

**20-VARIANCE-0016**

**1468 S. 8<sup>th</sup> Street**



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

**Nia Holt  
June 1, 2020**

# Request

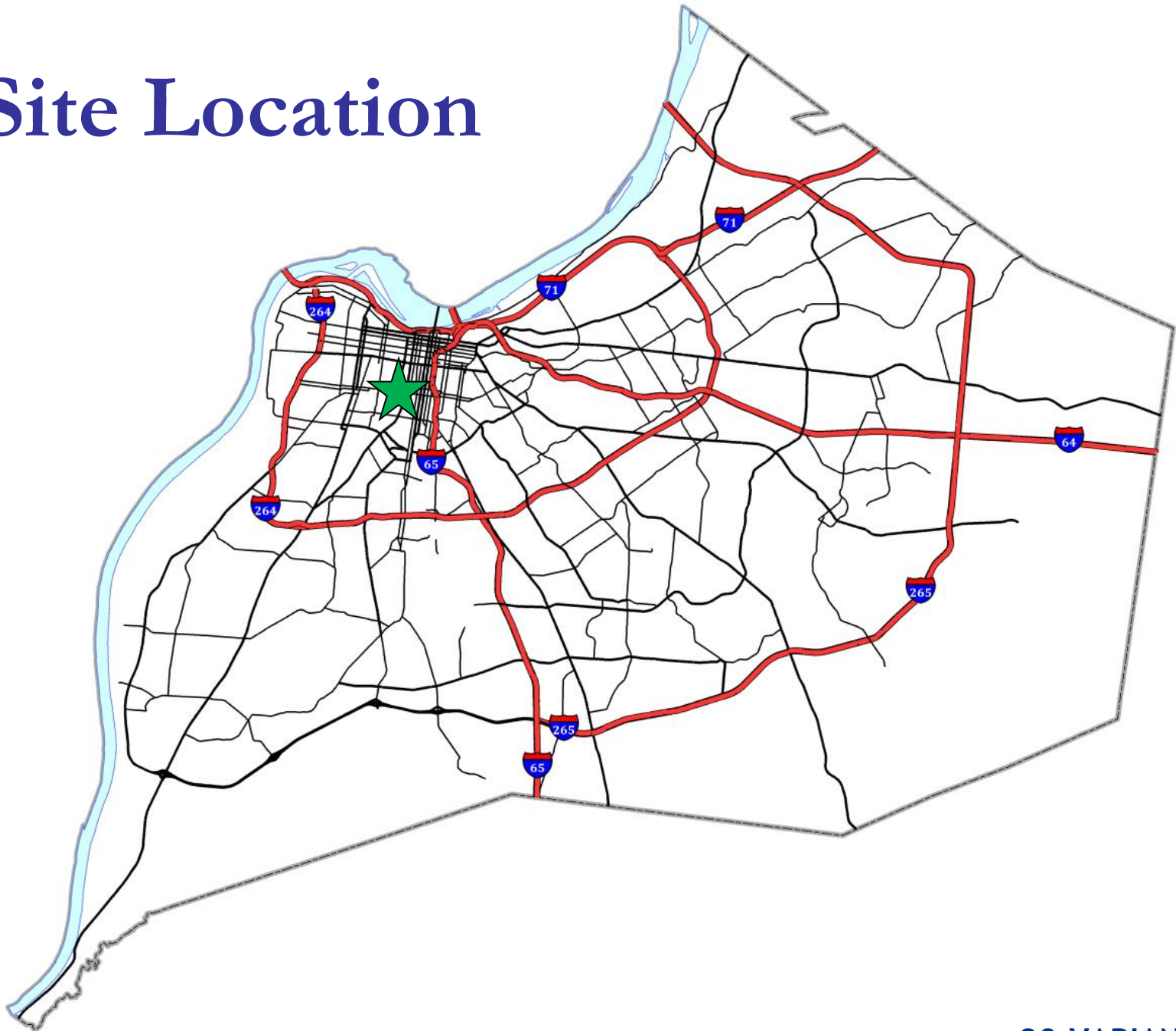
- **Variance:** from Land Development Code table 5.2.2 to allow a principle structure to encroach into the required side yard setback.

