

20-VARIANCE-0165
Lilly Avenue Variance



Louisville Metro Board of Zoning Adjustment
Public Hearing

Rachel Mandell, Planner I
January 25th, 2021

Request

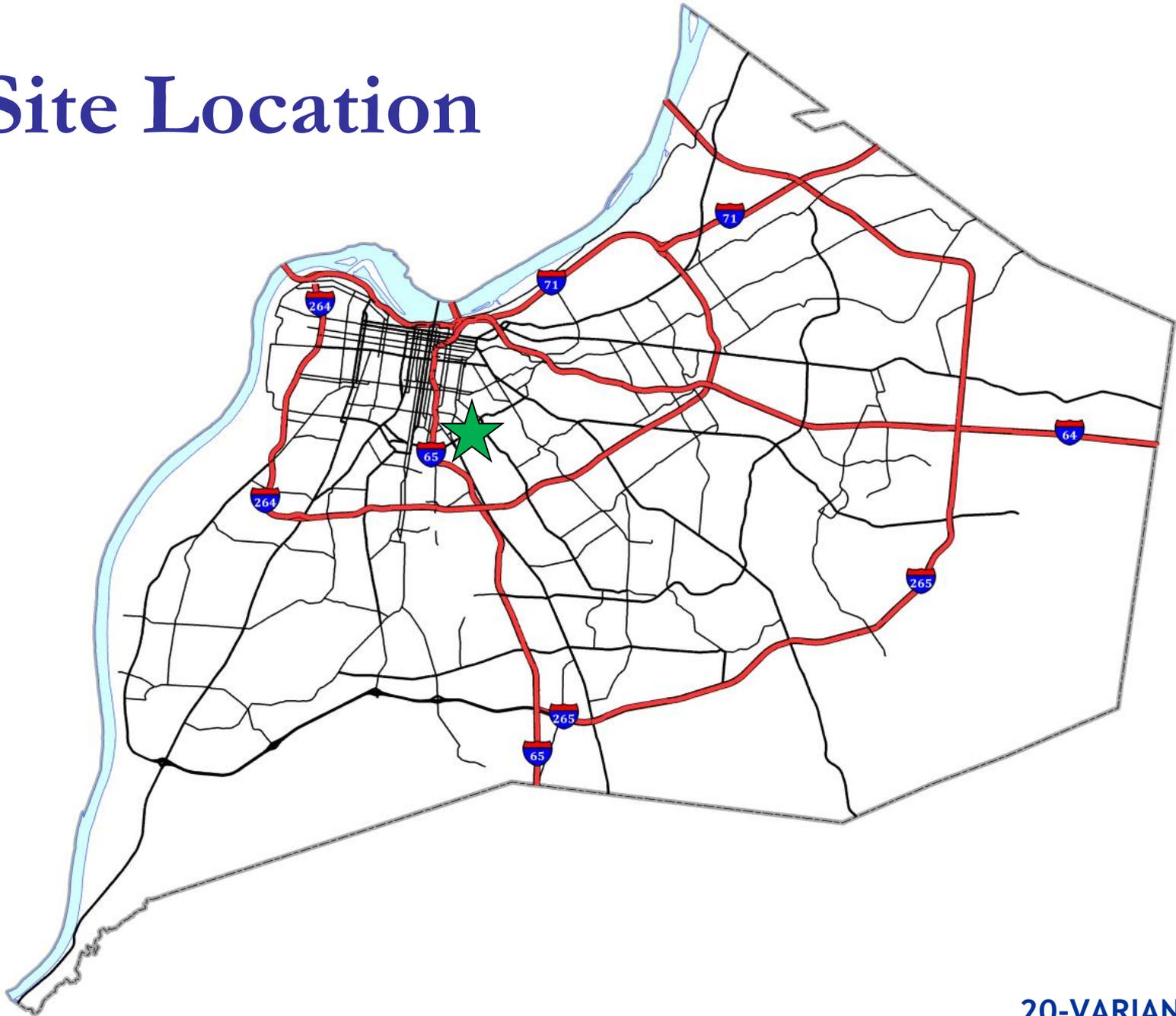
- **Variance:** from Land Development Code Section 5.1.10.F to allow a principle structure to encroach into the required side yard setback
- **Variance:** from Land Development Code Section 5.4.1.D.3 to provide less than 20% Private Yard Area

Location	Requirement	Request	Variance
East Side Yard	2ft	0ft	2ft
Private Yard Area	482 sqft	403 sqft	79 sqft

Case Summary / Background

- The site is zoned R-6 Multifamily in the Traditional Neighborhood Form District
- It is a single dwelling unit structure in the Saint Joseph neighborhood.
- The applicant is proposing a second floor addition and an addition towards the rear of the structure.

