

22-VARIANCE-0082

**S. Hancock Street
Variance**



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

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August 01, 2022

Request

- **Variance:** from the Land Development Code Section 5.1.10.F to allow a landing and stairs to encroach into the side yard setback.

Location	Requirement	Request	Variance
Side Yard Setback	2 ft.	0 ft.	2 ft.

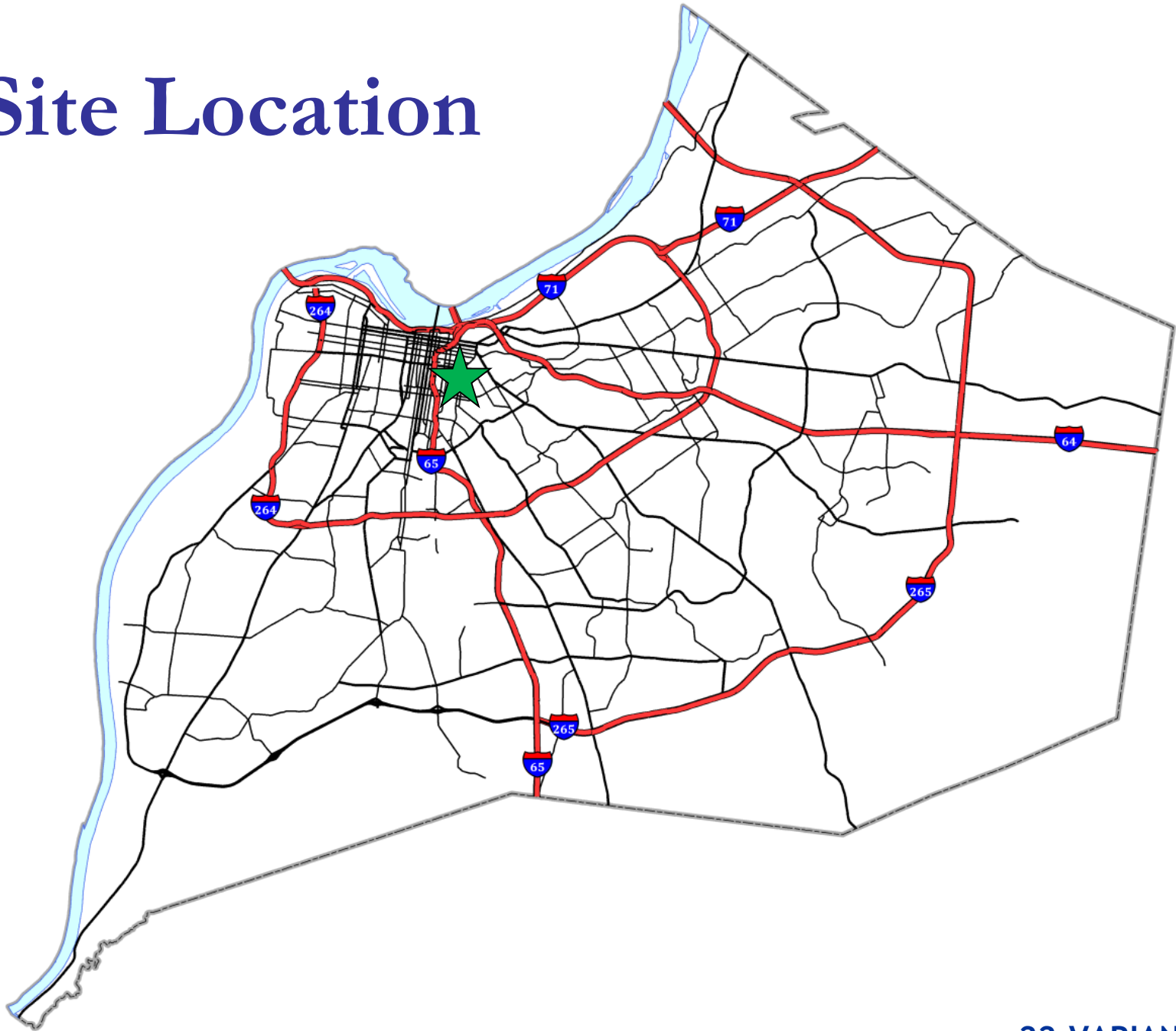
Case Summary / Background

- The subject site is zoned R8-A Multi-Family Residential in the Traditional Neighborhood Form District.
- The property is located on the east side of S. Hancock St. in the Shelby Park neighborhood.