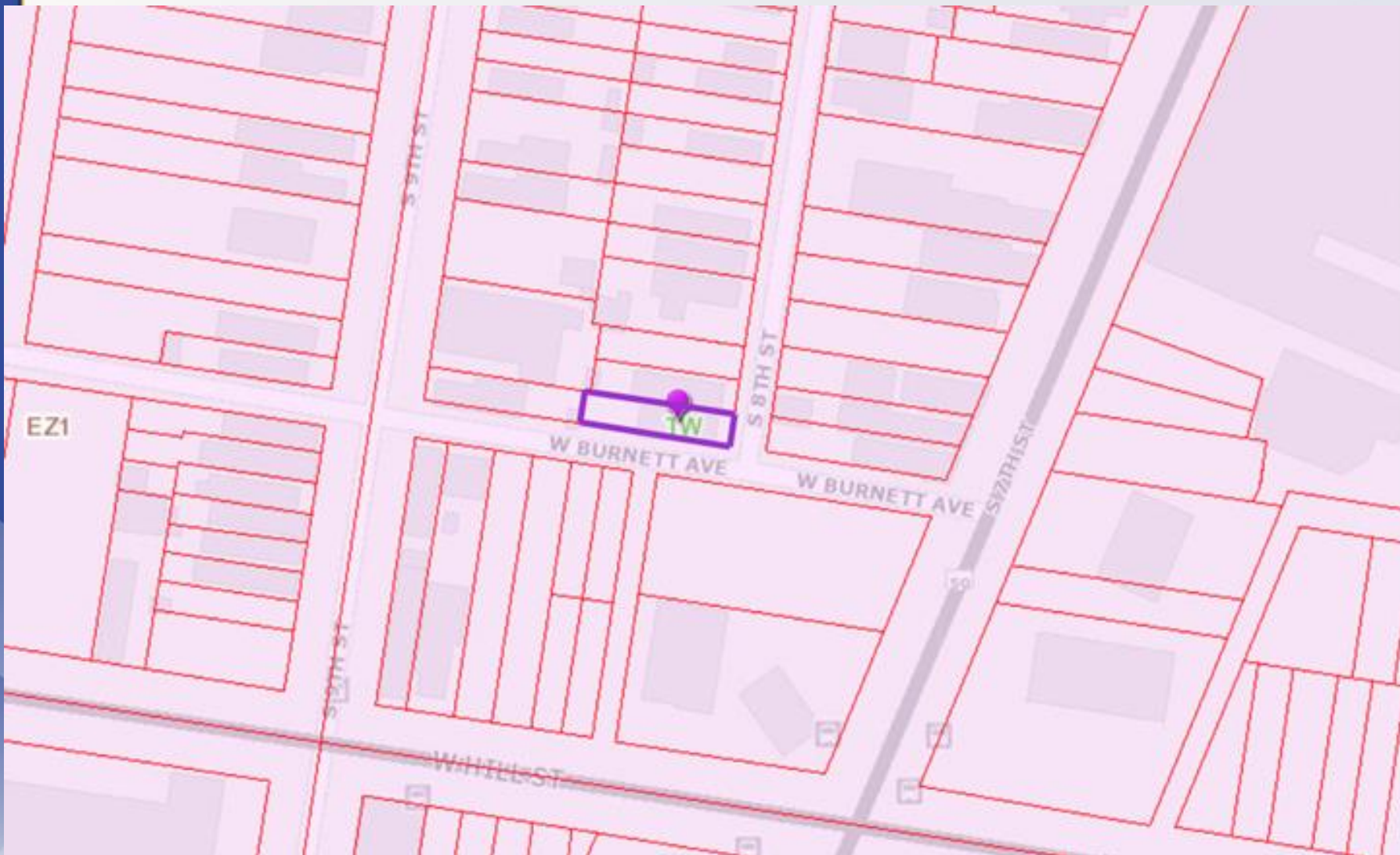
Location	Requirement	Request	Variance
North Side Yard	10 ft.	0 ft.	10 ft.

# Case Summary / Background

- The subject site is zoned EZ-1 Enterprise Zone in the Traditional Neighborhood Form District.
- The site is located on the Southwest corner of S. 8th Street and W. Burnett Avenue and contains a single-family structure.
- The applicant is proposing to construct a one-story addition on the rear of the existing structure.

