

16VARIANCE1100

221 Notting Hill Blvd



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

**Joel P. Dock, Planner I
March 20, 2017**

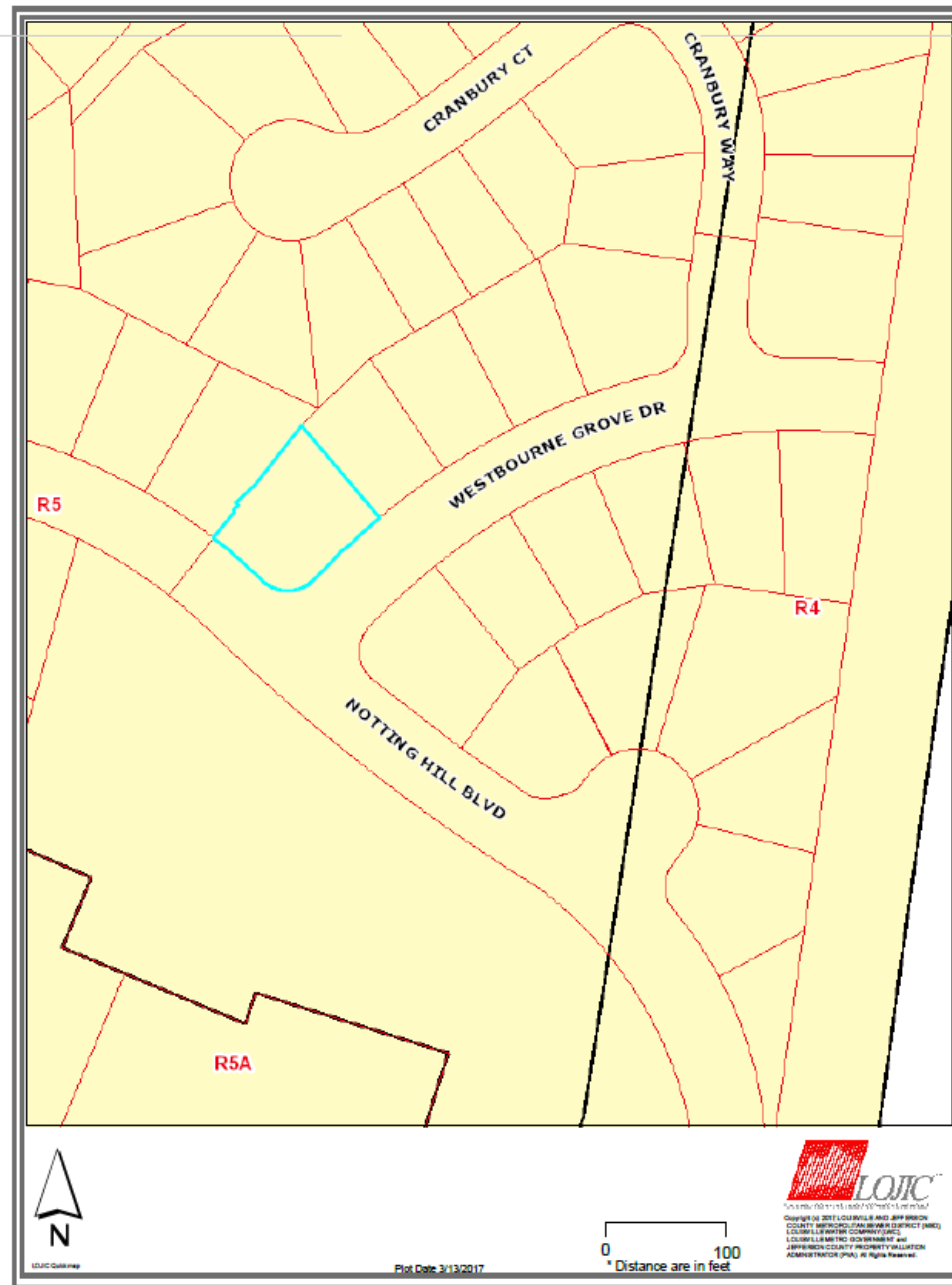
Request

- Variance of Land Development Code (LDC), section 5.1.12.B.2.a.i.1 for encroachment into the infill established street side yard along Westbourne Grove Drive; a variance to allow a minimum setback of 22'
- Variance of LDC, section 5.3.1.C for encroachment into the required 5' side yard; a variance of 3.5'

