

20-VARIANCE-0028

Mary Street Townhomes



Louisville Metro Board of Zoning Adjustment
Public Hearing

Joel P. Dock, Planner II
June 1, 2020

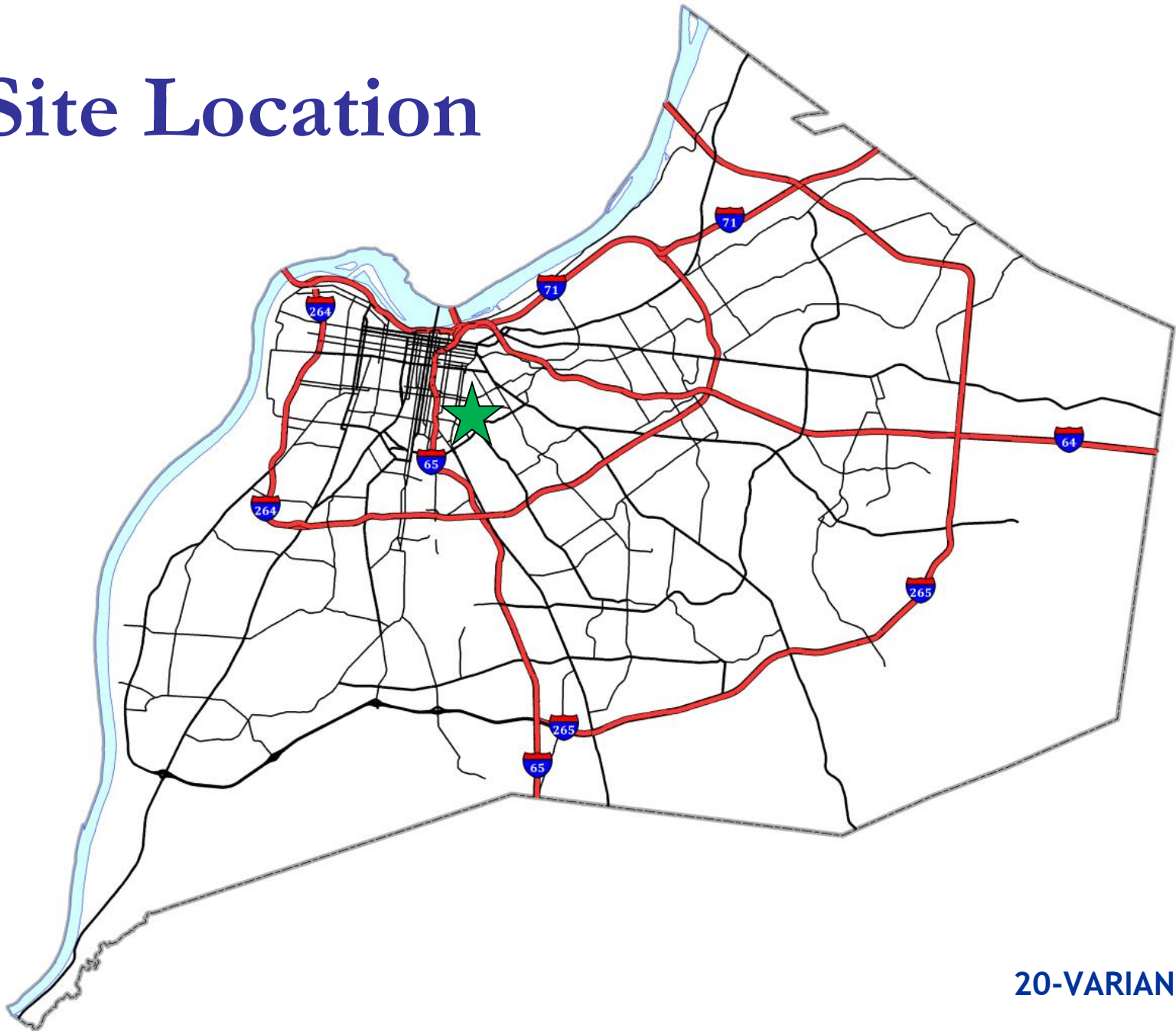
Request

- Variance from Land Development Code, section 5.3.1.C.4 to omit the 5' rear yard setback on Lot 1 and 5' side yard setbacks on Lot 2-5.