Site Location

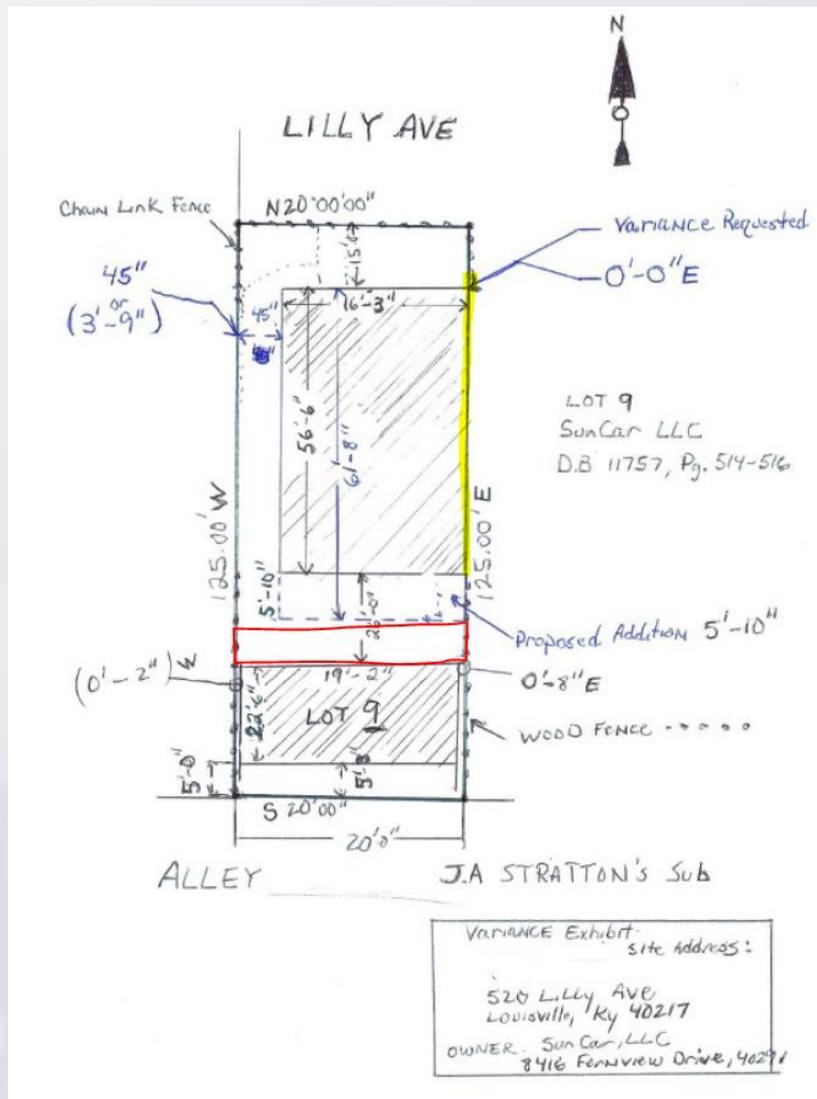








Site Plan



Site Photos



Subject Property



Subject Property



Conclusion

- Staff finds that the requested side yard variance is adequately justified and meets the standard of review.
- Staff finds that the requested private yard area variance meets all standards of review.

Required Action

- **Variance:** from Land Development Code Section 5.1.12.B.2 to allow a proposed structure to encroach into the required infill street side yard setback.
Approve/Deny
- **Variance:** from Land Development Code Section 5.4.1.D.3 to provide less than 20% Private Yard Area

Location	Requirement	Request	Variance
East Side Yard	2ft	0ft	2ft
Private Yard Area	482 sqft	403 sqft	79 sqft