

# **18VARIANCE1121**

## **Yale Drive Variance**



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

**Zach Schwager, Planner I  
February 4, 2019**

# Request

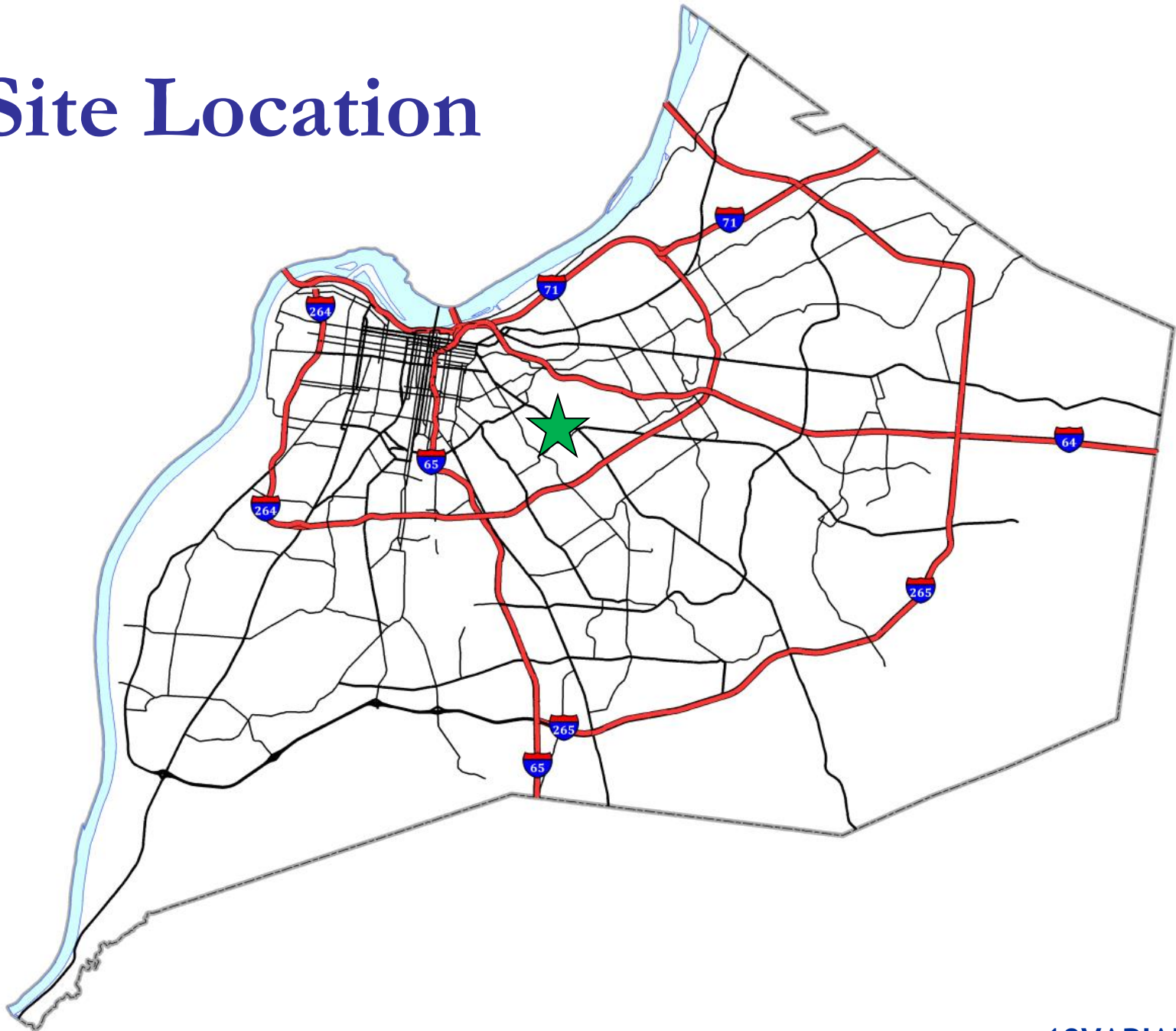
- **Variance:** from Land Development Code table 5.3.1 to allow a structure to encroach into the required side yard setback.

