

18VARIANCE1054

Mulberry Street Addition



Louisville Metro Board of Zoning Adjustment
Public Hearing

Dante St. Germain, Planner I
July 16, 2018

Requests

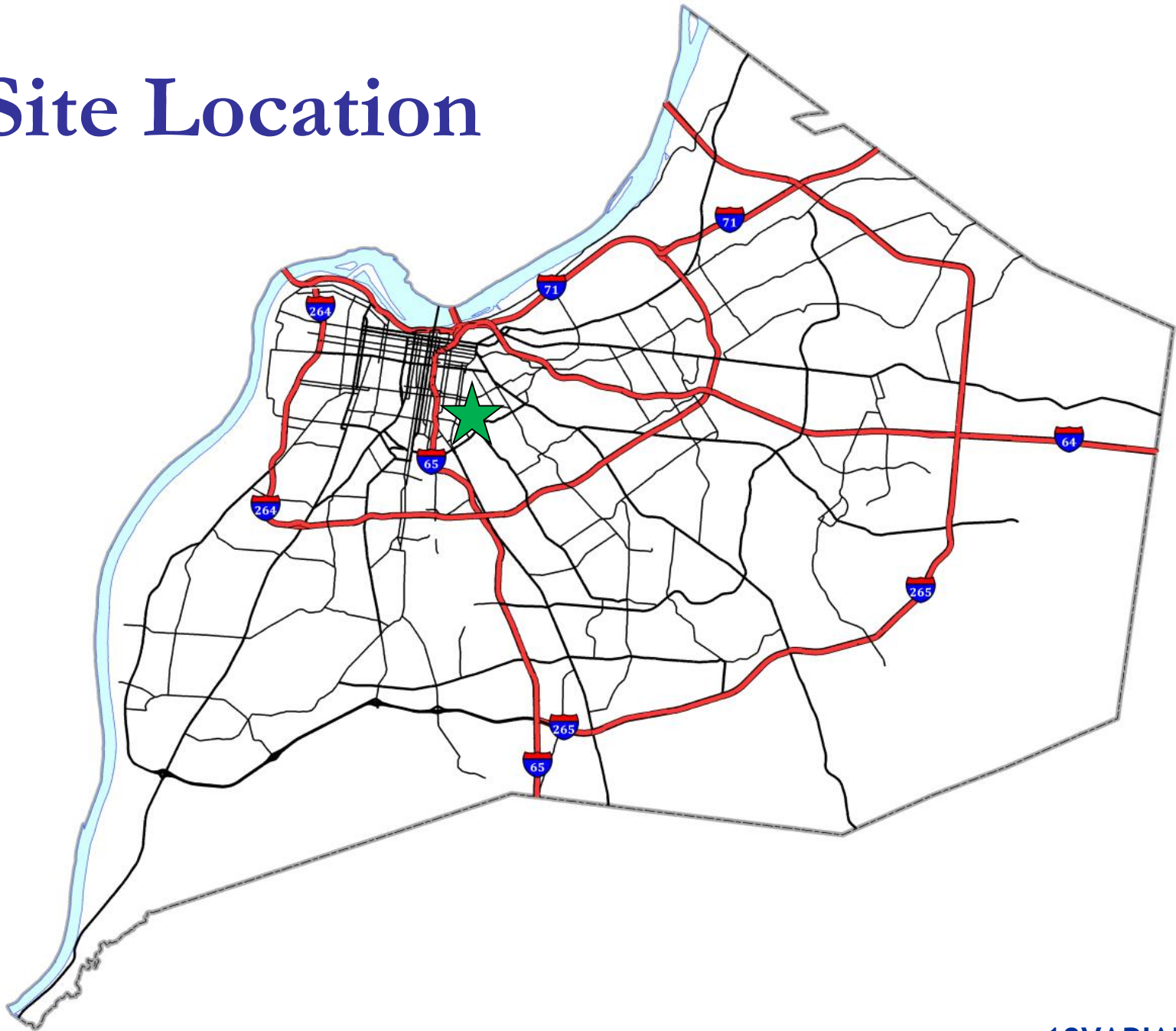
- **Variance:** from Land Development Code section 5.1.10.F to allow a structure to encroach into the required side yard setback.

Location	Requirement	Request	Variance
Side Yard Setback	2.5 ft.	0.219 ft.	2.281 ft.

Case Summary / Background

- The subject property is located in the Schnitzelburg neighborhood.
- The applicant proposes to demolish an existing porch to construct a new two-story addition and deck onto the rear of the principal structure.
- The addition is proposed to follow the existing wall of the structure.

Site Location



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



1029 Mulberry Street
feet

70

Map Created: 7/3/2018



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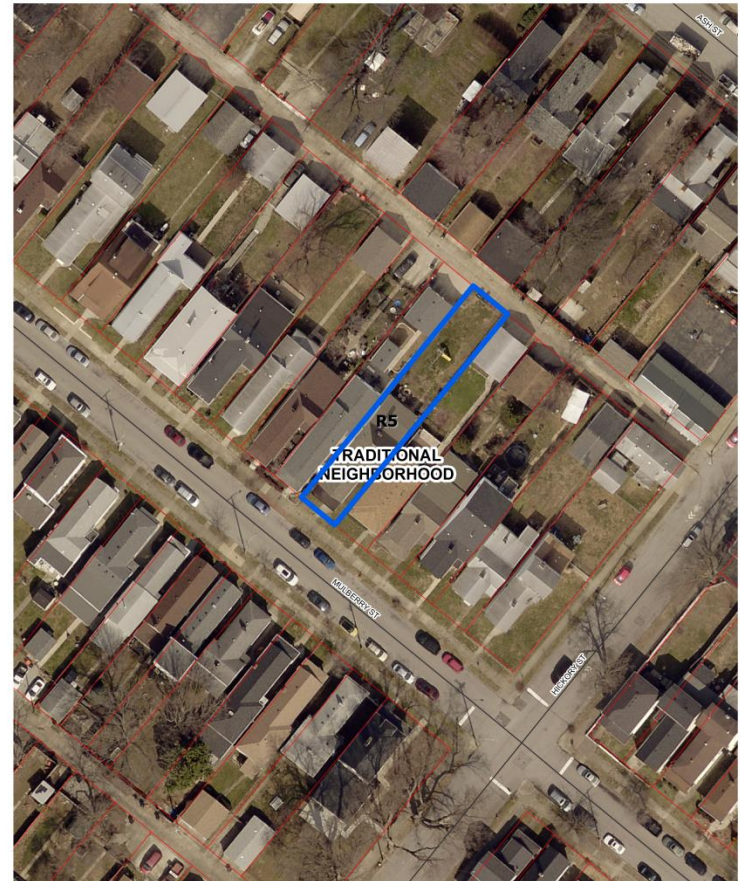
Aerial Photo/Land Use

Subject Property:

- Existing: Single Family Residential

Adjacent Properties:

- North: Single Family Residential
- South: Single Family Residential
- East: Single Family Residential
- West: Single Family Residential



1029 Mulberry Street
feet



Map Created: 7/3/2018



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Site Photos-Subject Property



The front of the subject property.

Site Photos-Subject Property



The separation between structures.

Site Photos-Subject Property



The porch to be replaced is on the left.
The garage on the right is located on a
neighboring property.

Conclusions

- The variance request appears to be adequately justified and meets the standard of review.

Required Actions

- **Variance:** from Land Development Code section 5.1.10.F to allow a structure to encroach into the required side yard setback. Approve/Deny

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