

20-VARIANCE-0026

Camp Street Variance



Louisville Metro Board of Zoning Adjustment
Public Hearing

Zach Schwager, Planner I
May 18, 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.

Location	Requirement	Request	Variance
Side Yard	2.5 ft.	0 ft.	2.5 ft.

Case Summary / Background

- It is a single-family structure located in the Shelby Park Neighborhood. The applicant has started construction on a second story addition on the entire footprint of the existing one-story structure.
- The applicant has also started construction on an addition to the rear of the existing residence, which will also be two-stories.

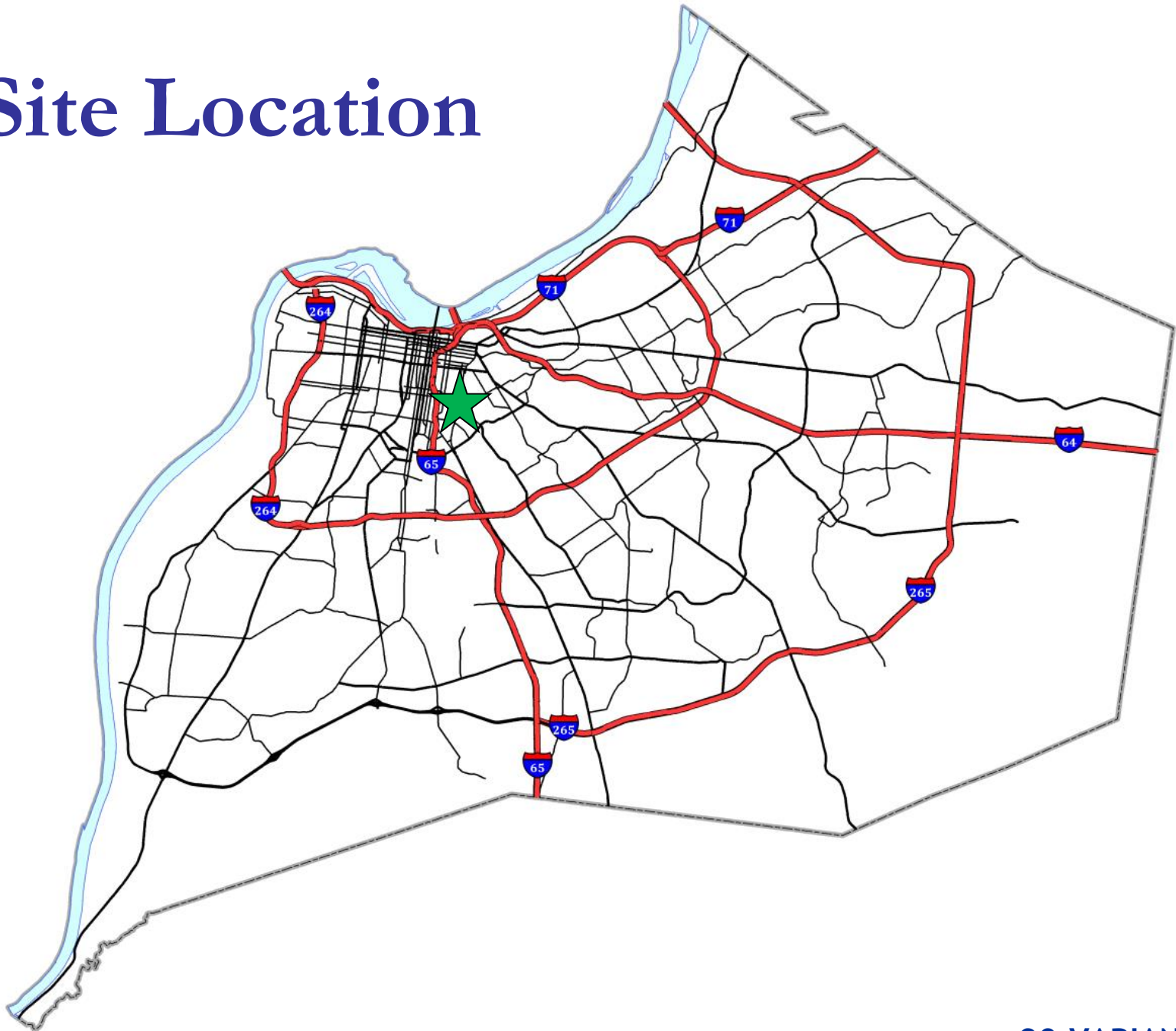
Case Summary / Background

- The addition is the same distance to the side property line as the existing structure. The proposed addition will include a 6” overhang that will be on the property line.

