

20-VARIANCE-0001

910 Ash Street



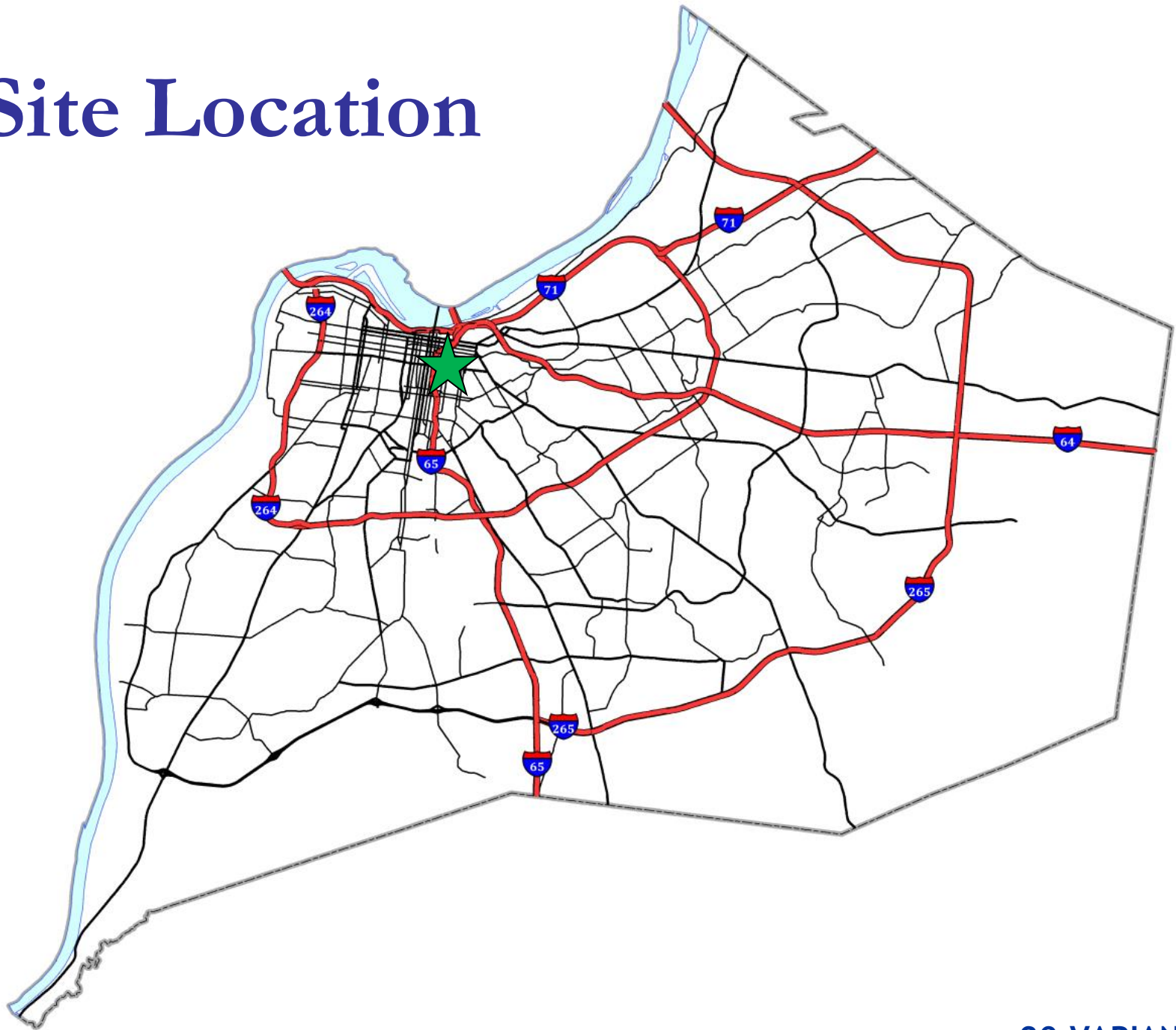
Louisville Metro Board of Zoning Adjustment