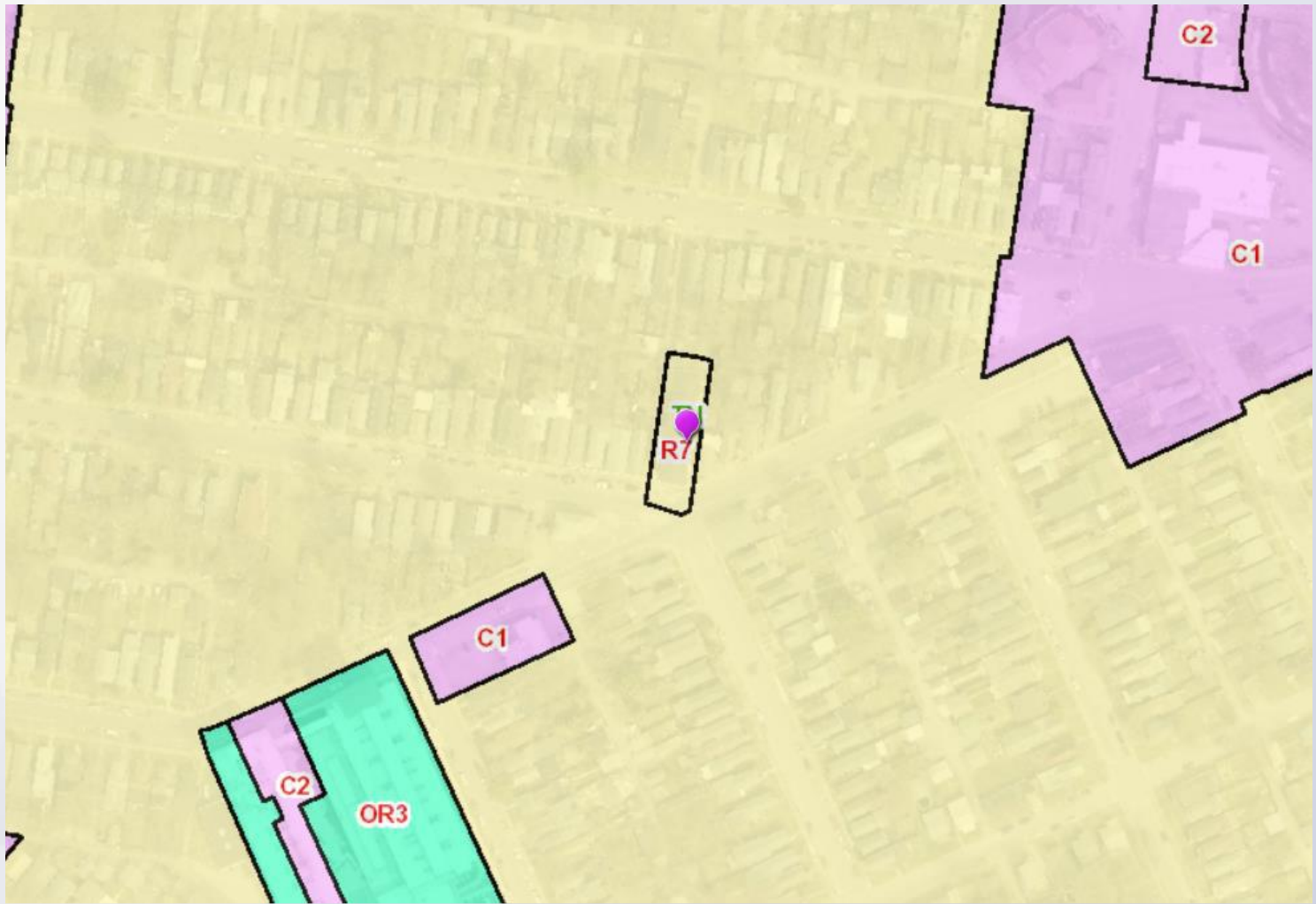
Case Summary / Background

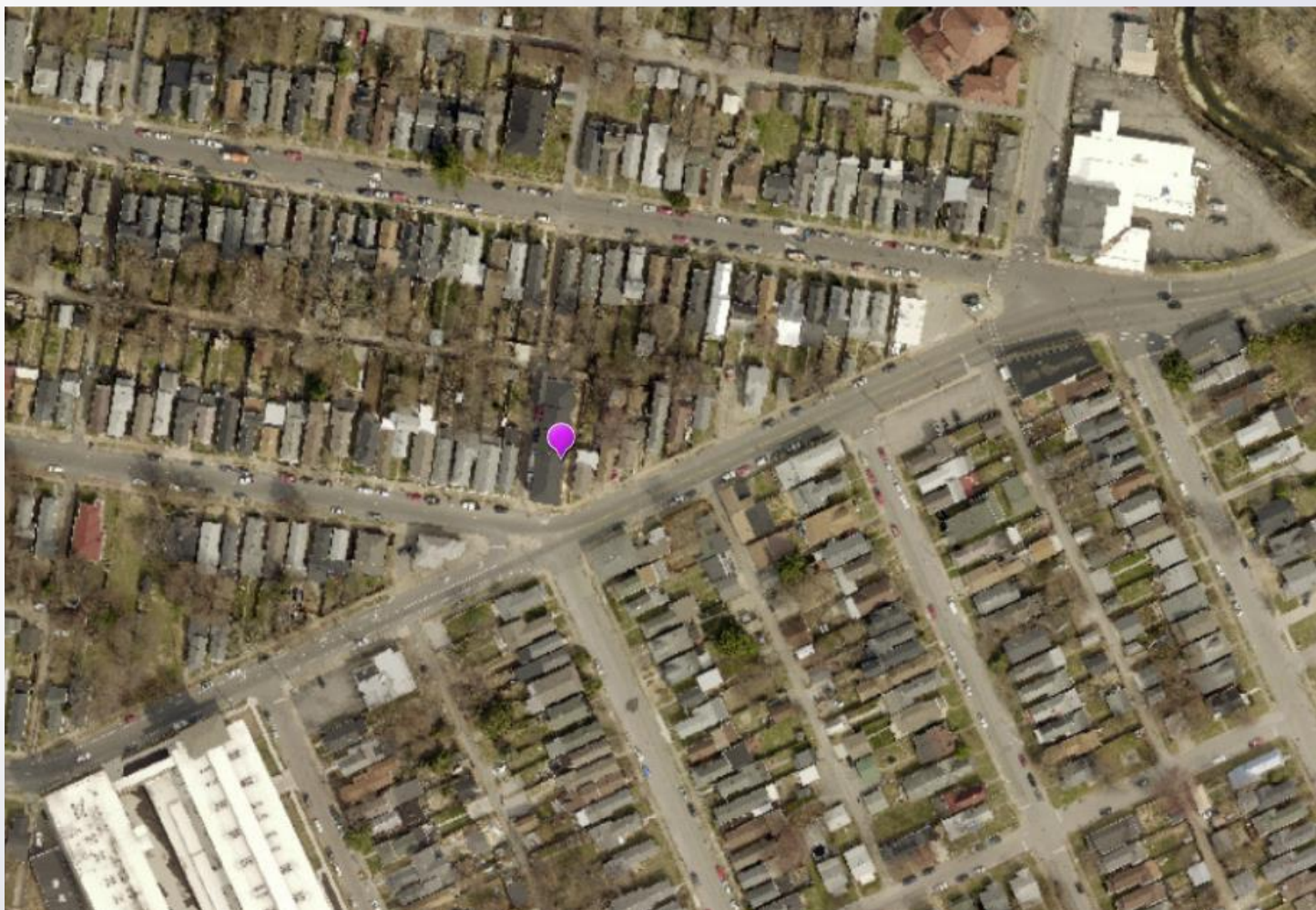
- The subject property was rezoned from R-6 to R-7, multi-family in 2017 to allow for the construction of a 2-story, 5-unit complex with individual garages oriented toward the side alley.
- The applicant/developer now proposes to subdivide the land to allow for the sale of the individual units.
- The existing conditions and proposed lot lines result in the need to vary the setback requirements as they cannot be applied to the existing construction with the proposed lot lines.

