

# **19-VARIANCE-0064**

## **Wythe Hill Place Variance**



**Louisville Metro Board of Zoning Adjustment**

**Public Hearing**

**Nia Holt, Planner I**

**January 06, 2020**

# Request

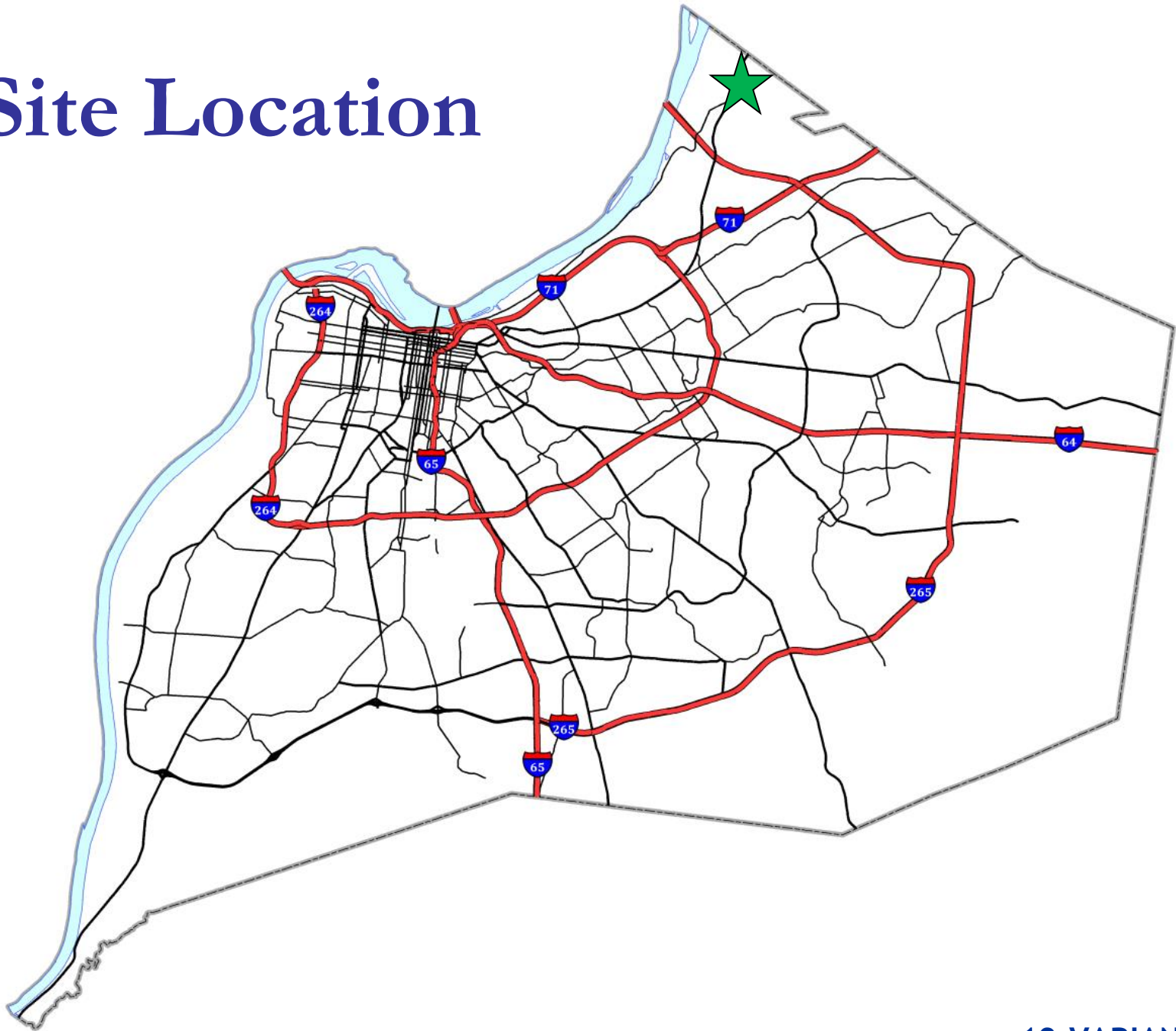
- **Variance:** from the Prospect Land Development Code table 5.3.1 to allow a structure to encroach into the required street side yard setback.

