

19-VARIANCE-0078

1137 Mulberry Street



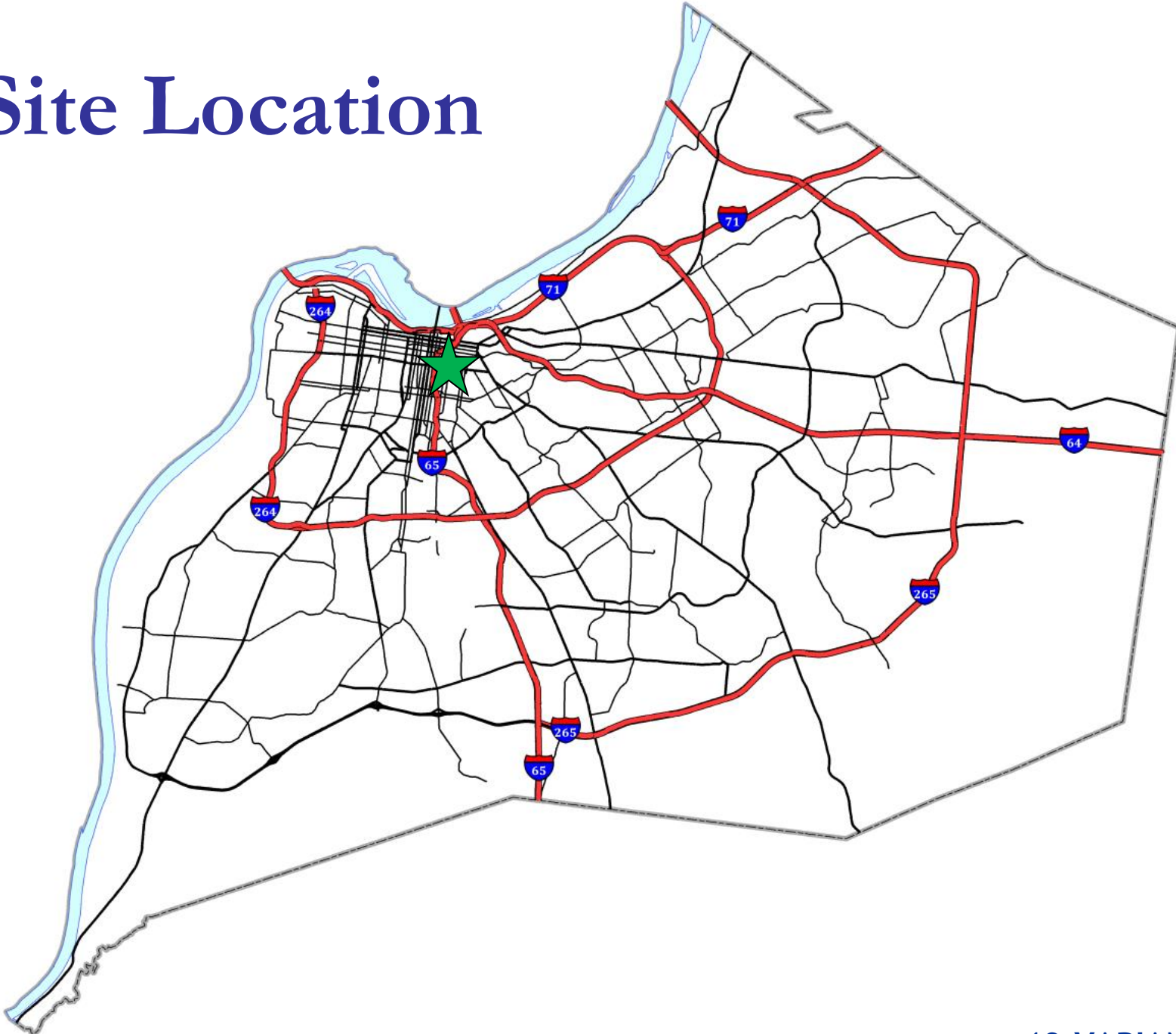
Louisville Metro Board of Zoning Adjustment

Public Hearing

Nia Holt, Planner I

January 27, 2020

Site Location



Case Summary / Background

- The subject site is zoned R-5 Single-Family Residential in the Traditional Neighborhood Form District. It is a single-family structure located in the Schnitzelburg neighborhood.
- The applicant is proposing to add height to the existing wall on the West side of the property; extending the second story.