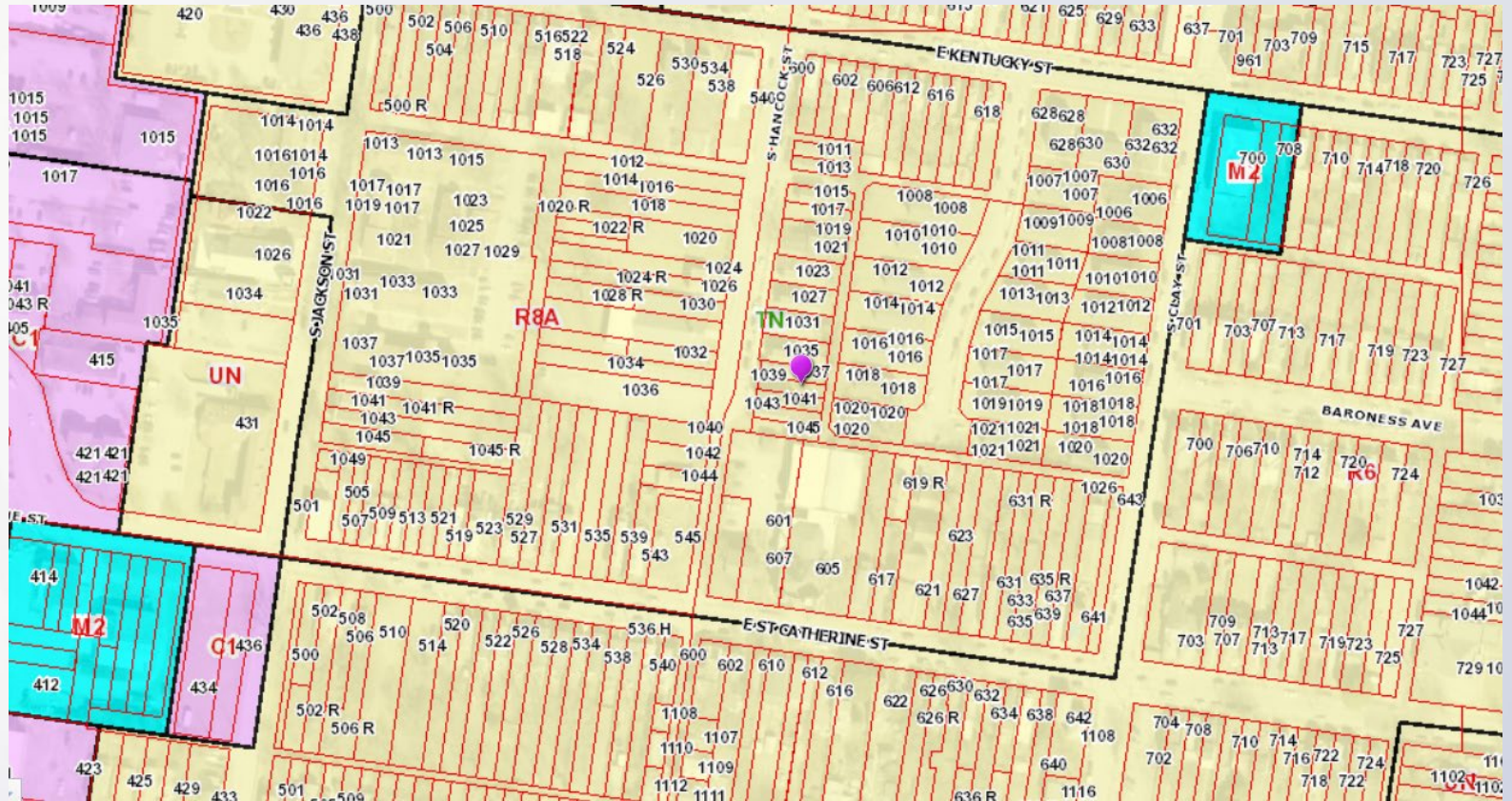
Case Summary / Background

- The subject property is vacant.
- The applicant is proposing to build a single-family home that will have an approximately 14 sq. ft. landing and stairs that will encroach into the side yard setback.

Site Location



Zoning Map



Aerial Map



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Conclusion

- Staff finds that the requested variance is adequately justified and meets the standards of review.
- The subject property is only 20 ft. in width and the rest of the proposed home is going to be built to meet the setbacks.

Required Action

- Variance: from the Land Development Code Section 5.1.10.F to allow a landing and stairs to encroach into the side yard setback.
- Approve/Deny

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