Location	Requirement	Request	Variance
Street Side Yard	30 ft.	14 ft.	16 ft.

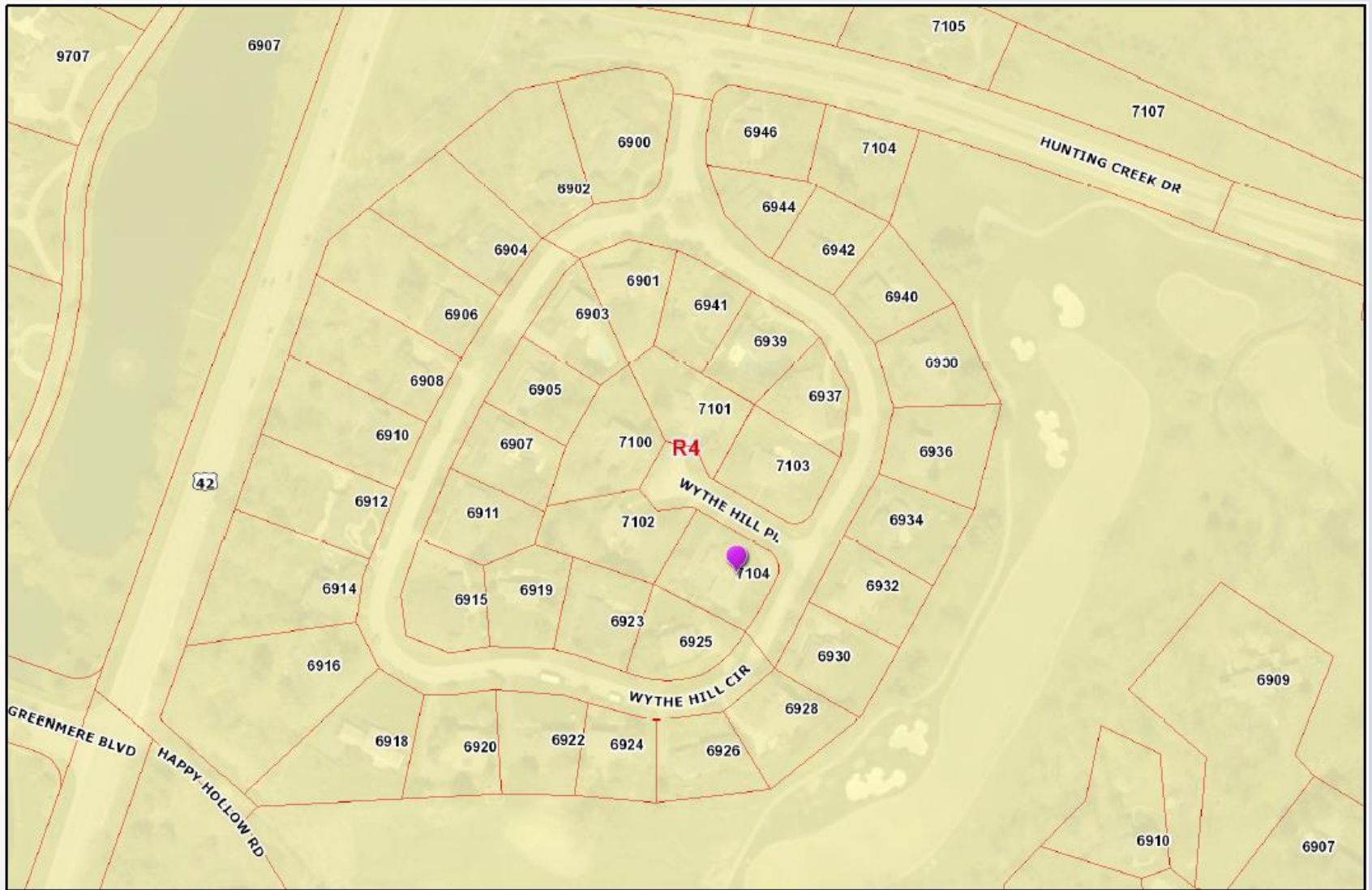
# Case Summary / Background

- The subject property is located in the Hunting Creek neighborhood in Prospect and contains a single story residence. The applicant is proposing to construct a 14 ft. by 20 ft. addition to the residence that will encroach into the required street side yard setback.