Case Summary / Background

- Attached five-hundred twenty-nine square foot single-story garage
- Existing utility services and equipment along the Northeast façade of home appears to be preventing the garage from being setback further from the Westbourne Grove Drive property line
- The infill established street side yard setback is based on observations by staff and is roughly twenty-five to thirty feet
- As a result of the requested street side yard setback, the side yard setback also becomes impacted

Zoning/Form Districts



Aerial Photo/Land Use



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



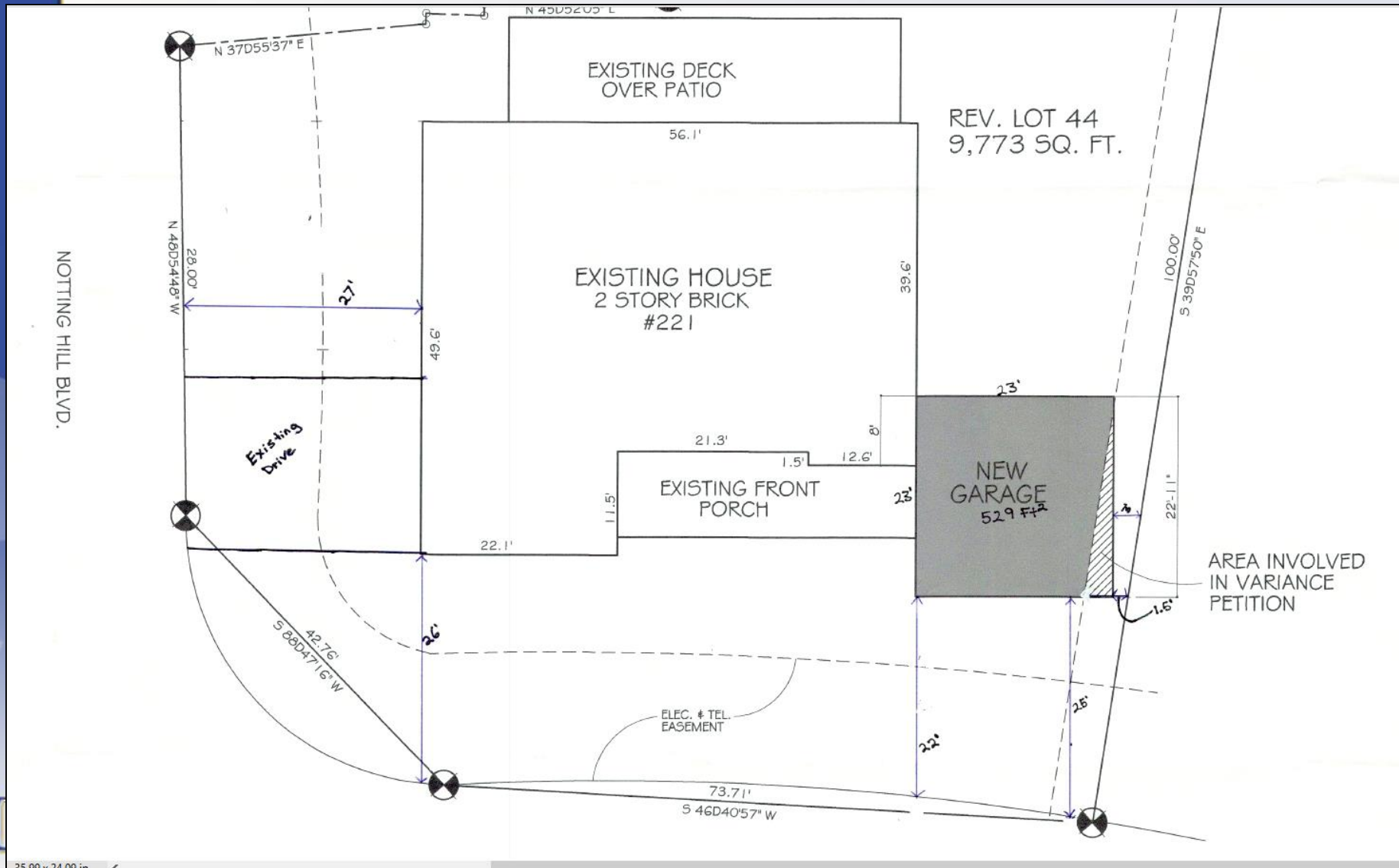
Site Photos-Subject Property



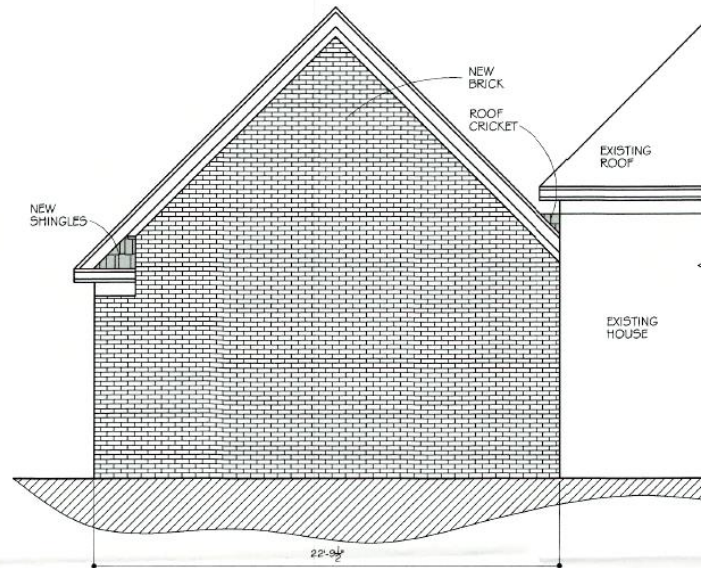
Site Photos-Subject Property



Applicant's Site Plan

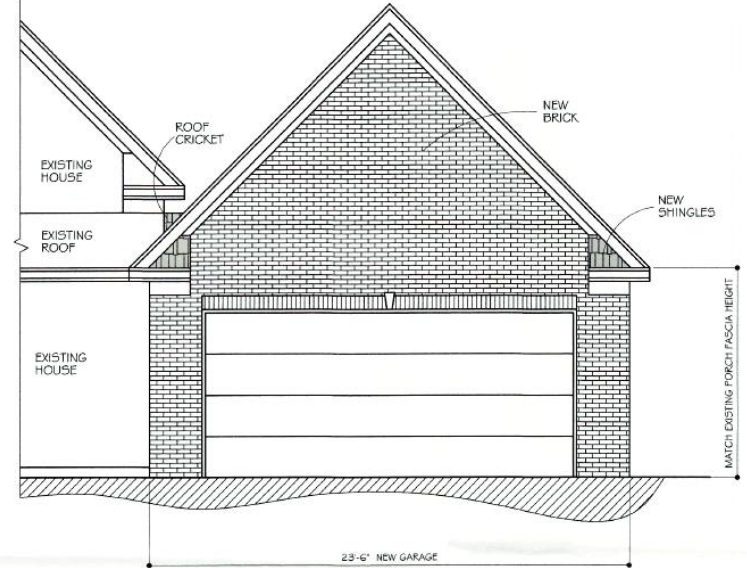


Elevations



