

18VARIANCE1043

912 Mulberry Street



Louisville Metro Board of Zoning Adjustment
Public Hearing

Ross Allen, Planner I
June 18, 2018

Requests

- **Variance #1:** Variance from LDC 5.2.2.C.2, table 5.2.2 for the proposed enclosure of an existing rear portion (addition) to encroach into the required 3 ft. side yard setback on an R-6 zoned parcel within the Traditional Neighborhood Form District.

Location	Requirement	Request	Variance
Side Yard Setback	3 ft.	2 ft.	1 ft.

Case Summary / Background

- Applicant would like to enclose an existing rear porch area for the purpose of allowing additional storage space and access to the second floor of the existing residential structure.
- The existing rear roofed porch is approximately 80 square feet in size and will be enclosed.
- The need for the variance is the result of an alteration to the existing structure which lies within the 3 ft. side yard setback.

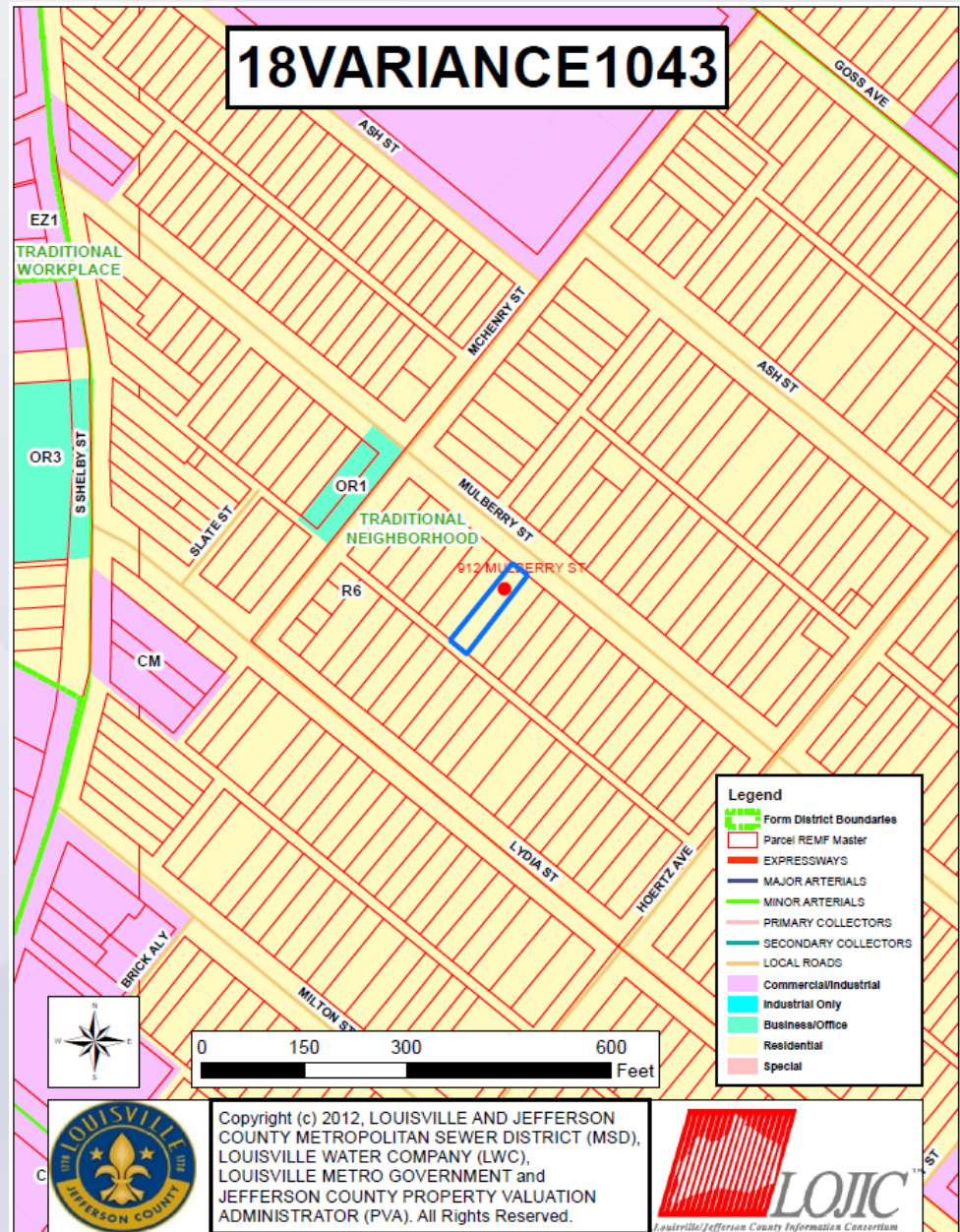
Zoning/Form Districts

Subject Property:

- Existing: R-6/Traditional Neighborhood
- Proposed: R-6/Traditional Neighborhood

Adjacent Properties:

- North: R-6/Traditional Neighborhood
- South: R-6/Traditional Neighborhood
- East: R-6/Traditional Neighborhood
- West: R-6/Traditional Neighborhood



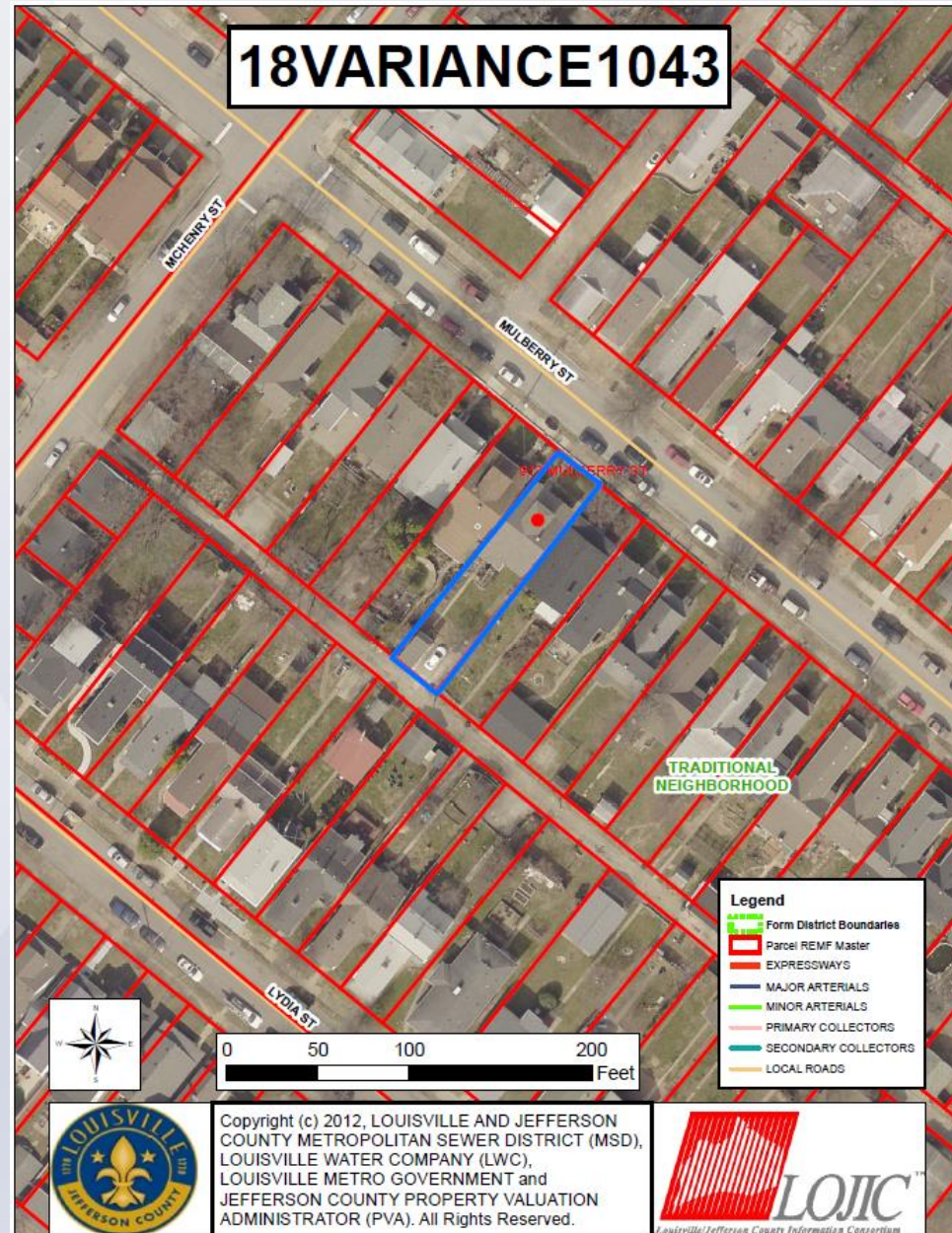
Aerial Photo/Land Use

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



Site Photos-Subject Property



Site Photos-Adjacent Property



Site Photos-Adjacent Property



Site Photos-Adjacent Properties



Adjacent properties across Mulberry Street, northeast direction. Notice how traditional shotgun styles have more ample room between the homes versus the bungalows on the opposite side of the street.

