

16VARIANCE1029

108 East Burnett Avenue



Louisville Metro Board of Zoning Adjustment

Public Hearing

Ross Allen, Planner I

August 1, 2016

Request(s)

- Variance from the Land Development Code section 5.2.2 table 5.2.2 to allow a house and a proposed second story deck to encroach into the side yard setback.

Location	Requirement	Request	Variance
Side Yard Setback	3 ft.	0 ft.	3 ft.

Case Summary / Background

- Requesting a variance from the minimum side yard setback for a proposed second-story deck in the Old Louisville Historic Preservation District, TNZD.
- The deck will be located on the rear western half of the second story of the principal structure with dimensions of 9' 11" by 12' 11" and will have a 3' 5" tall wooden handrail and balusters.
- When the home was constructed, the setback was less than required by code resulting in the need for a three foot variance.

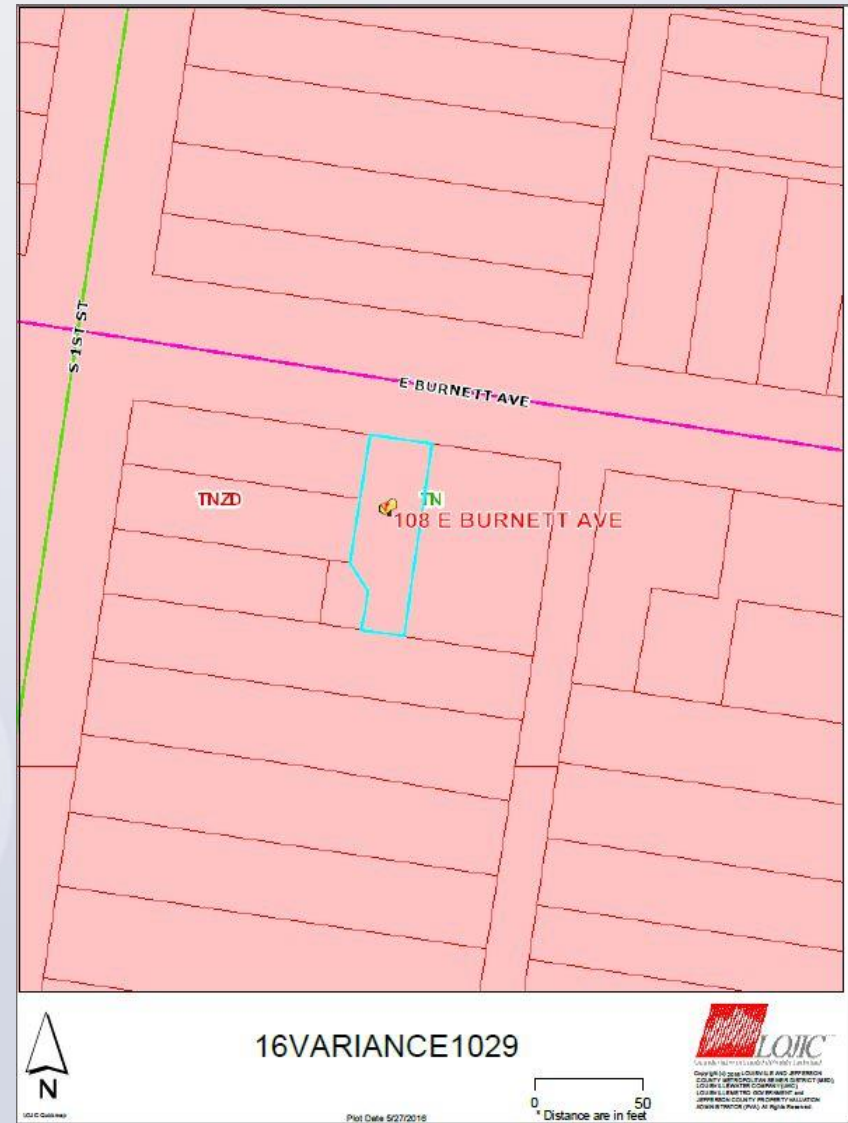
Zoning/Form Districts

Subject Property:

- Existing: TNZD/Traditional Neighborhood
- Proposed: TNZD/Traditional Neighborhood

Adjacent Properties:

- North: TNZD/Traditional Neighborhood
- South: TNZD/Traditional Neighborhood
- East: TNZD/Traditional Neighborhood
- West: TNZD/Traditional Neighborhood



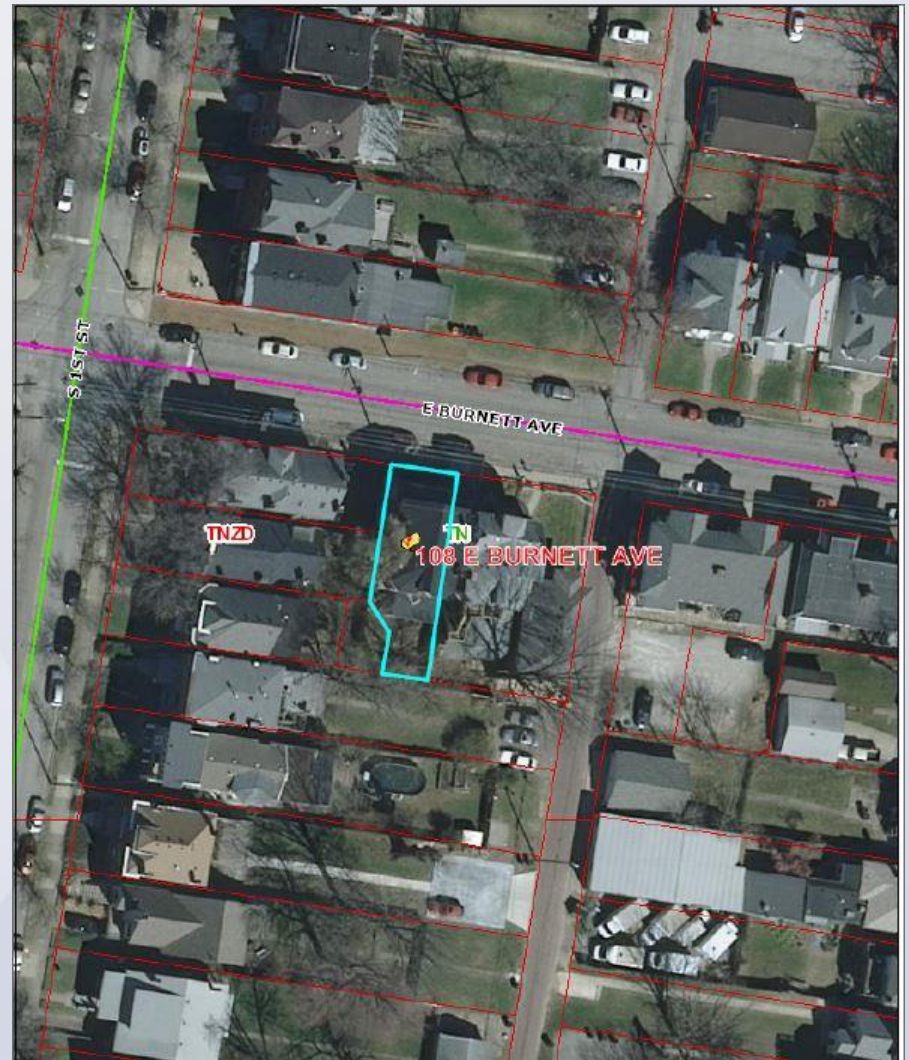
Aerial Photo/Land Use

Subject Property:

- Existing: Single Family
- Proposed: Single Family

Adjacent Properties:

- North: Vacant Commercial Property
- South: Single Family
- East: Multi-Family/Single Family
- West: Multi-Family/Single Family