Public Hearing

Nia Holt, Planner I

February 03, 2020

Site Location



Case Summary / Background

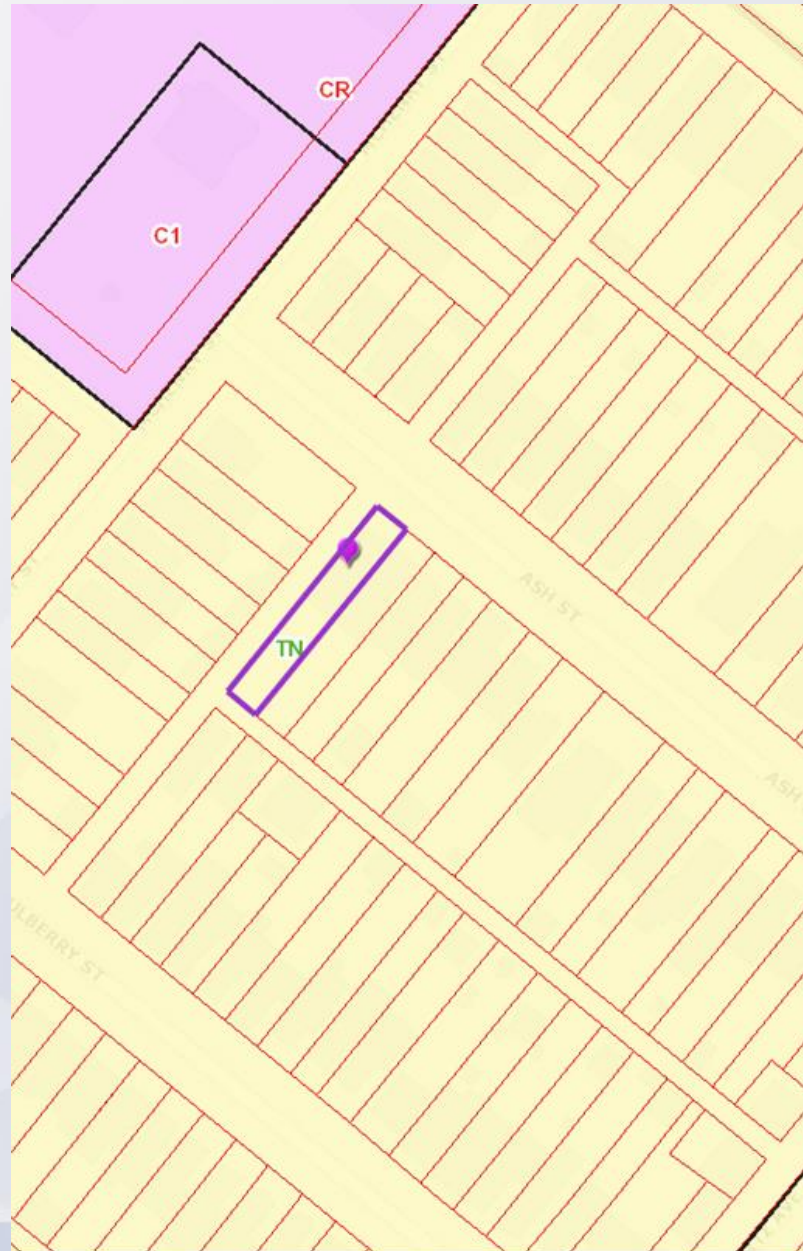
- The subject site is zoned R-6 Multi-Family Residential in the Traditional Neighborhood Form District. It is a single-family structure located in the Schnitzelburg neighborhood.
- The applicant is proposing to construct a one-story addition on the rear of the existing structure.
- The principal structure encroaches into the right-of-way. This is an existing condition and Public Works allows the existing encroachment as long as it is less than 18 inches and the structure does not further encroach into the right-of-way.

