

**19-VARIANCE-0036**  
**Mulberry Street Variance**



**Louisville Metro Board of Zoning Adjustment**  
**Public Hearing**

**Zach Schwager, Planner I**  
**October 21, 2019**

# Request

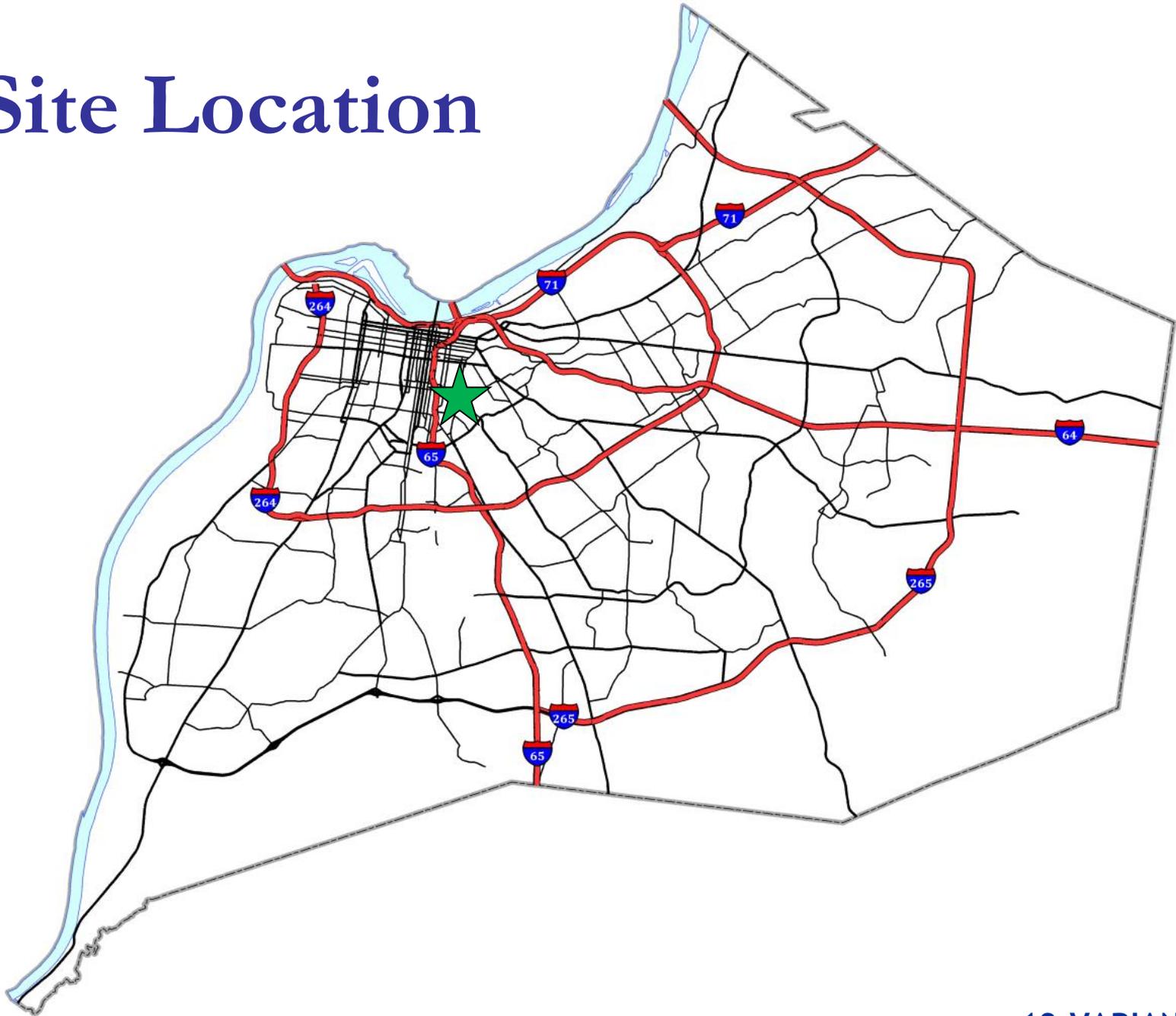
