

20-VARIANCE-0019
530 E. Ormsby Avenue



Louisville Metro Board of Zoning Adjustment
Public Hearing

Zach Schwager, Planner I
May 4th, 2020

Request

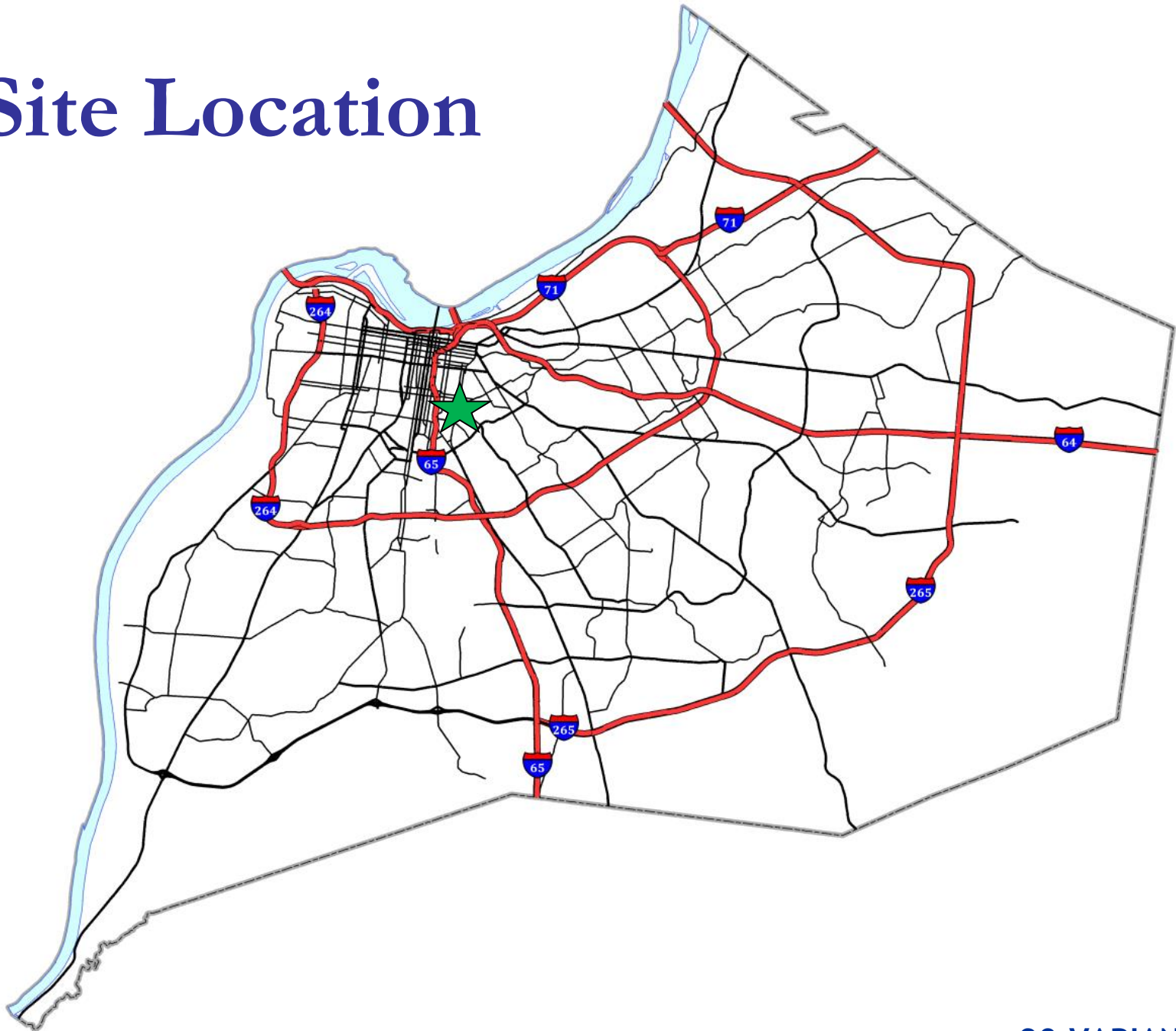
- **Variance:** from Land Development Code Section 5.1.10.F to allow a principle structure to encroach into the required side yard setback.
- **Variance:** from Land Development Code Section 5.4.1.D.3 to provide less than 20% private yard area.

Location	Requirement	Request	Variance
Side Yard	3 ft.	0 ft.	3 ft.
Private Yard Area	733 sqft.	412.5 sqft.	320.5 sqft.