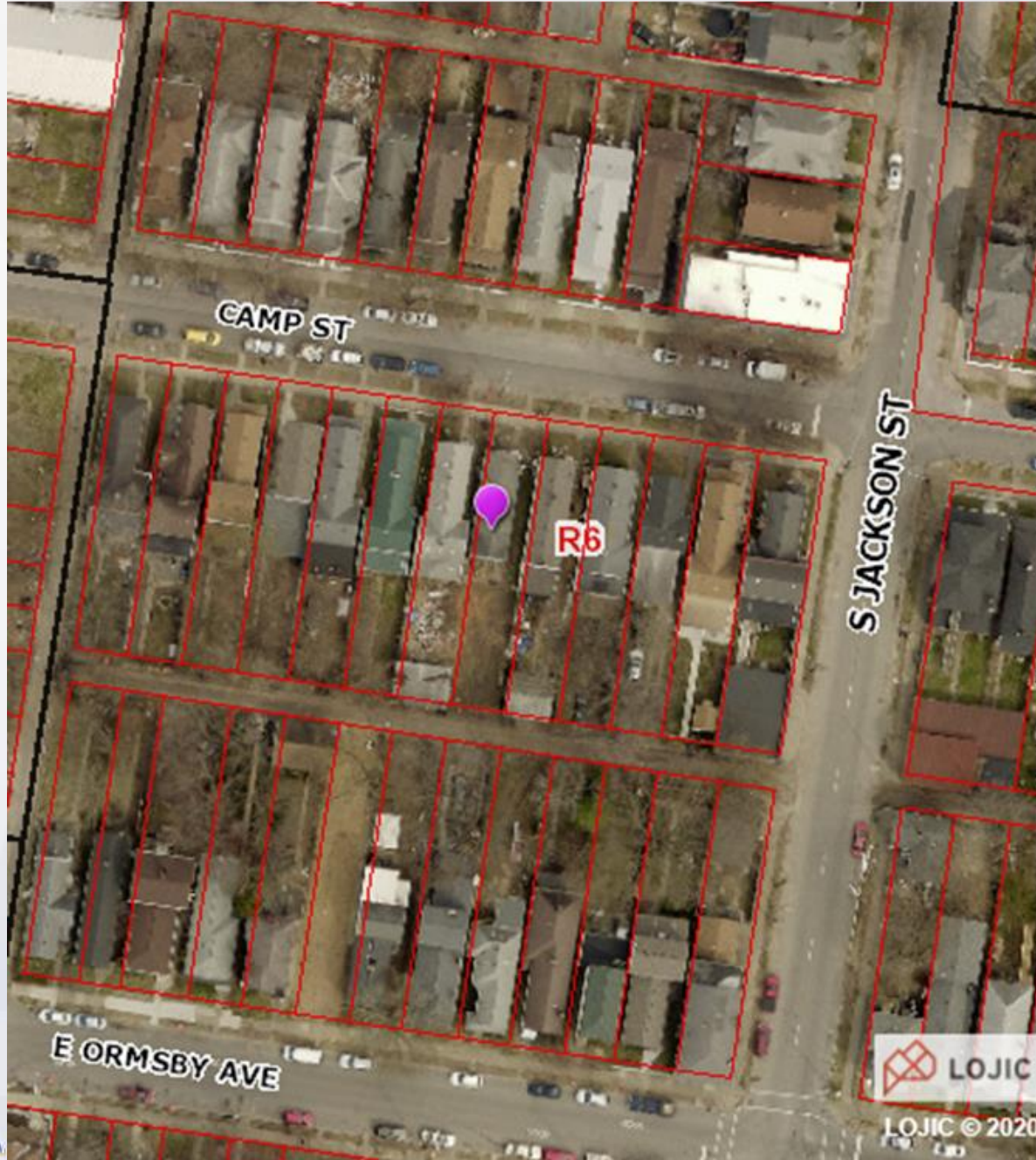
Case Summary / Background

- The subject property is 25 feet in width. Land Development Code section 5.1.10.F allows for a lot less than 50 feet in width to have a side yard setback requirement of 10% of the width of the lot. The required side yard setback is therefore 2.5 feet.

Site Location

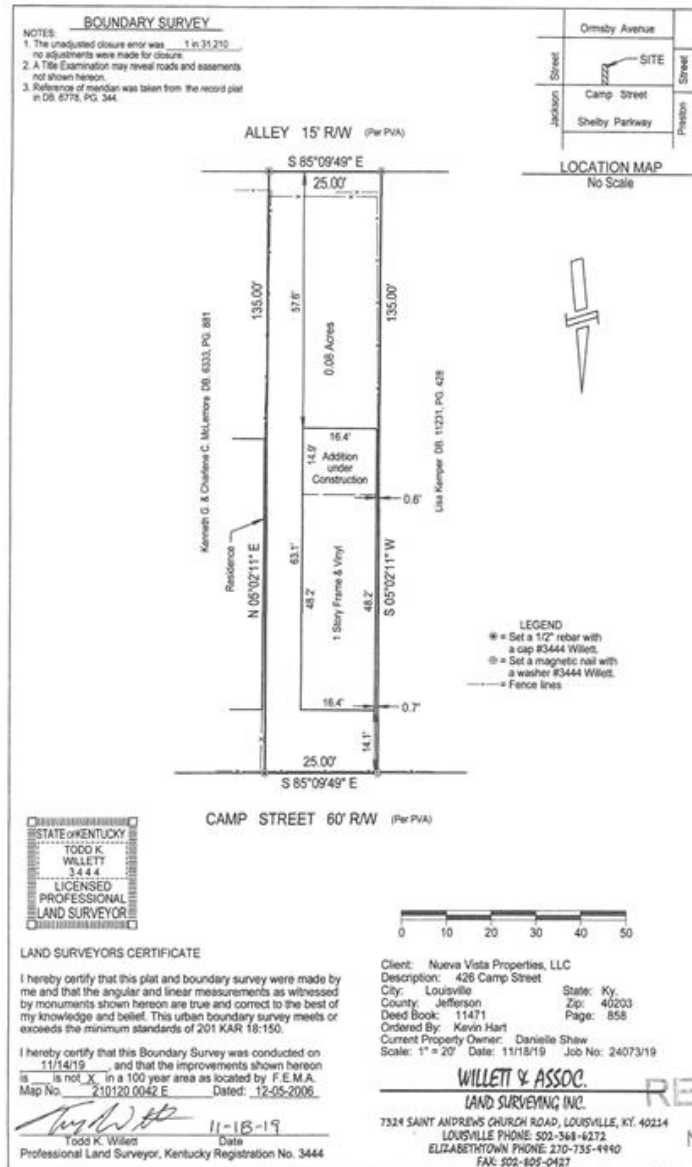








Site Plan



Elevations



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Conclusion

- Staff finds that the requested variance meets standards (b), (c), and (d), but staff is concerned that the variance request does not meet standard (a) because construction and maintenance of the addition may have an adverse impact on the adjoining property owner.

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

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