

17VARIANCE1100 1313 E. Washington Street



Louisville Board of Zoning Adjustment Public Hearing

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January 22, 2018

Request

- **Variance** to permit a structure to encroach into the required side yard setback along the east property line (LDC 5.4.1.E.5)

Location	Requirement	Request	Variance
Side yard setback	2 ft	0 ft	2 ft

Case Summary/Background

- Applicant proposes to build a two-story structure at the rear of the property on Quincy Street
- The second story will be a dwelling unit with an attached deck and exterior stairs to the ground level
- The ground floor will be a two-vehicle garage with additional one-vehicle parking under the deck
- The variance is necessary to provide enough width to park a vehicle under the deck area

Zoning / Form District

Subject Site:

Existing: R-6 / Traditional Neighborhood

Proposed: To remain as existing

Adjoining Sites:

North: M-3/ Traditional Neighborhood

South: R-6 / Traditional Neighborhood

East: R-6 / Traditional Neighborhood

West: R-6 / Traditional Neighborhood



Land Use

Subject Site:

Existing: Single-Family Residential

Proposed: Two-Family Residential

Adjoining Sites:

North: Commercial

South: Single-Family Residential

East: Vacant

West: Single-Family Residential



Site Photos



Street View

Site Photos



Adjoining Property to South

Site Photos



Adjoining Property to East

Site Photos



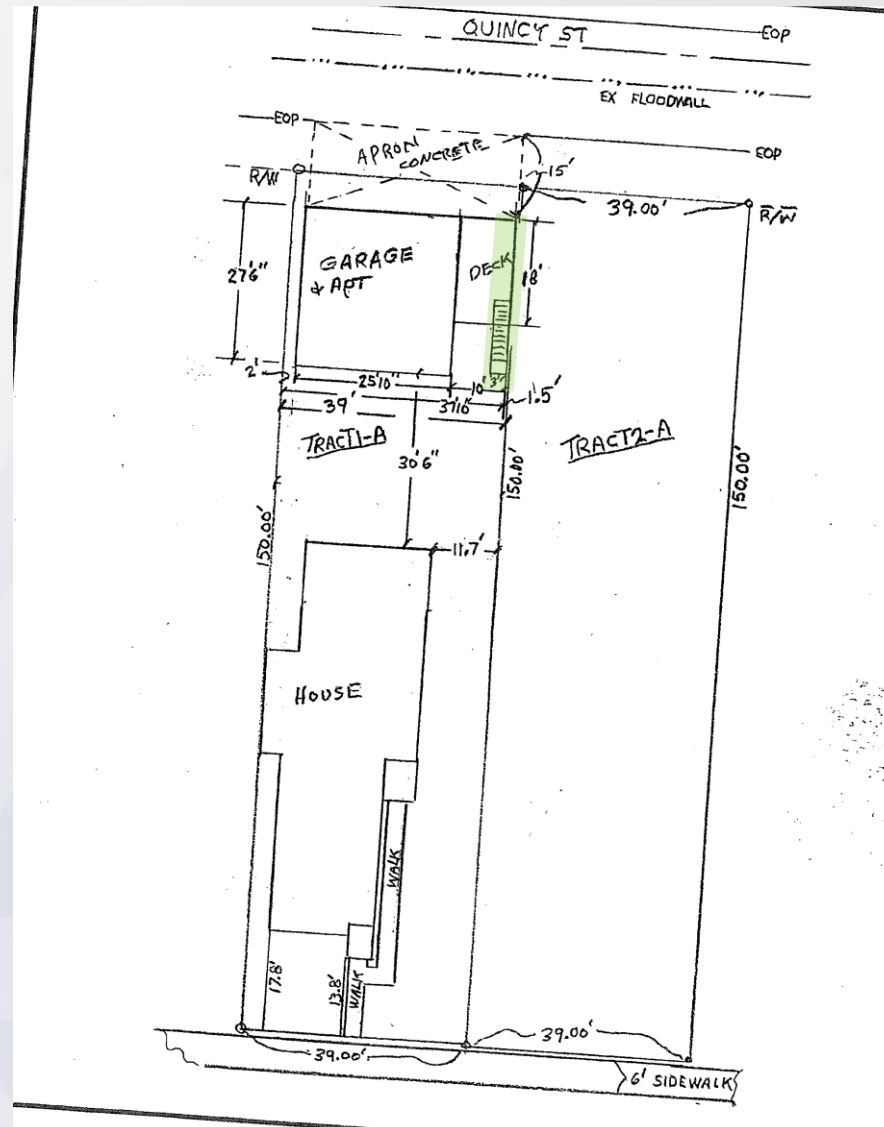
Adjoining Property to West

Site Photos



Rear at Quincy Street

Development Plan



Conclusions

- Based upon the information in the staff report, the testimony and evidence provided at the public meeting, the Board of Zoning Adjustment must determine if the proposal meets the standards established in the LDC for the requested variance

Required Action

Approve or Deny

- **Variance** to permit a structure to encroach into the required side yard setback along the east property line (LDC 5.4.1.E.5)

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