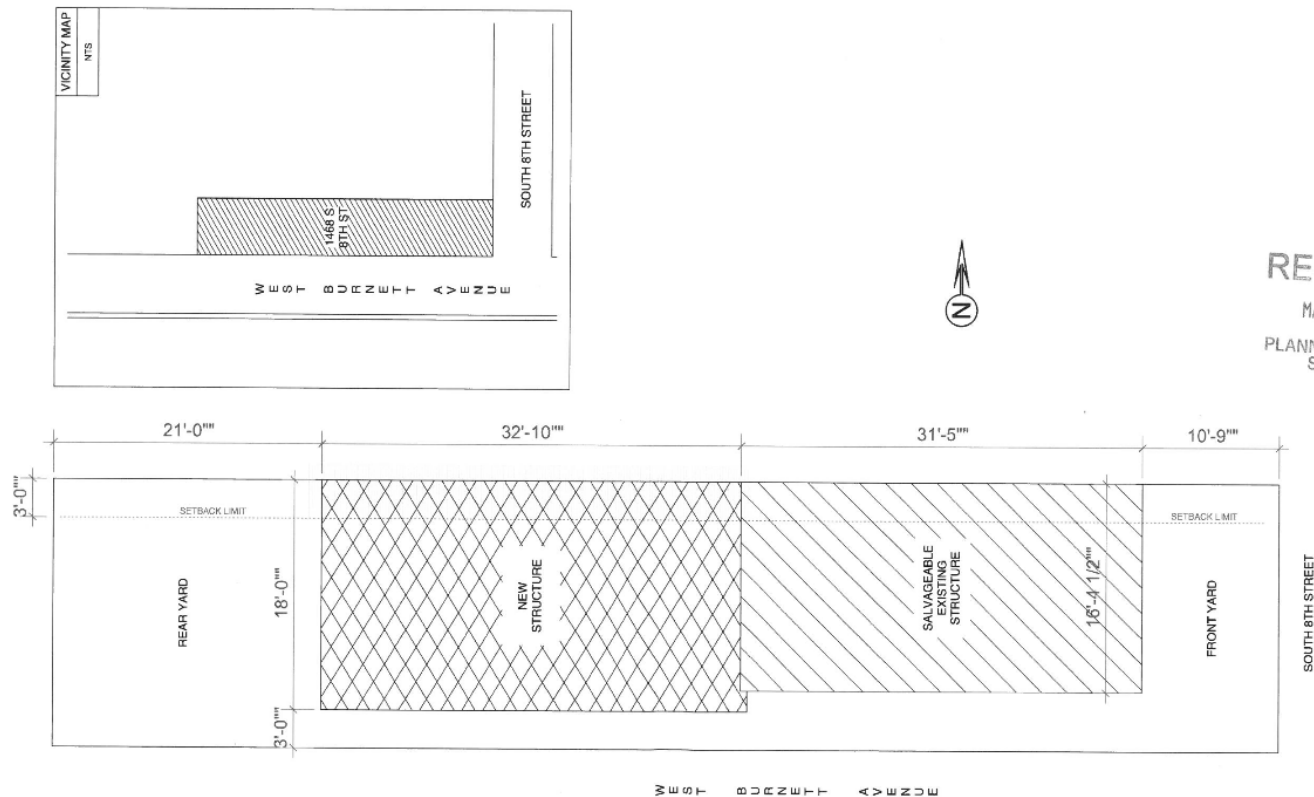
# Site Location







# Site Plan



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MAR 04 2020

PLANNING & DESIGN  
SERVICES

ASPECT  
DESIGN SOLUTIONS

ADDRESS: 1468 S. 8TH ST. LOUISVILLE, 40208  
PROJECT: GENERAL PLAN - LOT  
DATE: 03/22/20

PROJECT NO: 031000210000

PAGE: 8

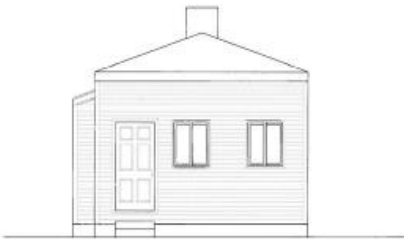
DESIGNED BY: WESLEY M. VAUGHN  
CHECKED BY: WESLEY M. VAUGHN  
PROJECT NO: 031000210000