Location	Requirement	Request	Variance
Side Yard	5 ft.	2.8 ft.	2.2 ft.

# Case Summary / Background

- The subject property is located in the Belknap neighborhood.
- The applicant requests a variance for a proposed second story addition to encroach into the side yard setback.

# Site Location



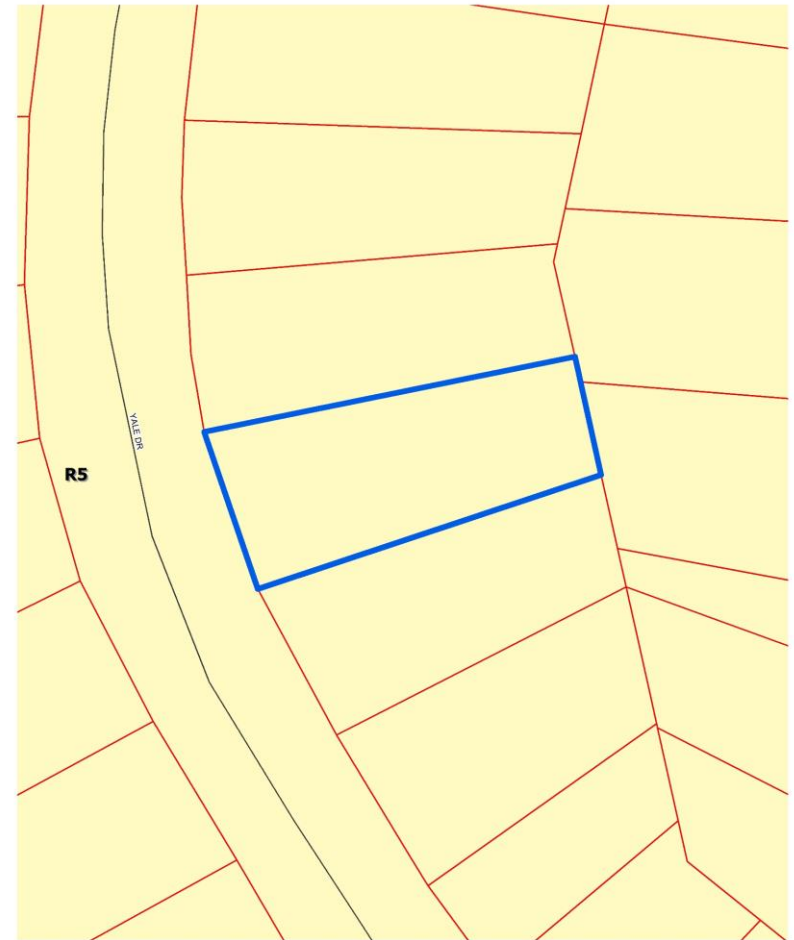
# Zoning/Form Districts

## Subject Property:

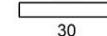
- Existing: R-5/Neighborhood

## Adjacent Properties:

- North: R-5/Neighborhood
- South: R-5/Neighborhood
- East: R-5/Neighborhood
- West: R-5/Neighborhood



1818 Yale Drive  
feet



30  
Map Created: 1/28/2019



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# Aerial Photo/Land Use

## Subject Property:

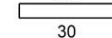
- Existing: Single Family Residential
- Proposed: Single Family Residential