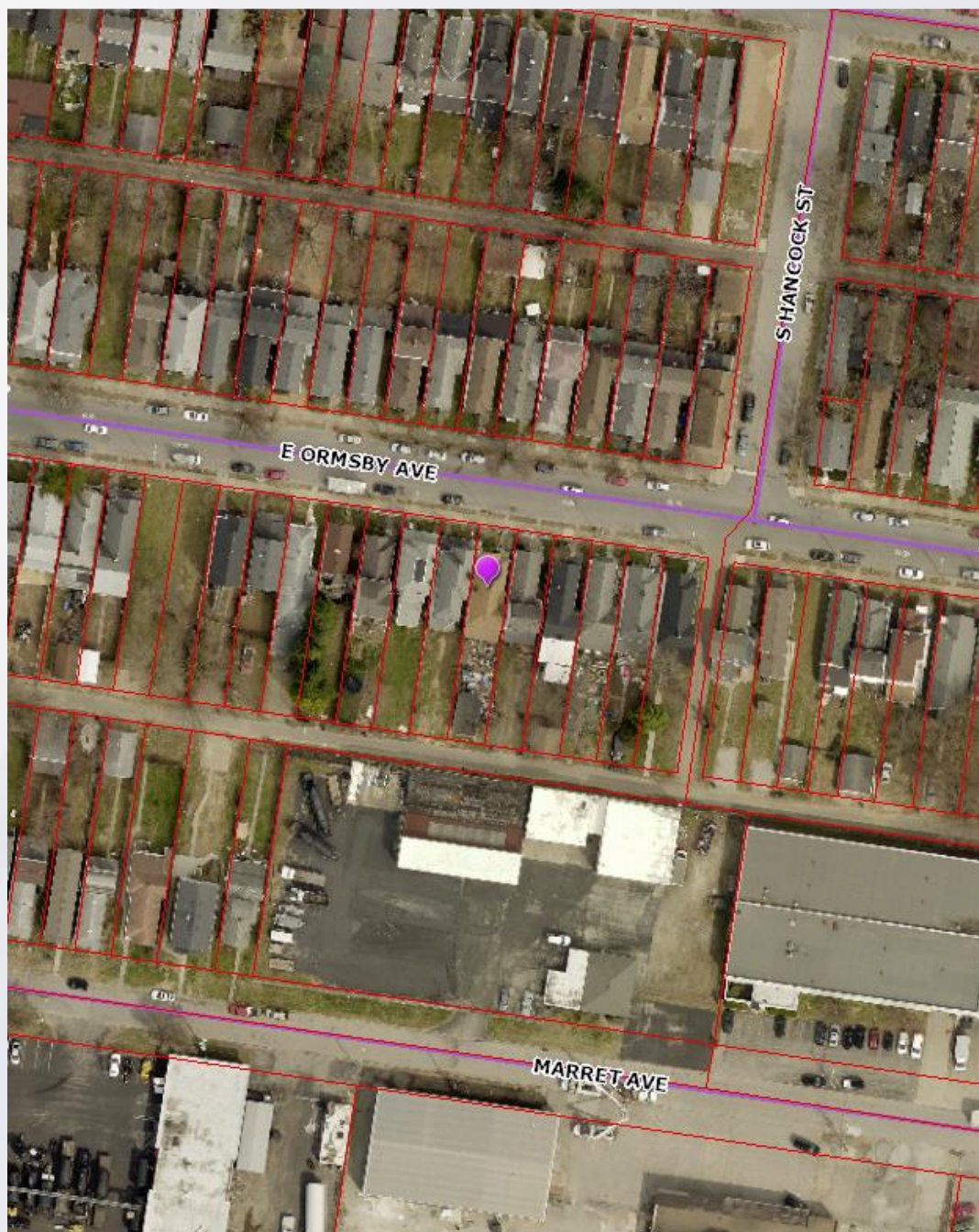
Case Summary / Background

- The subject site is zoned R-6 Multifamily Residential in the Traditional Neighborhood Form District. It is a single-family structure located in the Shelby Park Neighborhood. The applicant is proposing to demolish the existing structure and rebuild to match the same footprint, but with a 457sqft addition in the rear.

Site Location







Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Conclusion

- Staff finds that the requested variance to encroach into the side yard setback meets standard B and D, but staff does not believe the variance meets standards A and C.
- Staff finds that the requested variance to provide less than 20% private yard area meets all standards of review.

Required Action

- **Variance:** from Land Development Code Section 5.1.10.F to allow a principle structure to encroach into the required side yard setback. Approve/Deny
- **Variance:** from Land Development Code Section 5.4.1.D.3 to provide less than 20% private yard area. Approve/Deny

Location	Requirement	Request	Variance
Side Yard	3 ft.	0 ft.	3 ft.
Private Yard Area	733 sqft.	412.5 sqft.	320.5 sqft.