

19VARIANCE1007

2912 Garfield Avenue



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

**Jon E. Crumbie, Planning & Design Coordinator
March 4, 2019**

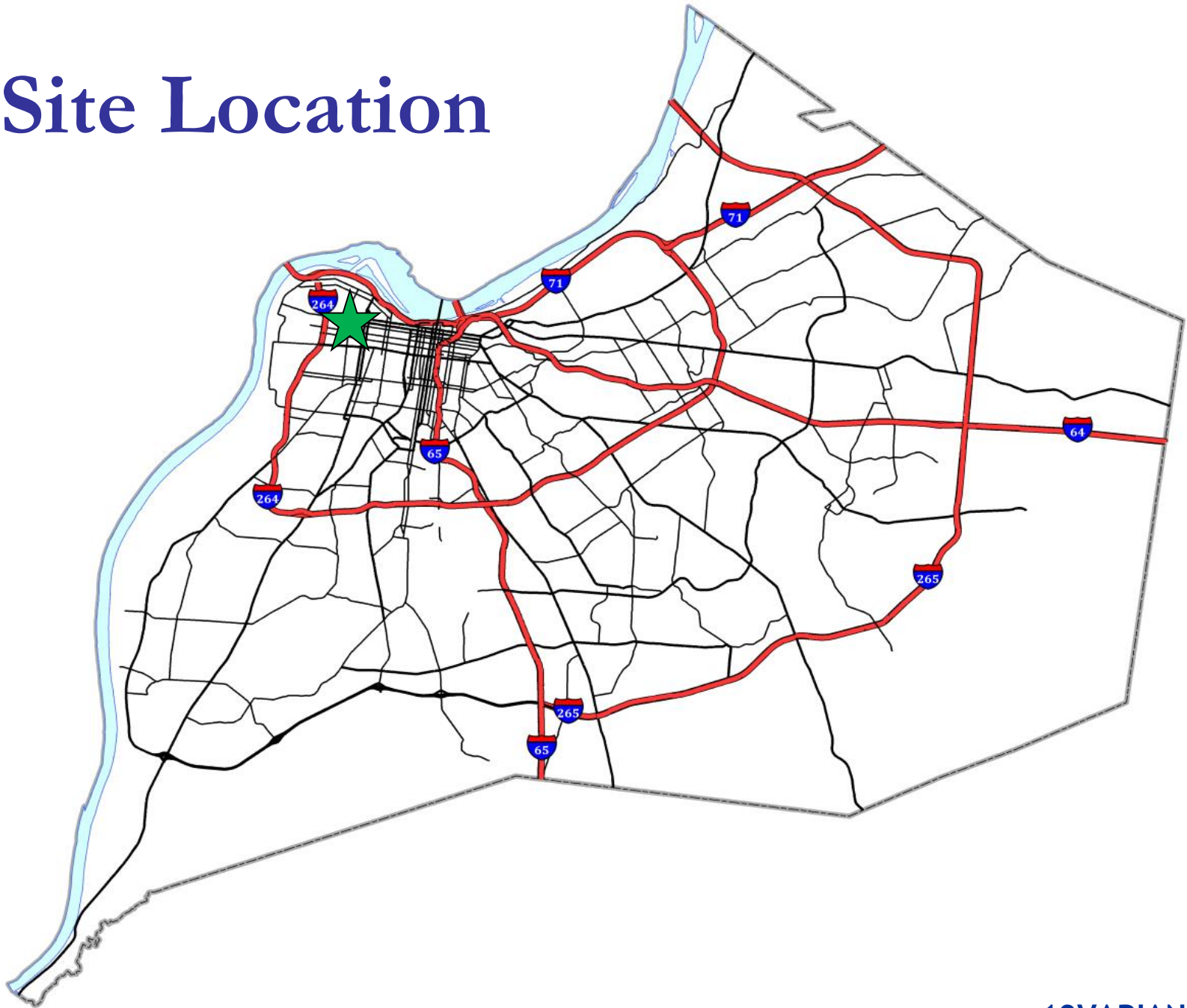
Request(s)

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

Case Summary/Background

- The applicant is requesting to add a bedroom to the second story. To add this bedroom the roof will need to be raised and additional volume added to the structure. The addition will be in line with the existing structure and will be no closer to the west property line.