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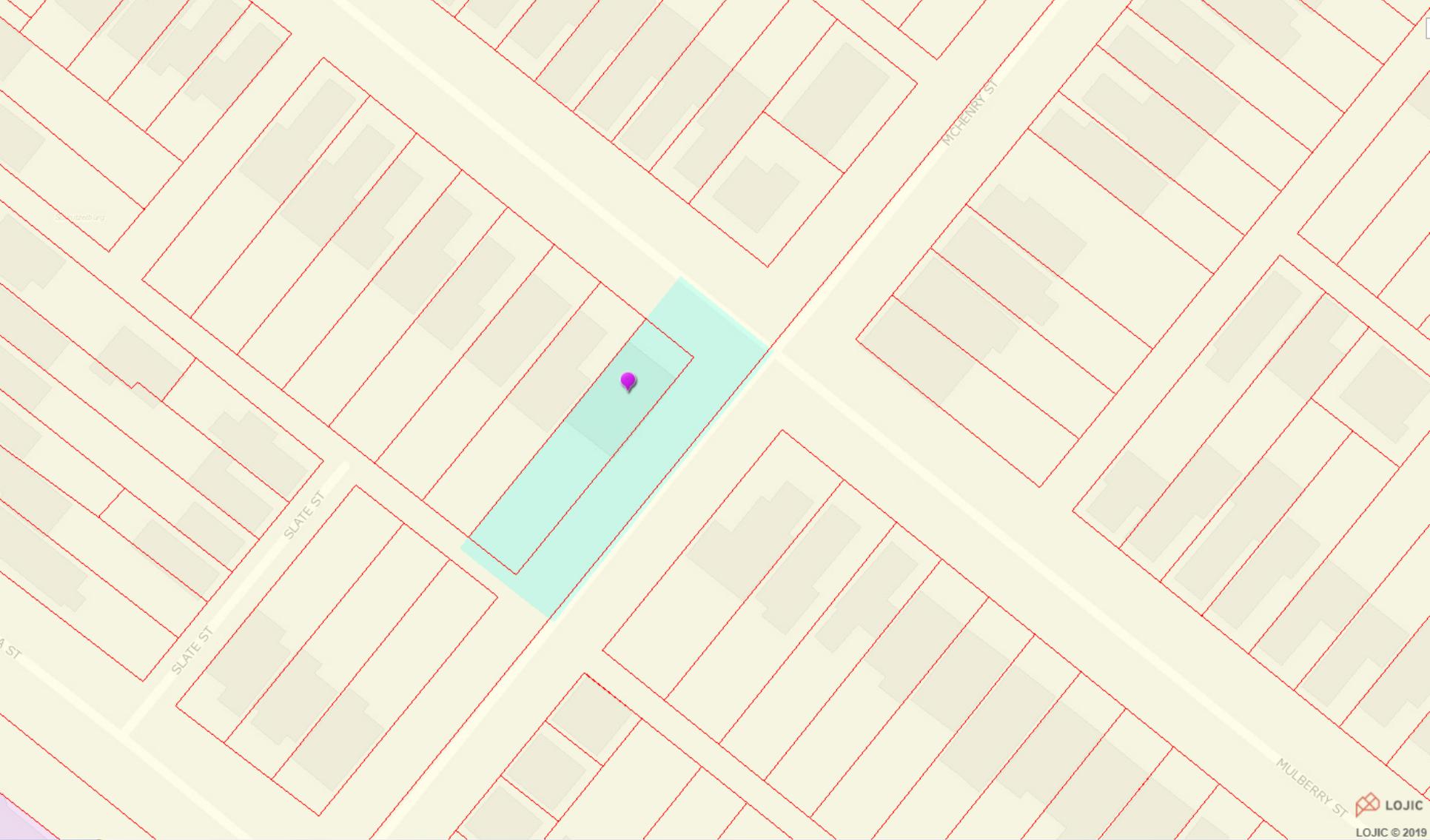
Location	Requirement	Request	Variance
Side Yard	3 ft.	9 in.	2 ft. 3 in.
Street Side Yard	3 ft.	0 ft.	3 ft.

