

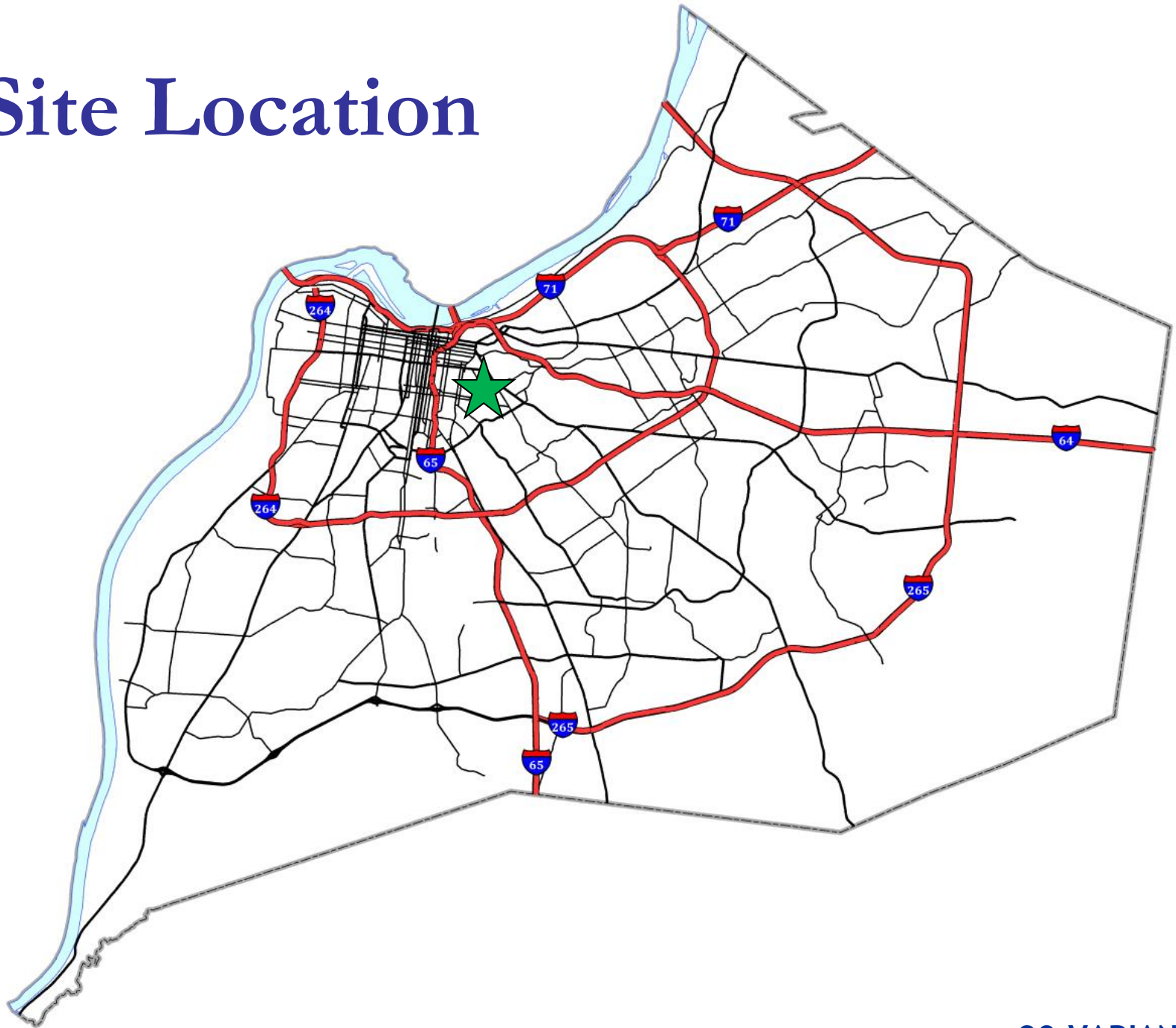
20-VARIANCE-0020
1623 Rosewood Avenue



Louisville Metro Board of Zoning Adjustment
Non-Public Hearing

Nia Holt, Planner I
March 16, 2020

Site Location



Requests

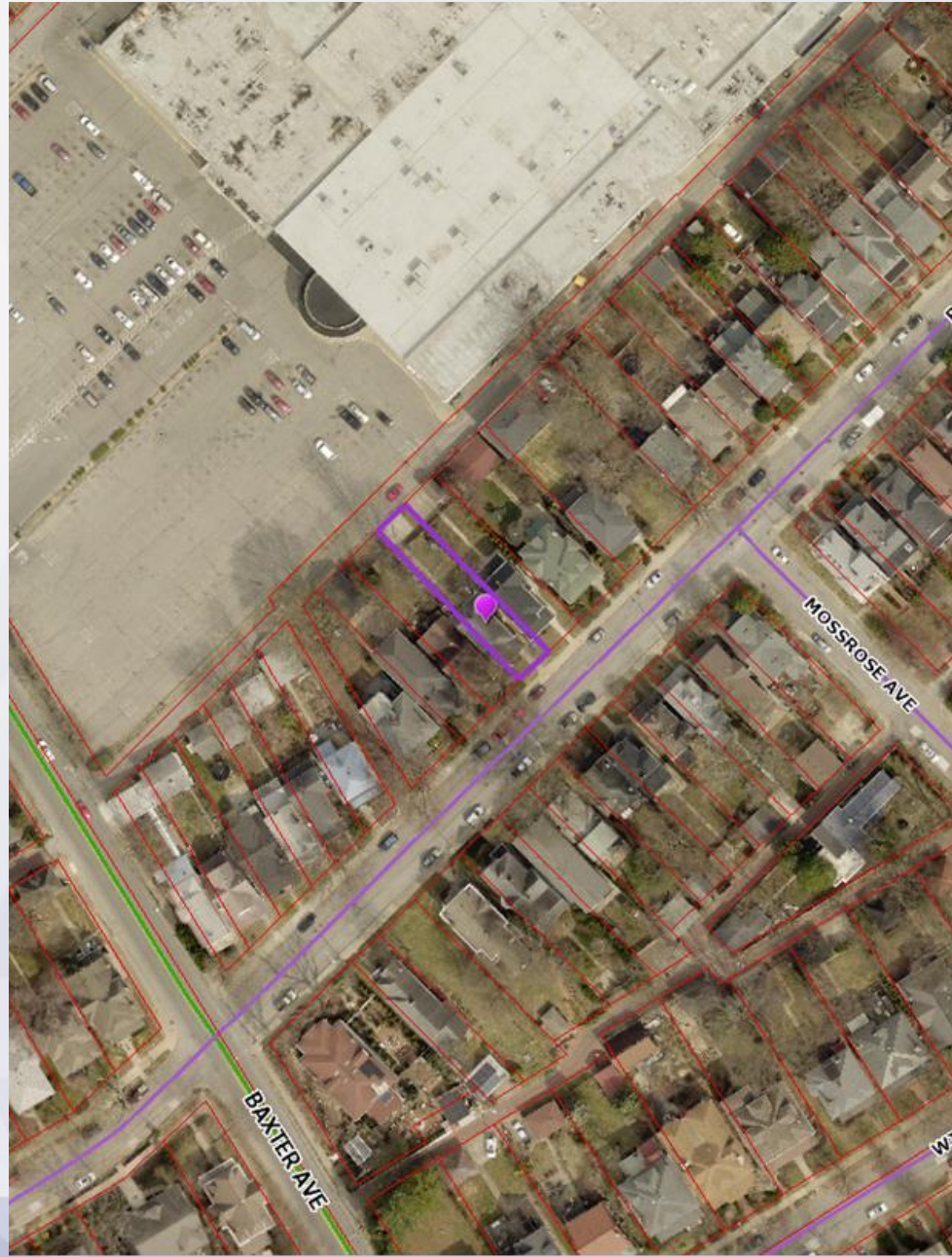
Variance: from Land Development Code to allow a principle structure to encroach into the side yard setback, Table 5.2.2

Location	Requirement	Request	Variance
South Side Yard	3 ft.	1.09 ft.	1.91 ft.

Zoning/Form Districts



Aerial Photo/Land Use



Case Summary / Background

- The subject site is zoned R-5 Single-Family Residential in the Traditional Neighborhood Form District.
- The applicant is proposing to construct a one-story addition on the rear of the existing single-family structure.
- The proposed addition will include a 9” overhang.

Front of the house



Adjacent Property



Rear of the house



South side of the house



Conclusions

- Staff finds that the requested variance meets standard B and D, but staff does not believe the variance meets standards A and C.
- 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 principle structure to encroach into the side yard setback, Table 5.2.2

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