

19VARIANCE1014

Harvard Drive Variance



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

Zach Schwager, Planner I

April 1, 2019

Request

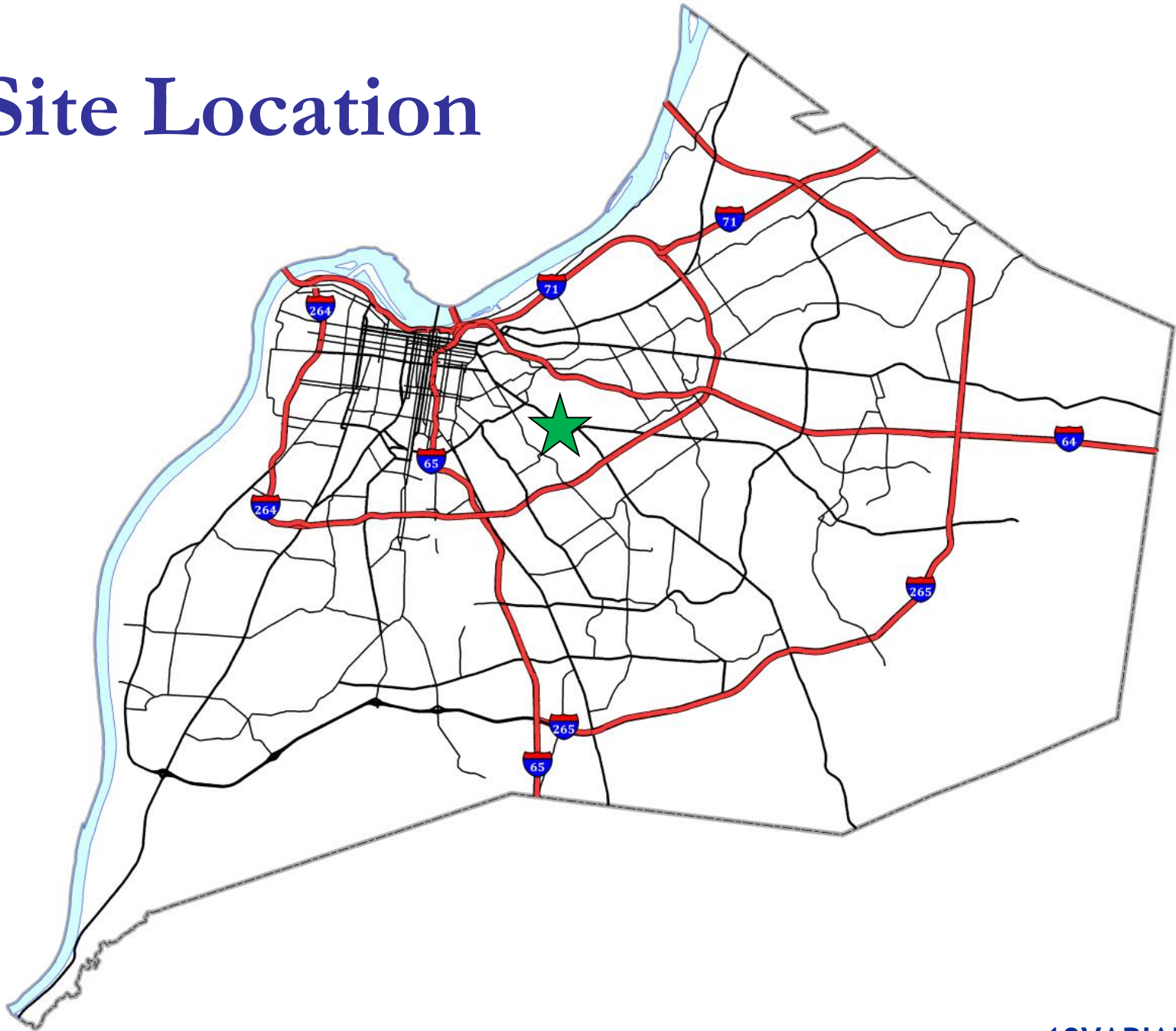
- **Variance:** from Land Development Code table 5.3.1 to allow a structure to encroach into the required side yard setback.