## Adjacent Properties:

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



1818 Yale Drive  
feet

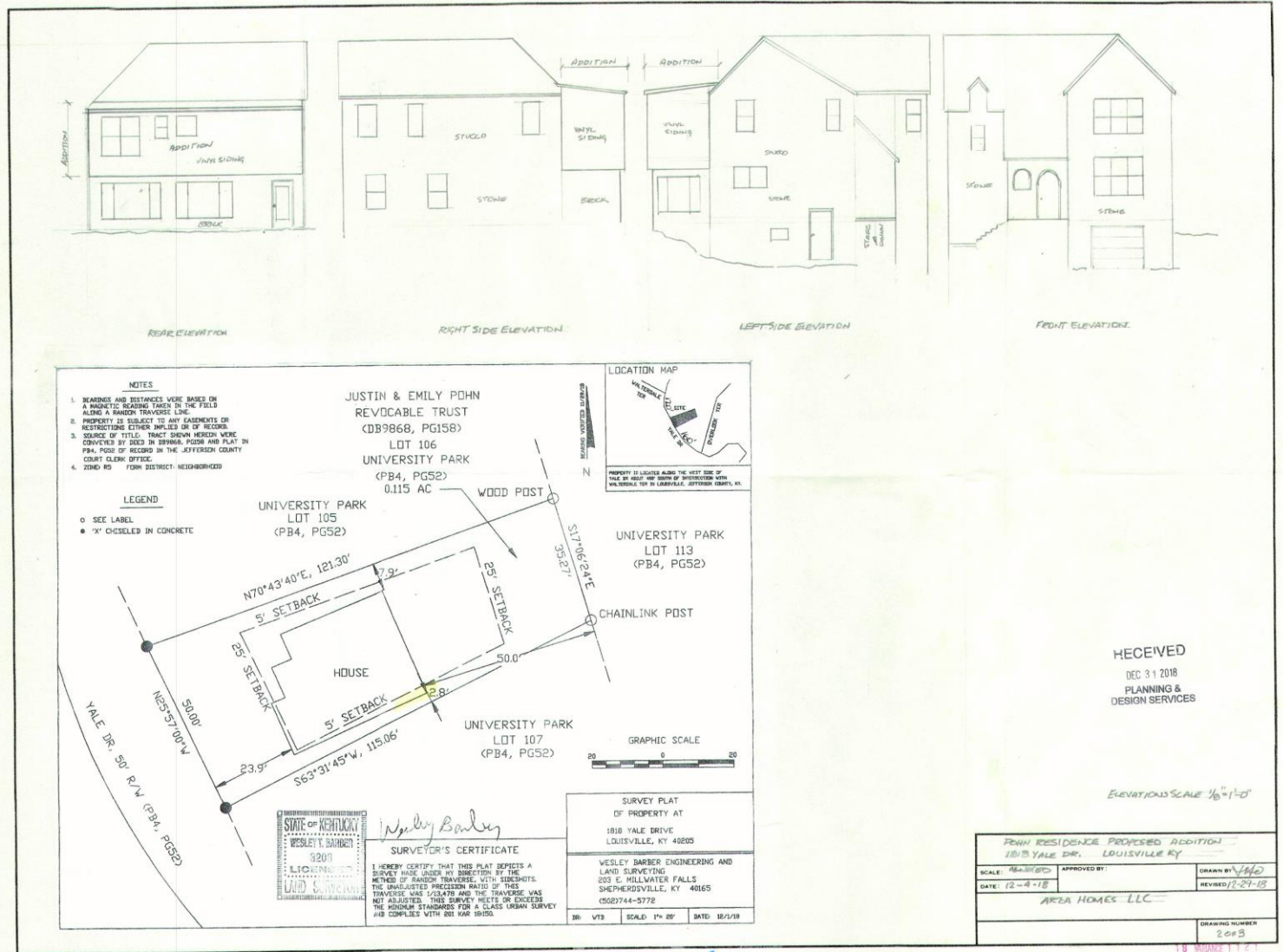


Map Created: 1/28/2019



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# Site Plan/Elevations





# Site Photos-Subject Property



Front of subject property.



# Site Photos-Subject Property



Properties across Yale Drive.



# Site Photos-Subject Property



Side yard that is being encroached upon and property to the right.



# Site Photos-Subject Property



First story rear addition and variance area.



# Conclusion

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

# Required Action

- **Variance:** from Land Development Code table 5.3.1 to allow a structure to encroach into the side yard setback. Approve/Deny

Location	Requirement	Request	Variance
Side Yard	5 ft.	2.8 ft.	2.2 ft.