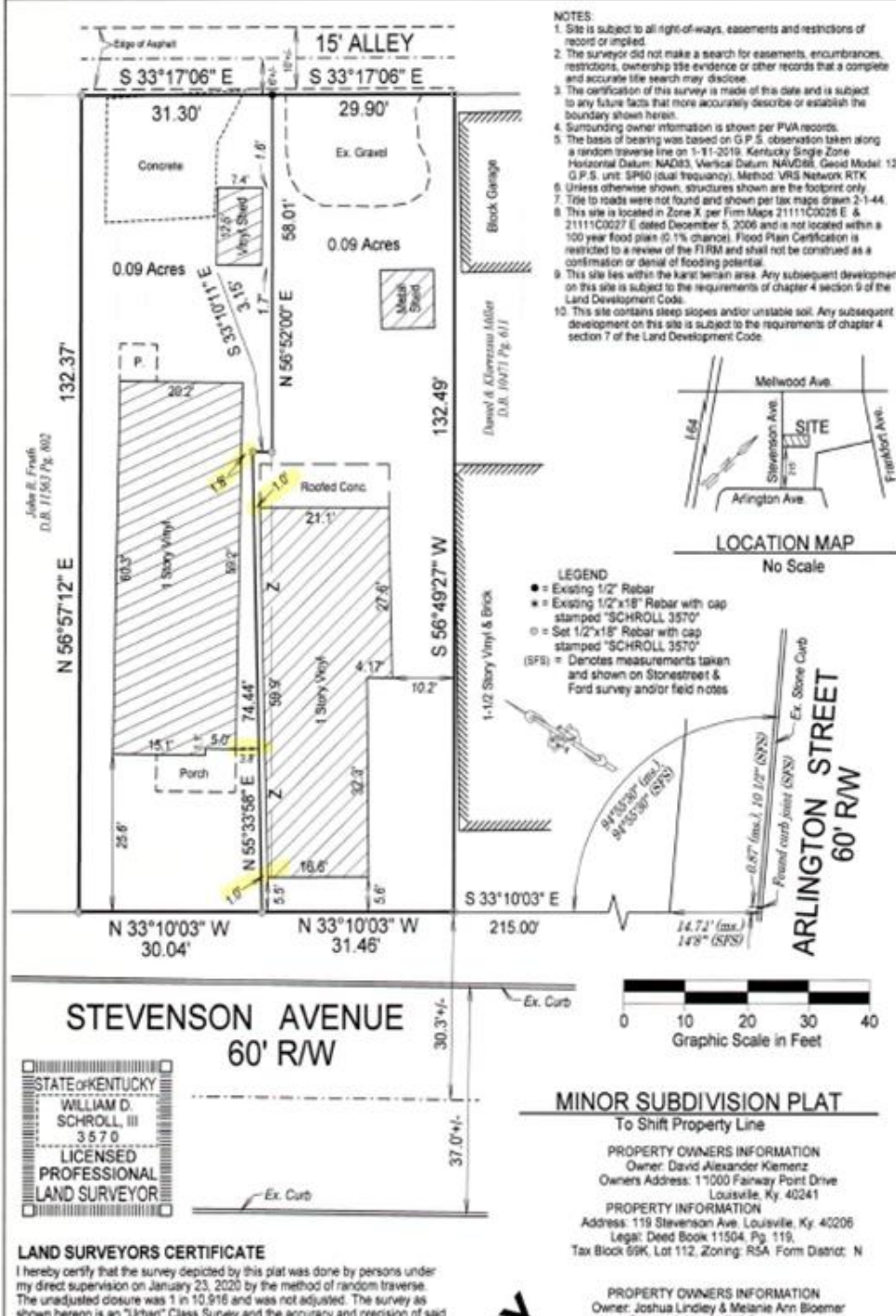
- The applicant plans to construct a rear second-story addition.
- Should the Board approve this variance they will need to add a condition which requires the minor plat to be recorded before construction begins.