Site Location



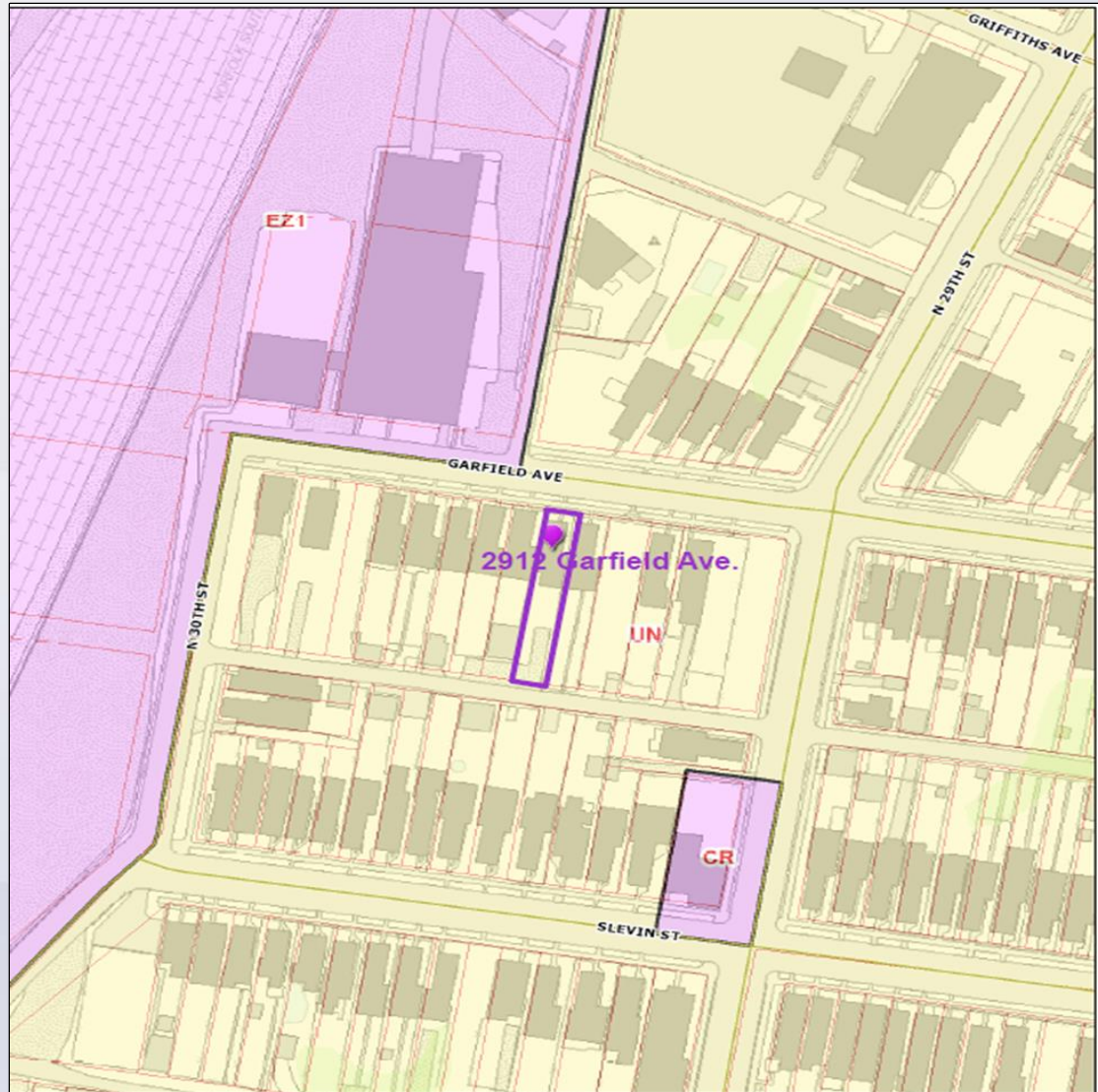
Zoning/Form Districts

Subject:

- Existing: UN/TN
- Proposed: UN/TN

Surrounding:

- North: UN, EZ-1/TN
- South: UN/TN
- East: UN/TN
- West: UN/TN



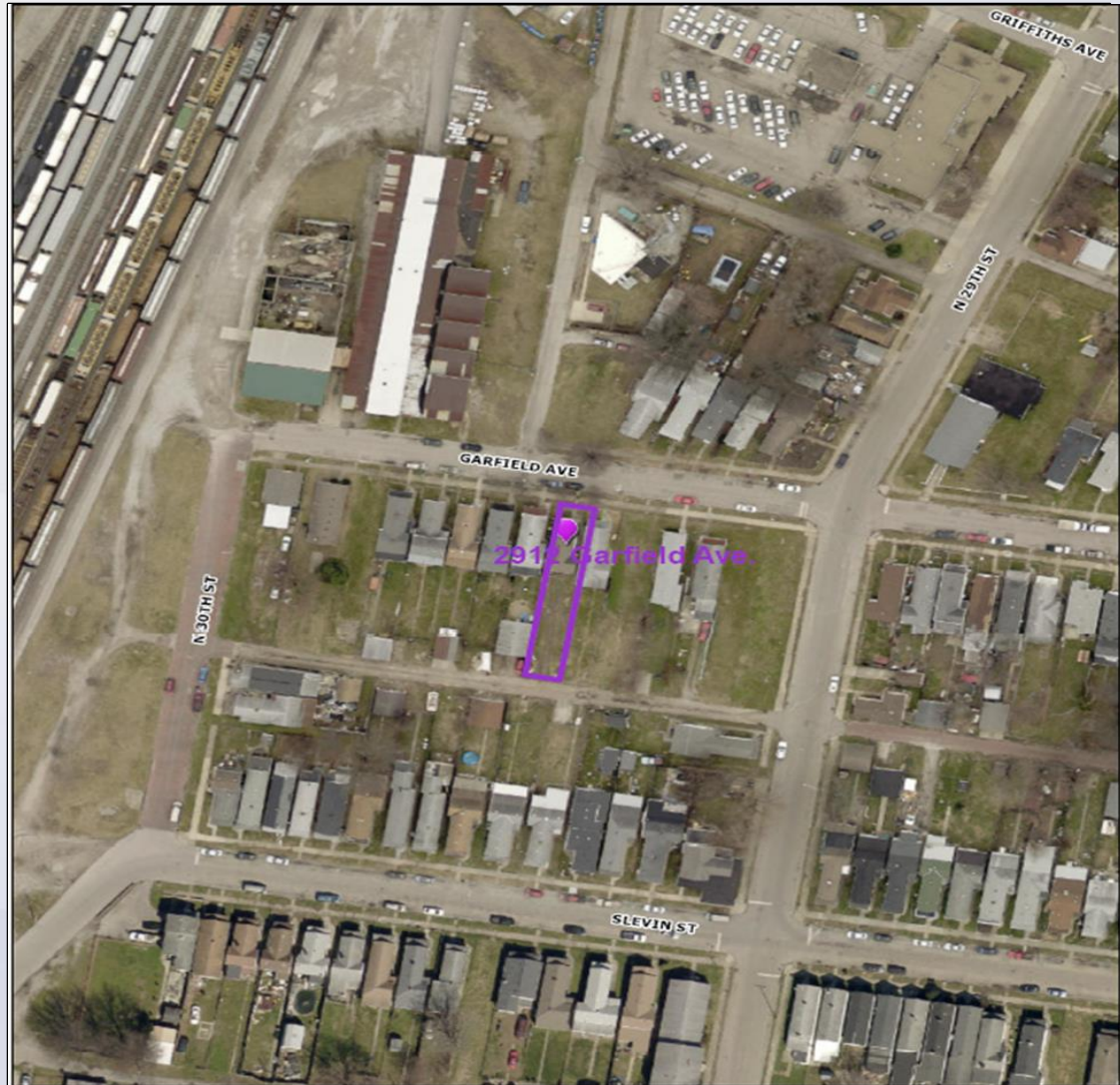
Aerial Photo/Land Use

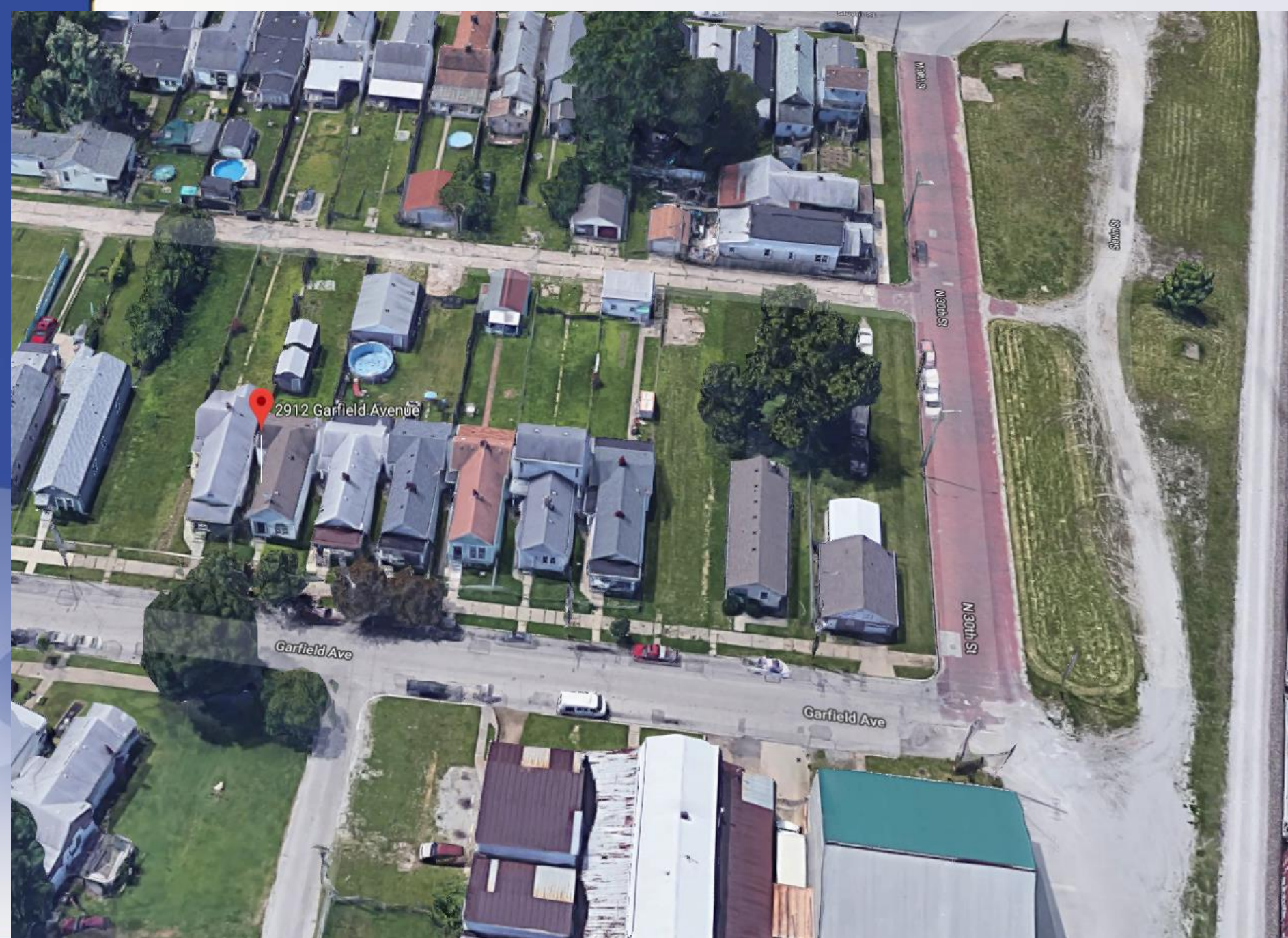
Subject:

- Existing: Residential
- Proposed: Residential

Surrounding:

- North: Residential, Industrial
- South: Residential
- East: Residential
- West: Residential





Front of Structure



02/14/2019 09:11

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Property to the Left



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Property to the Right

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Across the Street

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Side Yard