# Site Location



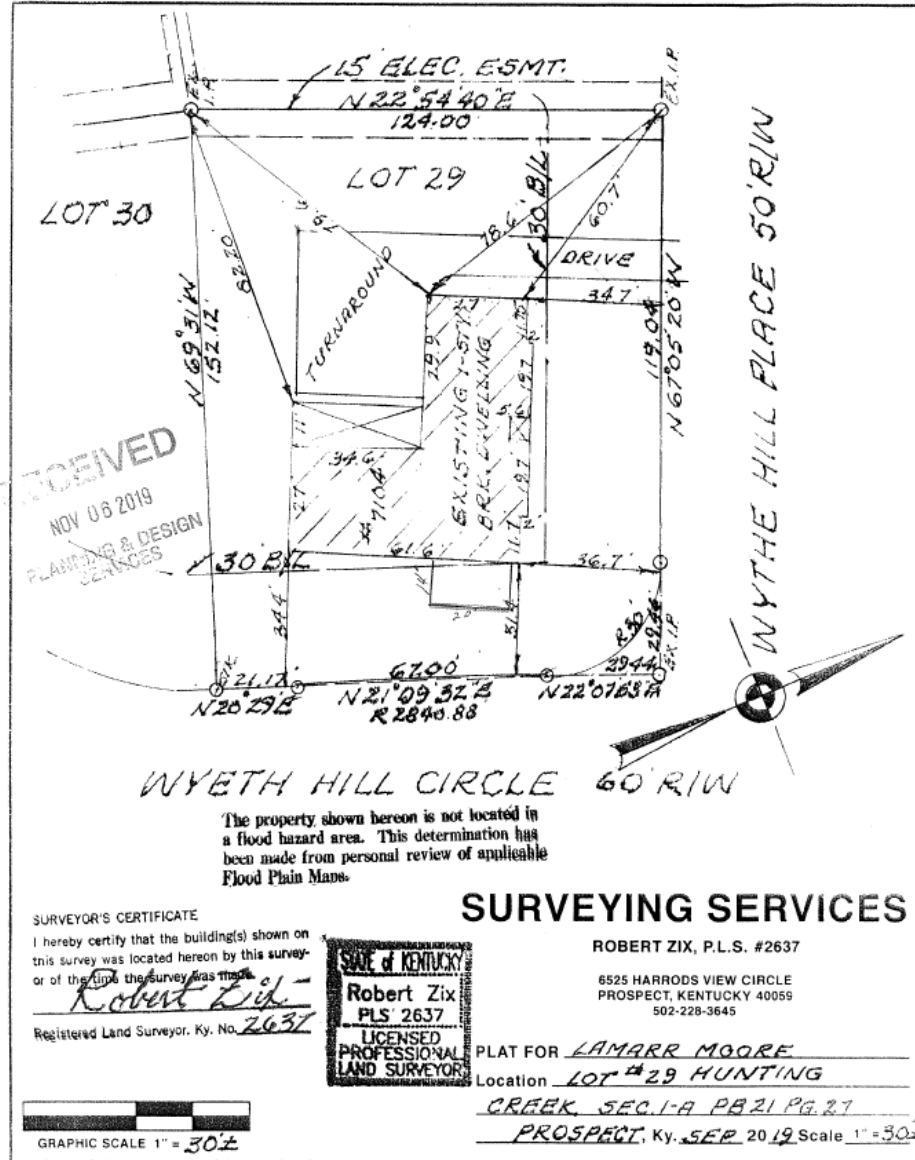








# Site Plan



NOTE: THIS PLAT SUBJECT TO ALL LEGAL RESTRICTIONS, ROADWAYS, EASEMENTS, AND RIGHTS-OF-WAY, IF ANY, WHETHER SHOWN HEREON OR NOT. PROPERTY CORNERS SHOULD BE RELOCATED FOR THE ERECTION OF FENCES OR CONSTRUCTION OF ANY KIND.

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# Site Photos-Subject Property





# Site Photos-Subject Property





# Site Photos-Subject Property



# Conclusion

- The variance request appears to be adequately justified and meets the standard of review.
- Must determine if the proposal meets the standard of review for granting a variance as established in the Prospect Land Development Code.



# Required Action

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

Location	Requirement	Request	Variance
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