Requests

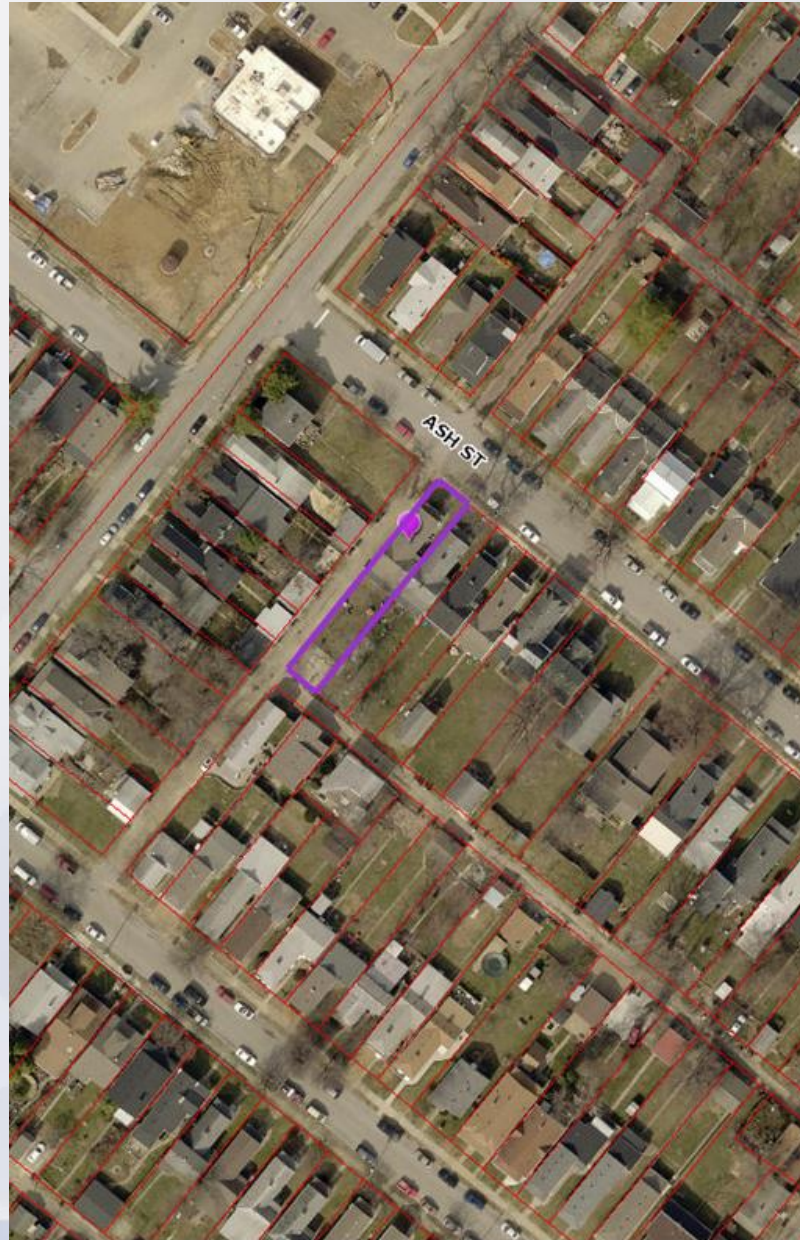
Variance: from Land Development Code to allow a principle structure to encroach into the side yards, Table 5.2.2

Location	Requirement	Request	Variance
Northwest Side Yard	3 ft.	0 ft.	3 ft.
Southeast Side Yard	3 ft.	2 ft.	1 ft.

Zoning/Form Districts



Aerial Photo/Land Use



Front of the house



Across the Street



West side of the house



East side of the house



Rear of the house



Rear of the house



Conclusions

- The variance request appears to be adequately justified and meets the standard of review.
- Must determine if the proposal meets the standard of review for granting a variance as established in the Land Development Code.

Required Actions

- Approve or Deny
- Variance: from Land Development Code to allow a principle structure to encroach into the side yards, Table 5.2.2

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