Location	Requirement	Request	Variance
Side yard	5 ft.	3 ft. 10 in.	1 ft. 2 in.

Case Summary / Background

- The subject property contains a two-story single-family residence and is located in the Belknap neighborhood.
- The applicant is proposing to construct a two-story addition on the rear of the house.

Site Location



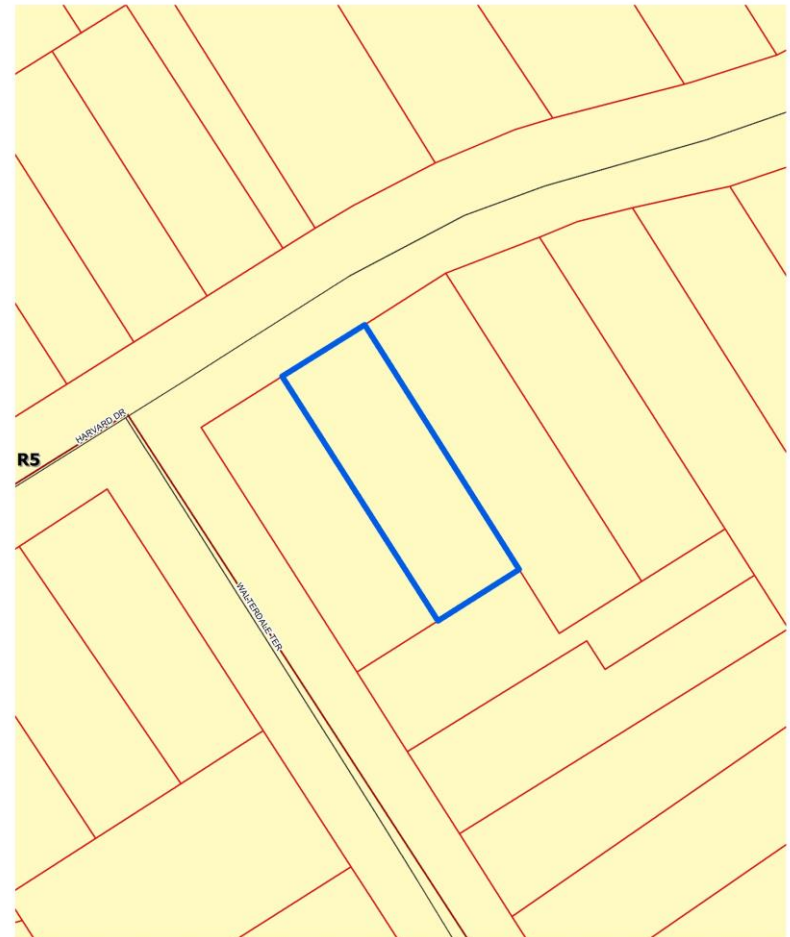
Zoning/Form Districts

Subject Property:

- Existing: R-5/Neighborhood

Adjacent Properties:

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



1846 Harvard Drive
feet



Map Created: 3/21/2019



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Aerial Photo/Land Use

Subject Property:

- Existing: Single-Family Residential
- Proposed: Single-Family Residential

Adjacent Properties:

- North: Single-Family Residential
- South: Single-Family Residential
- East: Single-Family Residential
- West: Single-Family Residential