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Plot Date 5/27/2016

0 50
Distance are in feet



Site Photos-Subject Property



Site Photos-Subject Property

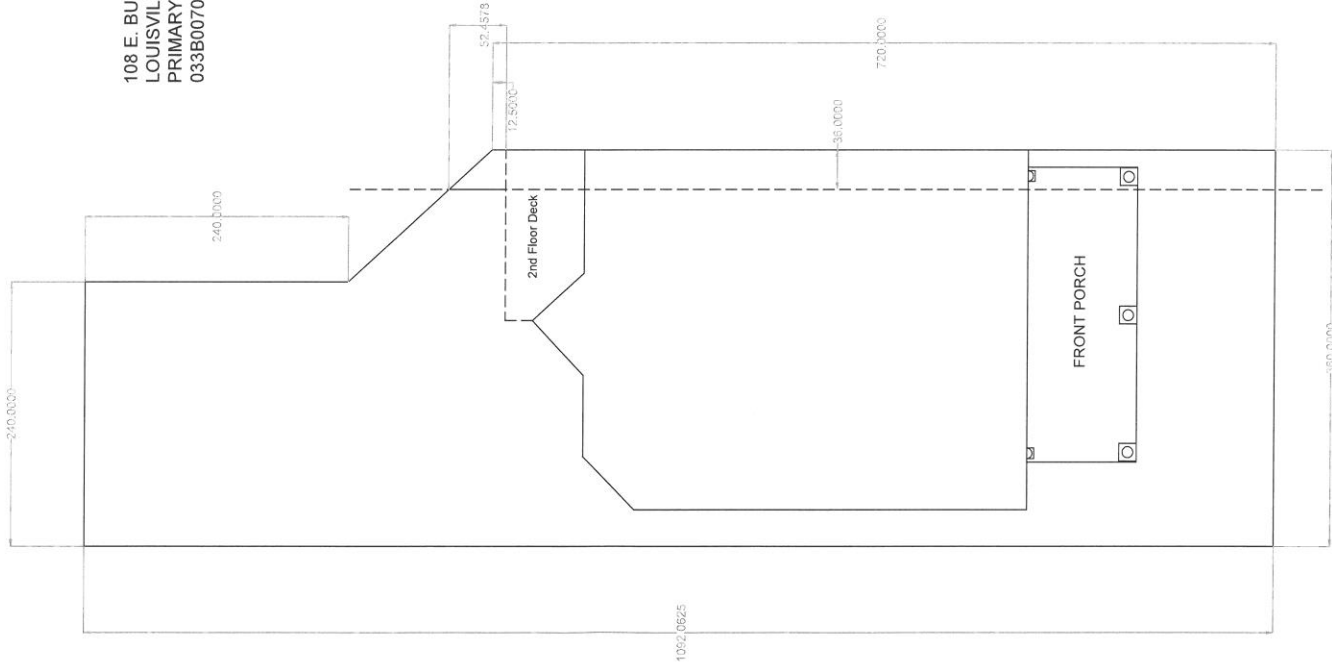


Site Photos-Subject Property



Applicant's Development Plan

108 E. BURNETT AVE.
LOUISVILLE KY, 40208
PRIMARY PARCEL ID:
033B00700000



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Applicable Plans & Policies

- Land Development Code Section 5.2.2, Table 5.2.2.

Technical Review

- No Technical Review was conducted, a COA was obtained by the owner shown on pages 12-14 of the staff report.

Staff Analysis and Conclusions

- Based upon the information in the staff report, the testimony and evidence provided at the public hearing, the Board of Zoning Adjustment must determine if the proposal meets the standards for granting a variance established in the Land Development Code from Section 5.2.2 Table 5.2.2 to allowing the proposed decks and principal structure to encroach into 3 foot side yard setback.

Required Actions

- Variance from Section 5.2.2 Table 5.2.2 to allow the proposed decks and principal structure to encroach into 3 foot side yard setback: Approve/Deny

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