

19-VARIANCE-0052

Winter Avenue Variance



Louisville Metro Board of Zoning Adjustment
Public Hearing

Zach Schwager, Planner I
October 28, 2019

Request

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

Location	Requirement	Request	Variance
Side Yard	21 in.	13.8 in.	7.2 in.

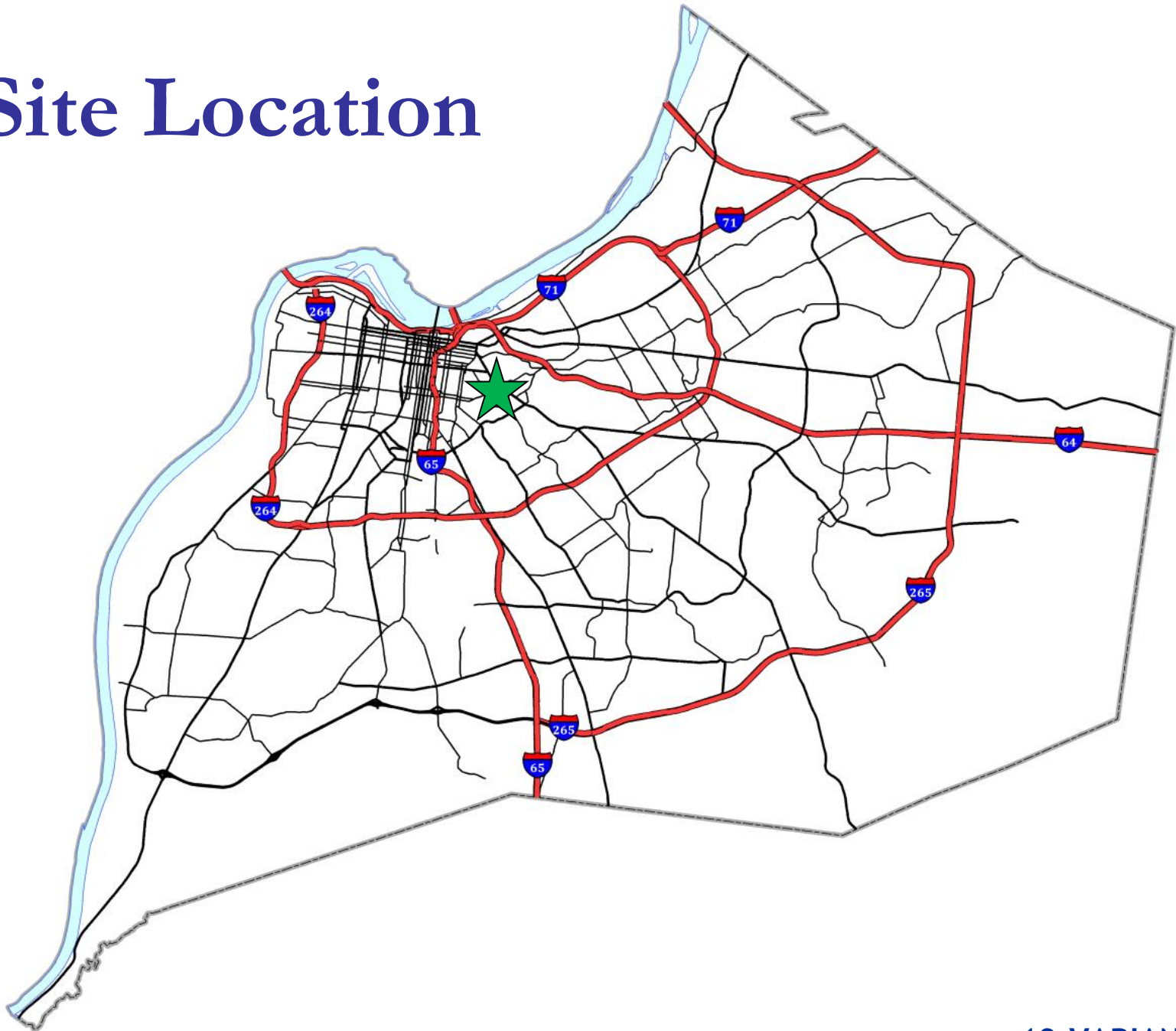
Case Summary / Background

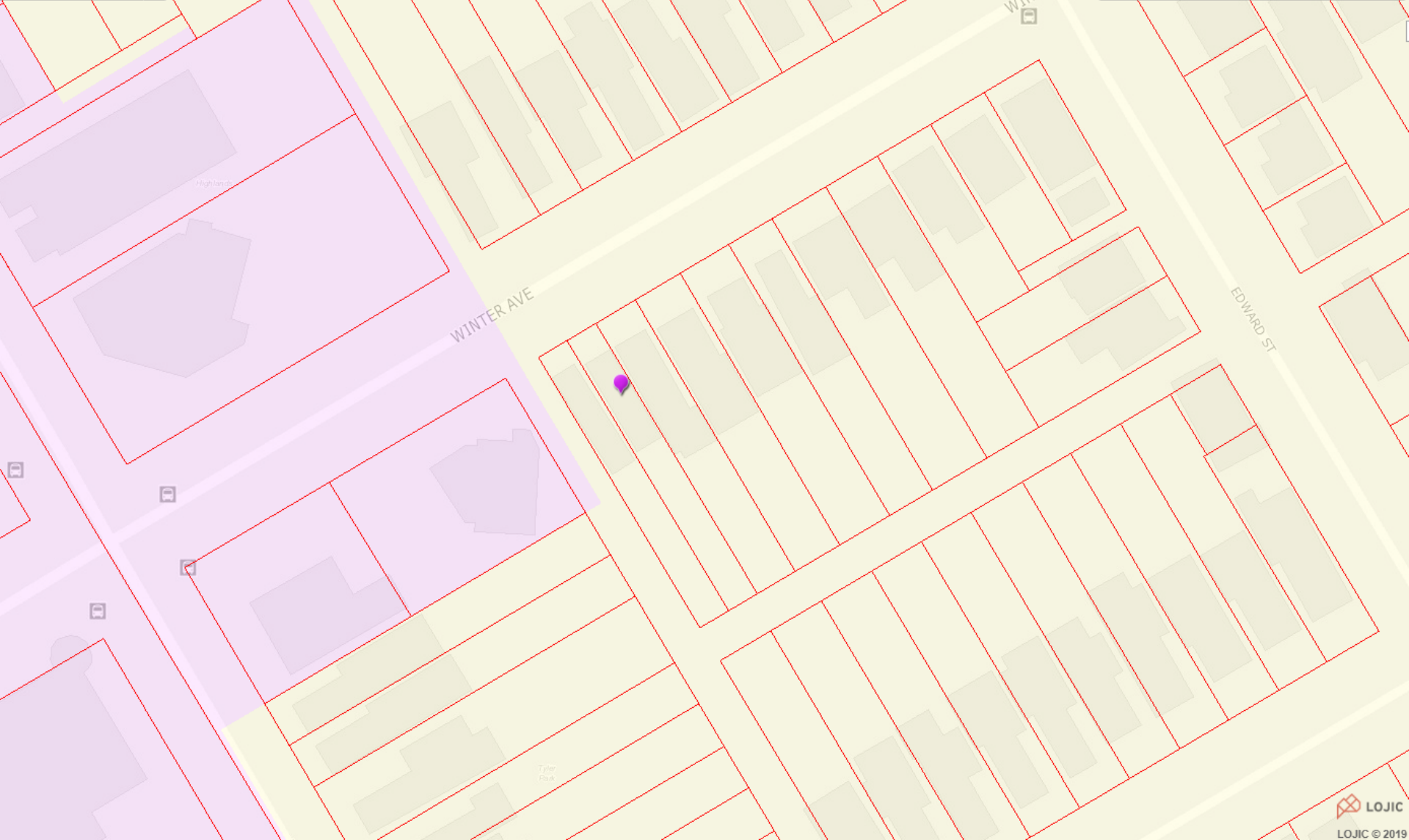
- The subject property is zoned R-5B and is in the Traditional Neighborhood Form District. It is located in the Original Highlands neighborhood on the north side of Winter Avenue and contains a 1 ½ -story single-family residence.
- The applicant is proposing a second story addition to the rear of the residence that will encroach into the eastern side yard the same distance as the existing structure.

Case Summary / Background

- The subject property is 17.5 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 1.75 feet (21 in.).

Site Location









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Site Photos-Subject Property



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Conclusion

- The variance request appears to be adequately justified and meets the standard of review.
- Condition of Approval:
 - #1) A survey of the western property line shall be completed prior to the commencement of construction activity and shall be staked in the field. No projections from the façade or building foundation shall cross the property line; any such projections shall be accommodated by stepping back the proposed structure from the property line.

Required Action

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

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