Requests

Variance: from Land Development Code to allow a principal structure to encroach into the side yard, Table 5.2.2

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

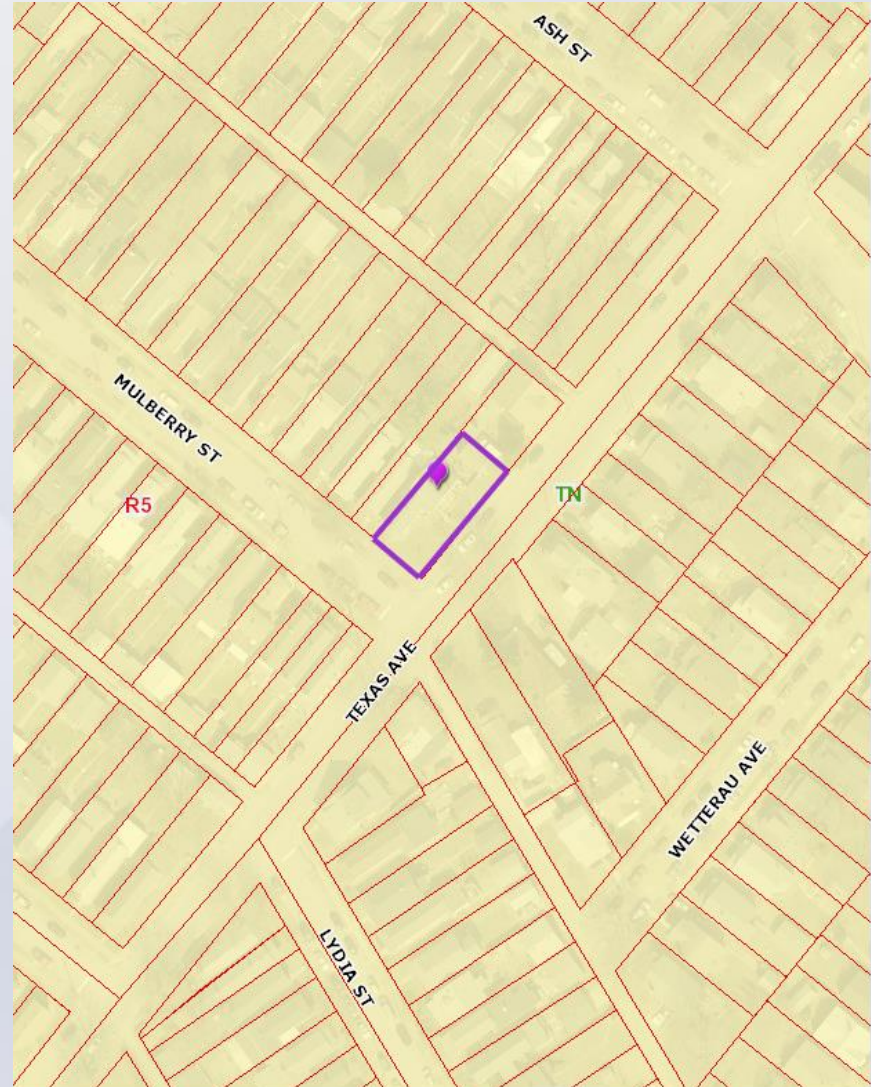
Zoning/Form Districts

Subject Property:

- Existing: R-5/Traditional Neighborhood

Adjacent Properties:

- North: R-5/Traditional Neighborhood
- South: R-5/Traditional Neighborhood
- East: R-5/Traditional Neighborhood
- West: R-5/Traditional Neighborhood



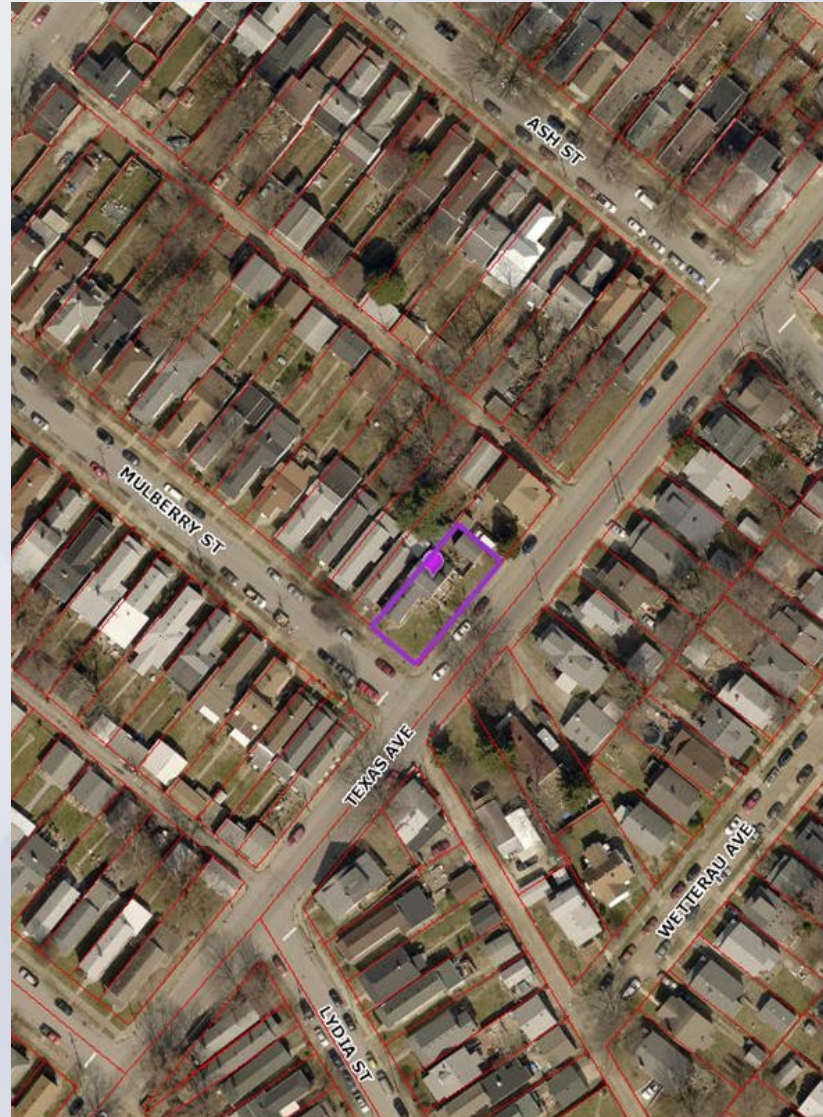
Aerial Photo/Land Use

Subject Property:

- Existing: Residential
- Proposed: Residential

Adjacent Properties:

- North: Residential
- South: Residential
- East: Residential
- West: Residential



Front of the house



Across the Street



Property to the West



West side of the house



Rear of the house



Rear of the house



Conclusions

- 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 Land Development Code.

Required Actions

- Approve or Deny
- Variance: from Land Development Code to allow a principal structure to encroach into the side yards, Table 5.2.2

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

- **Proposed Condition of Approval:** Based upon the survey on January 16, 2020, the Western property line shall be staked in the field. No projections from the façade or building foundation shall cross the property line; any such projections shall be accommodated by stepping back the proposed structure from the property line.