Site Photos-Subject Property



Site Photos-Subject Property

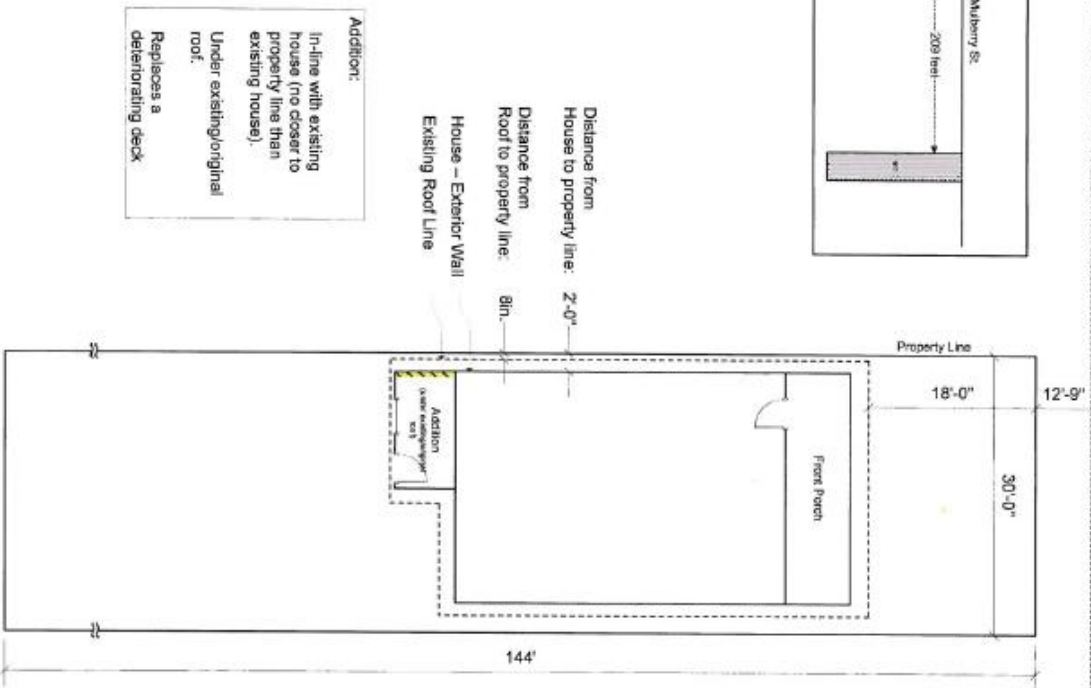
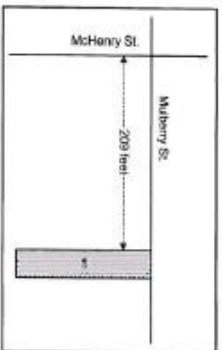
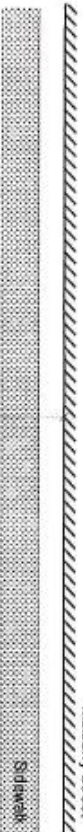


Looking northeast towards the rear of the subject site. The existing roofed porch which is proposed to be enclosed, finished space on the rear of the home.

Site Photos-Subject Property



Looking northeast towards the rear of the subject site. Notice the space between the applicants home and the fence line of the adjacent property as found to the left in the photo.



Addition:
In-line with existing house (no closer to property line than existing house).
Under existing original roof.
Replaces a deteriorating deck.

Variance for side yard setback
Required: 3-feet
Requested*: 2-feet
Site Address: 912 Mulberry St.
Parcel ID: 026B00250000
R-6 Residential
Traditional Neighborhood Form District
(1 Inch = 16 Feet)
* Requested 2-ft setback variance based on:
1) 8-inch distance from property line to roof line estimated from measurements taken from Logic Online.
2) Roof overhang on side of house = 16 inches.



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Conclusions

- Variance request appears to be adequately justified and meet the standard of review.

Required Actions

- **Variance #1:** Variance from LDC 5.2.2.C.2, table 5.2.2 for the proposed enclosure of an existing rear portion (addition) to encroach into the required 3 ft. side yard setback on an R-6 zoned parcel within the Traditional Neighborhood Form District. Approve/Deny

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