# Case Summary / Background

- The subject property is located in the Schnitzelburg neighborhood and currently contains a 1 ½-story multi-use structure that encroaches into the required side and street side yard setbacks. The applicant proposes to construct a new 89 sq. ft. addition on the rear of the existing structure.
- The roof of the addition will be connected to the existing roof structures over the deck and the secondary rear entrance. This will require a new roof for the entire rear portion of the structure.

# Site Location



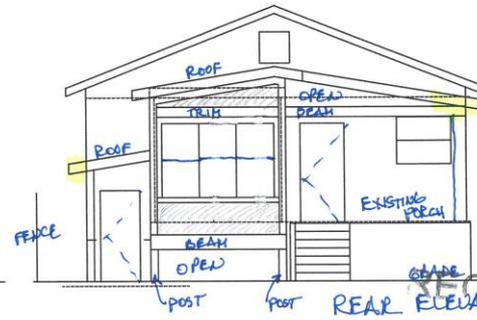
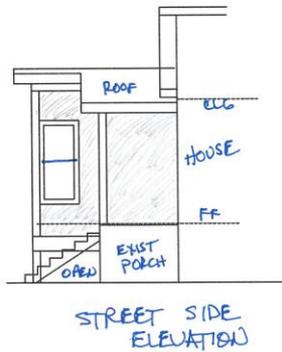
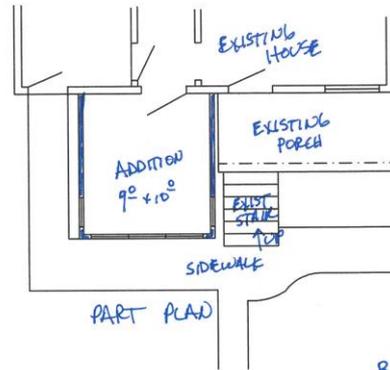
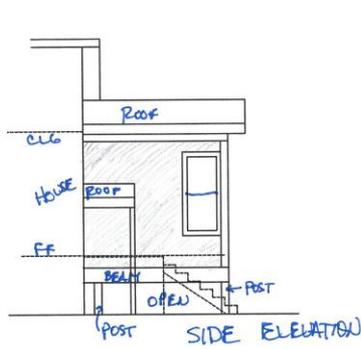




LOJIC  
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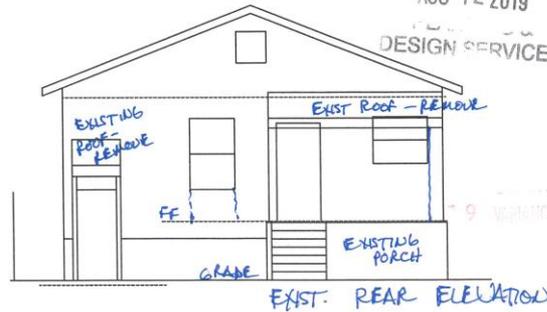


# Elevations



BRAUNE/KUBERN  
ADDITION  
8/7/19  
1/8"=1'-0"

RECEIVED  
AUG 12 2019  
DESIGN SERVICES



# Site Photos-Subject Property



# Site Photos-Subject Property



# Site Photos-Subject Property



# Conclusion

- The variance requests appear to be adequately justified and meet the standards of review.

# Conclusion

## CONDITIONS OF APPROVAL

- #1) The applicant shall submit a Revised District Development Plan to Planning & Design Services and receive approval prior to obtaining building permits.
- #2) Based upon the survey submitted on August 12, 2019, the side and street side property lines 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.

# Required Action

- **Variance:** from Land Development Code table 5.2.2 to allow a structure to encroach into the required side yard setback. Approve/Deny
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