Site Location

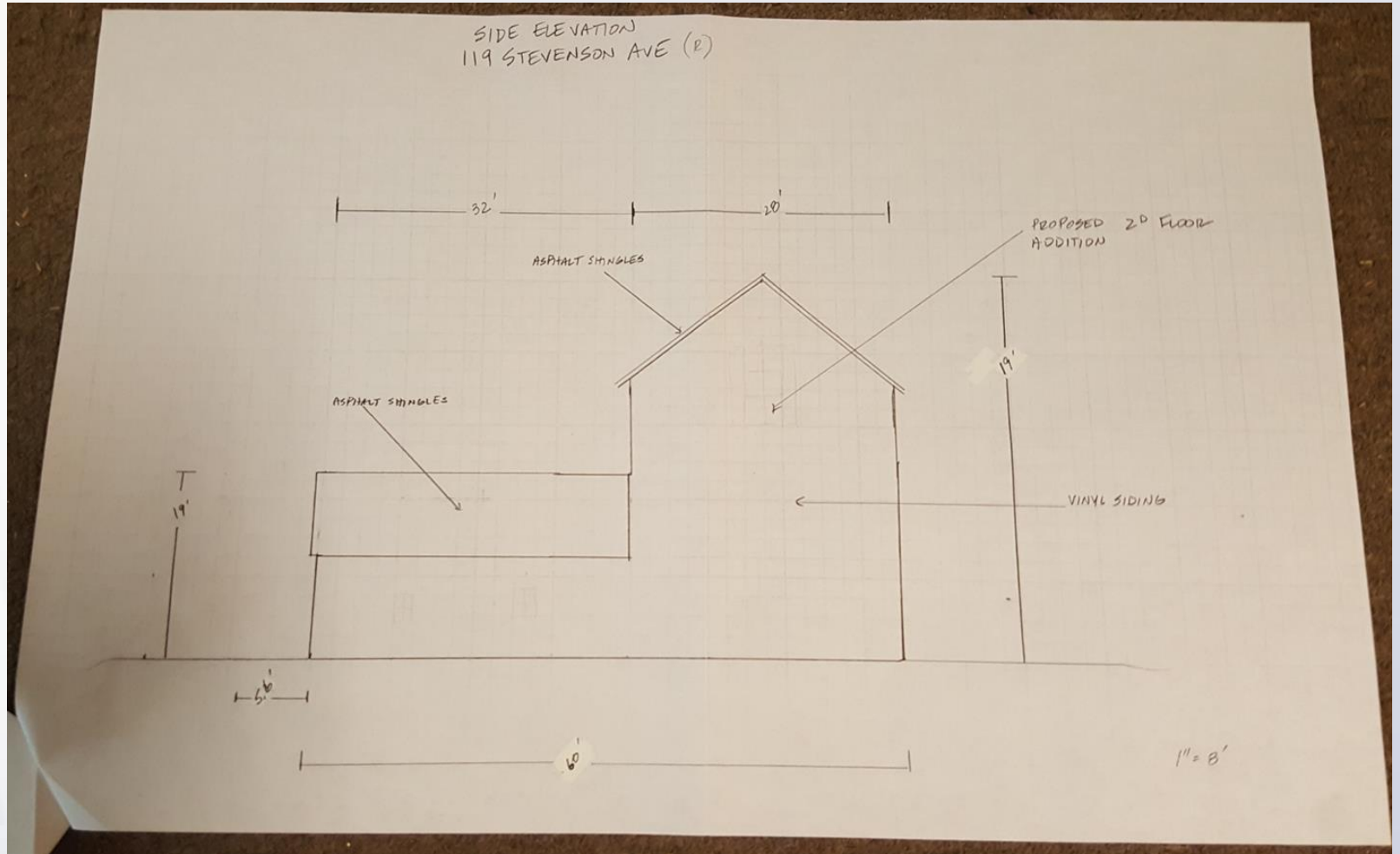








Elevations



Site Photos



Site Photos



Site Photos



Site Photos



Conclusion

- Staff finds that the requested variance is adequately justified and meets the standard of review.

Required Action

- **Variance**: from Land Development Code Section 5.1.20.F to allow a principle structure to encroach into the required side yard setback. Approve/Deny
 - Proposed Condition of Approval: The applicant shall submit a Minor Subdivision Plat application to Planning & Design services for review and approval to shift the property line between 119 Stevenson and 121 Stevenson Ave. The approved minor plat shall be recorded with the Jefferson County Clerk prior to issuance of building permits.

Location	Requirement	Request	Variance
North Side Yard (119 Stevenson)	3.13 ft	1 ft.	2.13 ft