LEGAL

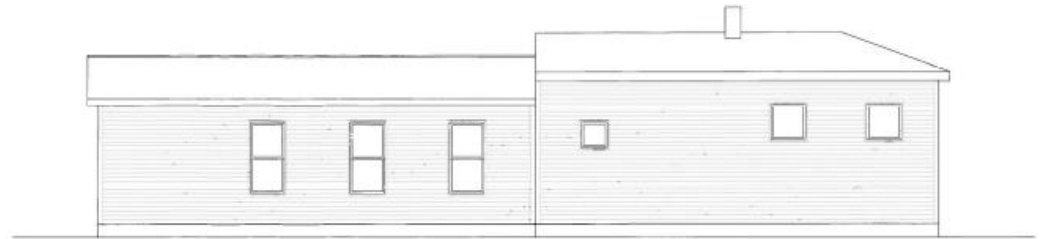
ASPECT DESIGN SOLUTIONS HAS NO ARCHITECTURAL CERTIFICATIONS AND IS NOT RESPONSIBLE FOR PROJECT COMPLIANCE WITH BUILDING CODE. SUB-CONTRACTORS SHOULD COMPLY WITH CODE OVER PLAN SET IF CONFLICT ARISES. ASPECT DESIGN SOLUTIONS IS NOT RESPONSIBLE FOR ACCIDENTS OR INJURIES CAUSED BY THE WORK DONE IN RELATION TO THESE DOCUMENTS.

THE DESIGNS SHOWN IN THIS DOCUMENT ARE THE PROPERTY OF ASPECT DESIGN SOLUTIONS AND CANNOT BE USED WITHOUT ASPECT DESIGN SOLUTIONS' PERMISSION.

# Elevations



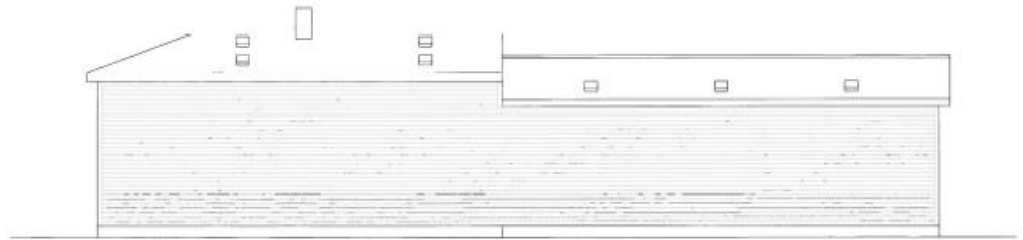
**EAST ELEVATION**  
FRONT OF HOUSE



**SOUTH ELEVATION**  
SIDE OF HOUSE - FACING STREET



**WEST ELEVATION**  
REAR OF HOUSE



**NORTH ELEVATION**  
SIDE OF HOUSE - FACING NEIGHBOR

**RECEIVED**

FEB 18 2020

PLANNING & DESIGN  
SERVICES

**ASPECT**  
DESIGN SOLUTIONS

ADDRESS: 1468 S 8TH ST, LOUISVILLE, 40208

DOCUMENT TITLE: GENERAL PLAN - SECTION

SCALE: 1/8" = 1'-0"

DATE: 04-22-19

PROJECT ID: Q31-00210000

ZONE: E21 LOT DIMENSIONS: 21'-0" X 96'-0"

SHEET: 6/8

DESIGNED BY: WESLEY M. VAUGHN  
DRAWN BY: WESLEY M. VAUGHN  
PROJECT ID: SPW 0001

LEGAL

ASPECT DESIGN SOLUTIONS HAS NO ARCHITECTURAL CERTIFICATIONS AND IS NOT RESPONSIBLE FOR PROJECT COMPLIANCE WITH BUILDING CODE. SUB-CONTRACTORS SHOULD COMPLY WITH CODE OVER PLAN SET IF CONFLICT ARISES. ASPECT DESIGN SOLUTIONS IS NOT RESPONSIBLE FOR ACCIDENTS OF ANY KIND CAUSED BY THE WORK DONE IN RELATION TO THESE DOCUMENTS.

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20 - VARIANCE - 0016

# Site Photos



# Site Photos



# Site Photos



# Site Photos



# Site Photos



# 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 table 5.2.2 to allow a principle structure to encroach into the required side yard setback. Approve/Deny

Location	Requirement	Request	Variance
North Side Yard	10 ft.	0 ft.	10 ft.