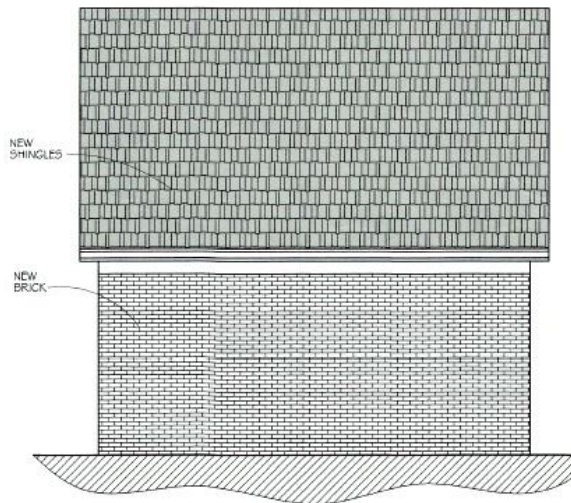
REAR ELEVATION

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

Conclusions

- The variances appear to be adequately justified and meet the standard of review based on staff analysis in the staff report.
- Based upon the information in the staff report, the testimony and evidence provided at the public meeting, the Board of Zoning Adjustment must determine if the proposal meets the standards established in the LDC for approving a variance(s).

Required Actions

- APPROVE or DENY the Variance of LDC, section 5.1.12.B.2.a.i.1 for encroachment into the infill established street side yard along Westbourne Grove Drive; a variance to allow a minimum setback of 22'
- APPROVE or DENY the Variance of LDC section 5.3.1.C for encroachment into the required 5' side yard; a variance of 3.5'