22-VARIANCE-0136

Whiteheath Lane Addition

Louisville

Louisville Metro Board of Zoning Adjustment Public Hearing Amy Brooks, Planner I January 9, 2023

Request

• Variance: from City of Douglass Hills Land Development Code table 5.4.2.C.1 to allow a primary structure to encroach into the required street side yard setback.

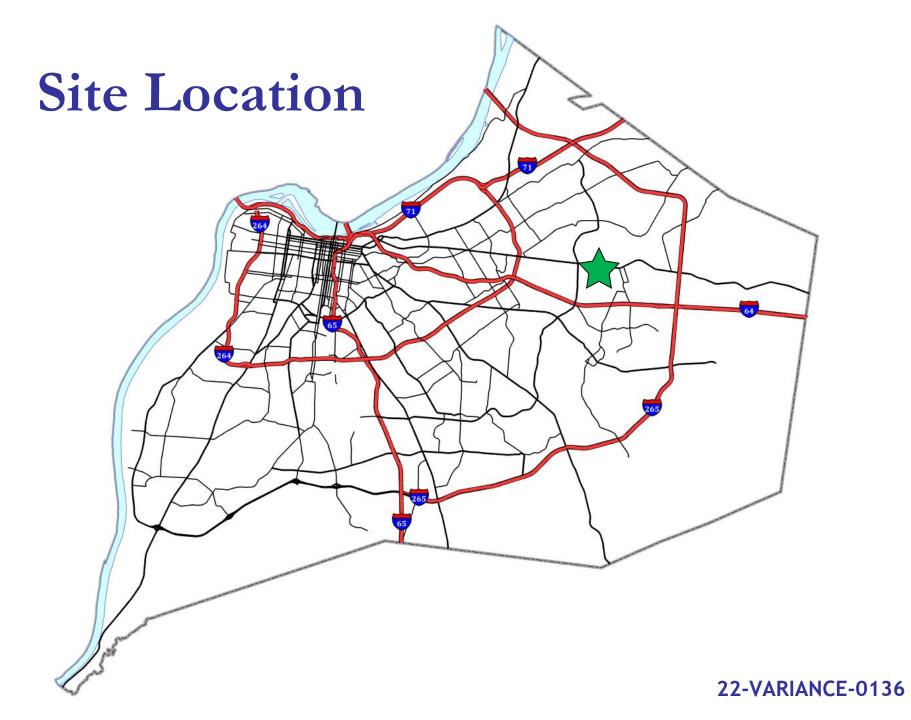
Location	Requirement	Request	Variance
Infill StreetSide Yard Setback	30 ft	16 ft.	14 ft.



Case Summary / Background

- Zoned R-4 Single Family Residential in the Neighborhood Form District.
- Located in the City of Douglass Hills
- Property is developed with a one-story single family structure.
- Applicant is proposing to construct a new onestory addition onto the front and side of the principal structure.
- The addition on the northern side will encroach into the required street side yard setback.





Zoning/ Form District Map



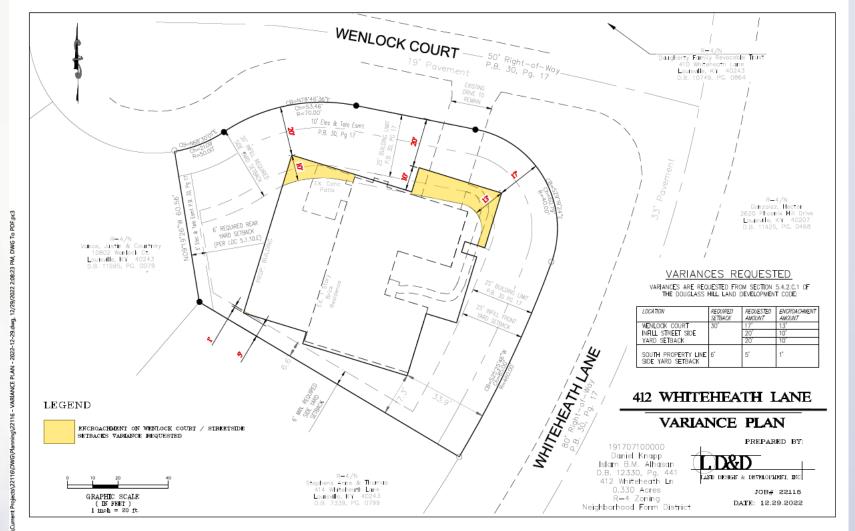


Aerial Photograph





Site Plan



Louisville

Elevations







Front of subject property.





Right of subject property.





Left of subject property.





Properties across Whiteheath Lane.





View of street side setback variance area



Conclusion

 Staff finds that the requested variance for the street side yard setback been adequately justified based on staff's analysis contained in the standard of review.



Required Action

Approve/Deny

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