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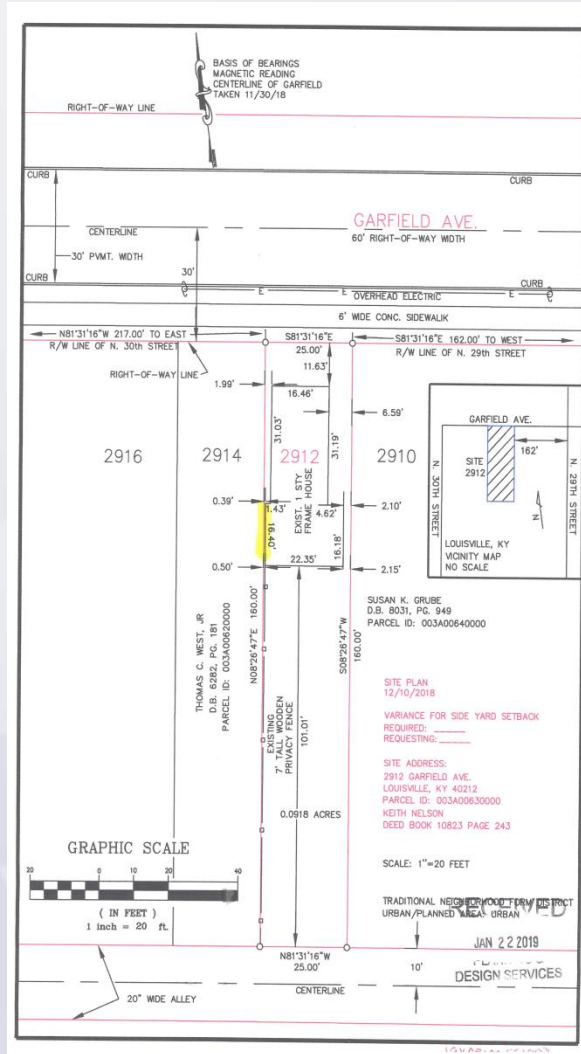
Rear of Structure

02/14/2019 09:14

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Site Plan



Staff Findings

- Staff finds that the requested variance is adequately justified and meets the standard of review. Based upon the information in the staff report, and the testimony and evidence provided at the public hearing, the Board of Zoning Adjustment must determine if the proposal meets the standards for granting a variance established in the Land Development Code table 5.2.2 to allow a structure to encroach into the required side yard setback.

Required Actions

Approve or Deny:

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