1846 Harvard Drive
feet

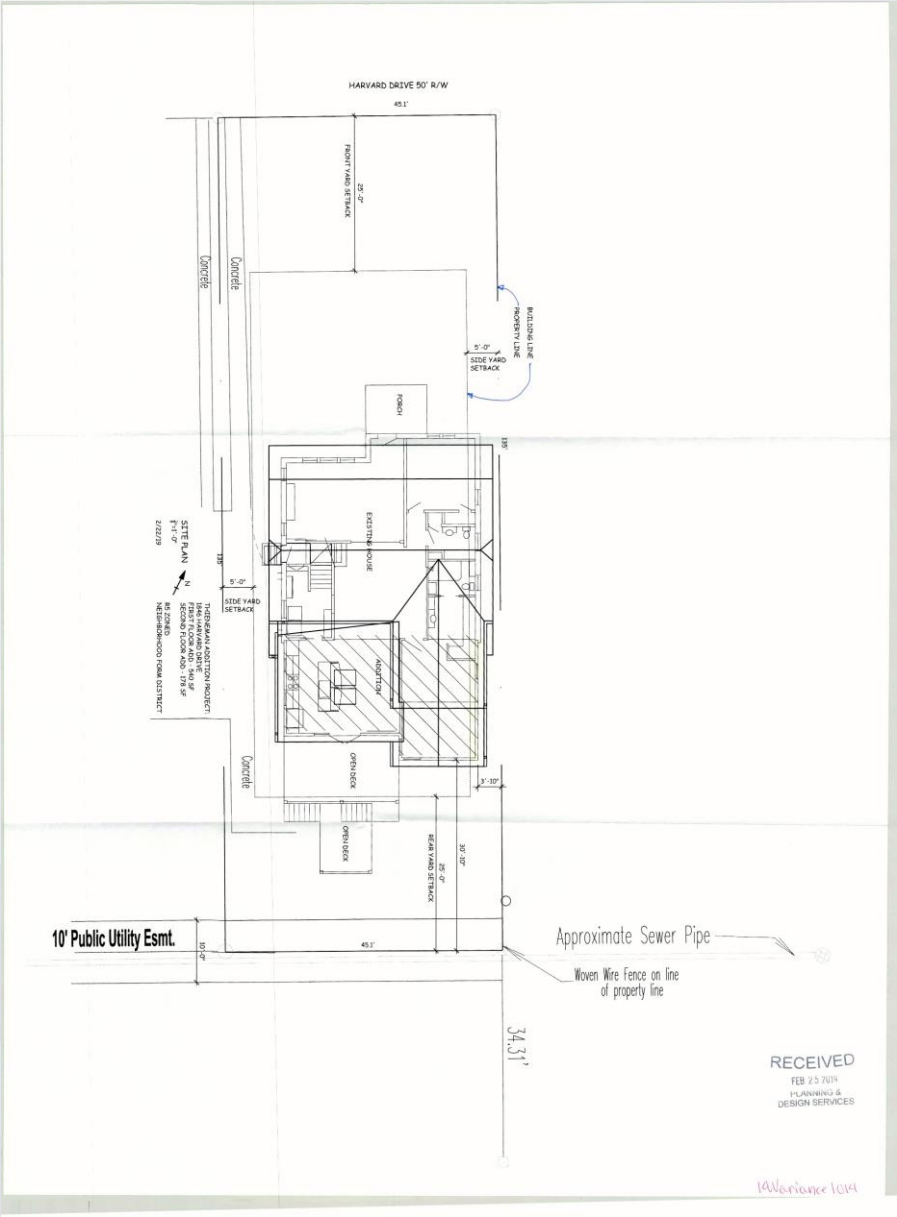


Map Created: 3/21/2019

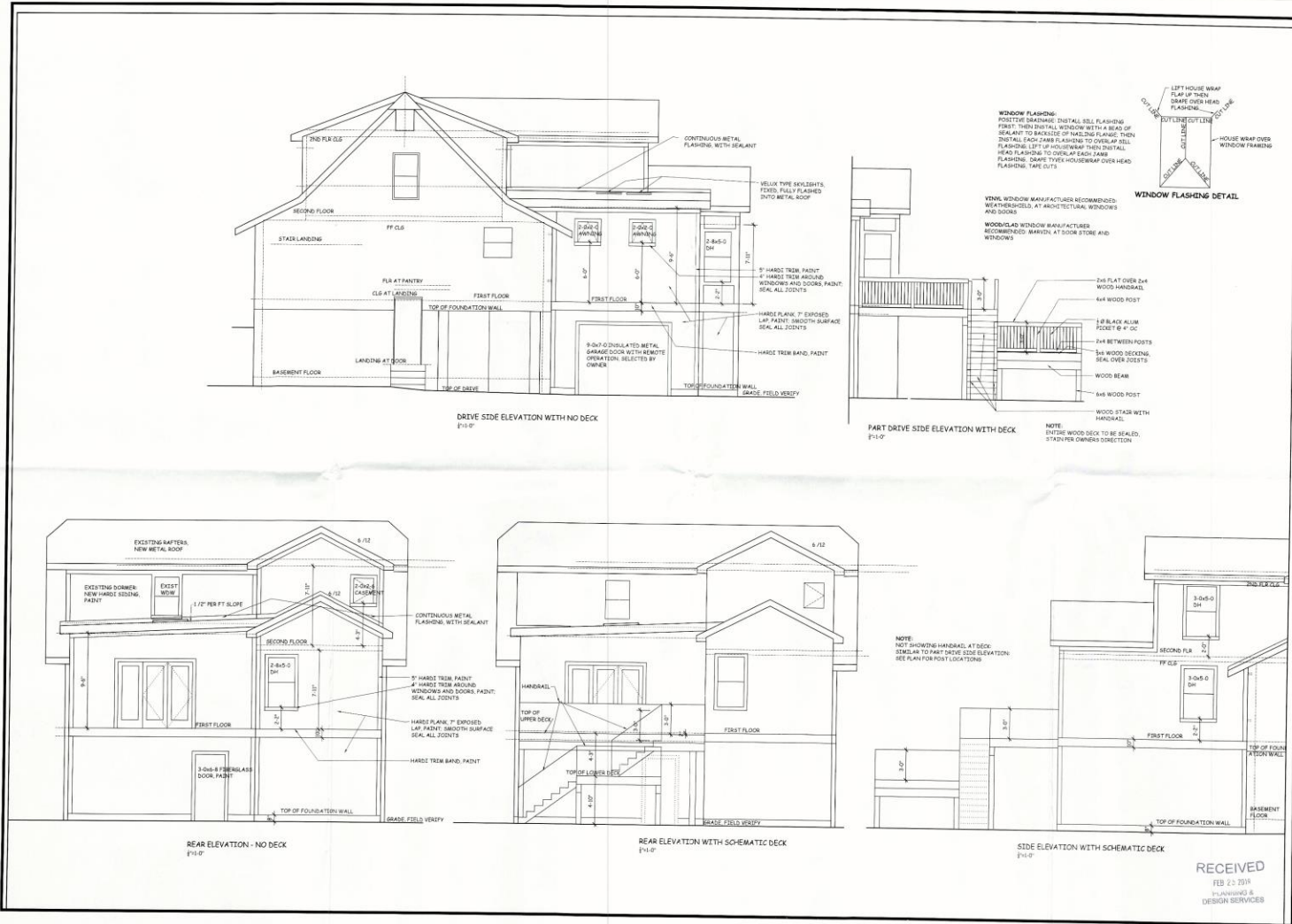


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Site Plan



Elevations



Anne Del Prince, Architect
 640 Country Club Road
 (502) 893-8026

Thierman Remodel/Addition
 1846 Harvard Drive
 Louisville, KY 40205

Elevations
 Scale: 1/4"=1'-0"
 Date: 07/25/18

Sheet No.:
 A-3

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 PLANNING & DESIGN SERVICES

Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Addition will go on the other side of the existing addition and will be setback further from the side property line than the existing structure.

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Conclusion

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

Required Action

- **Variance:** from Land Development Code table 5.3.1 to allow a structure to encroach into the required side yard setback. Approve/Deny

Location	Requirement	Request	Variance
Side yard	5 ft.	3 ft. 10 in.	1 ft. 2 in.