Site Location

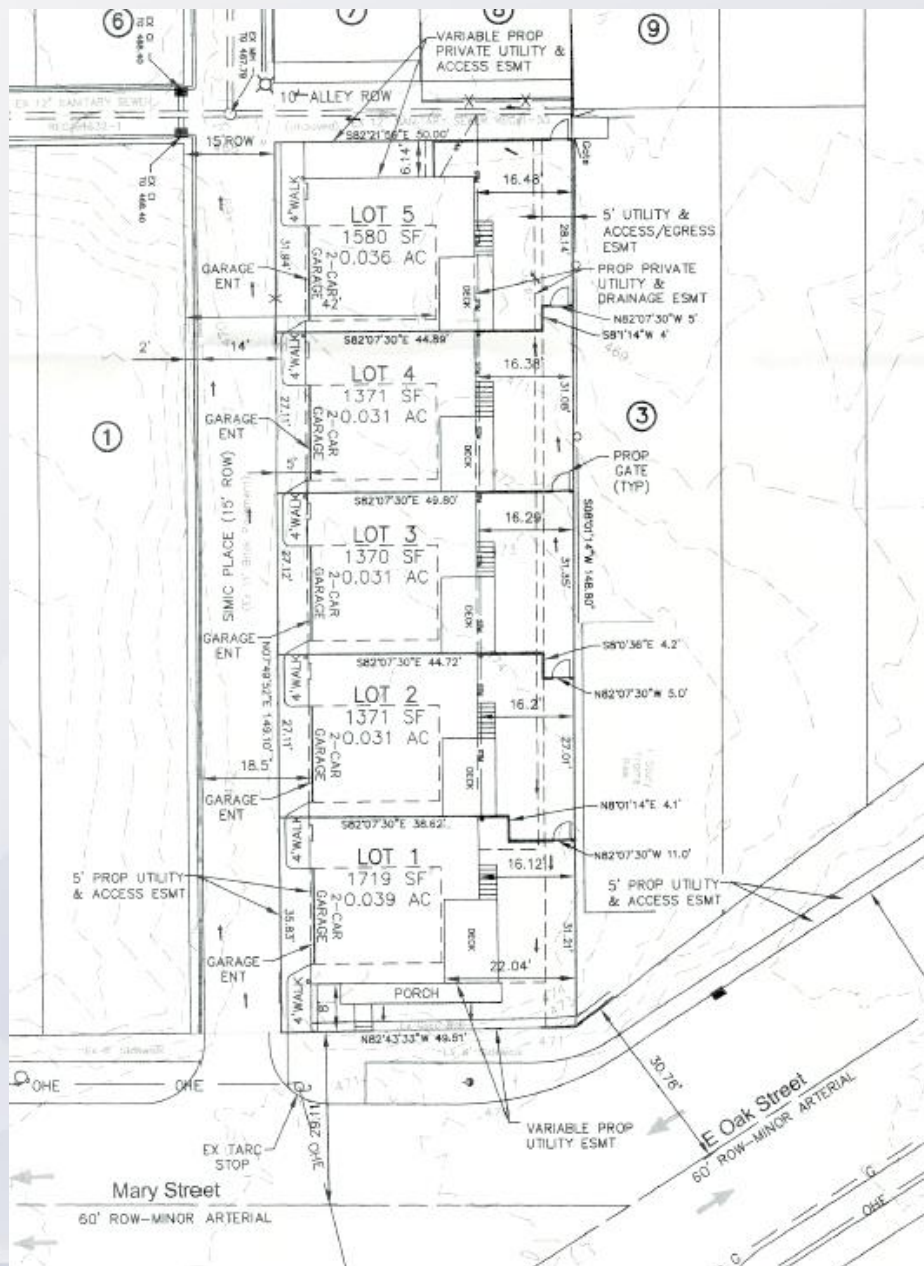


20-VARIANCE-0028





Site Plan



Site Photos-Subject Property



Staff Finding

- The variance appears to be adequately justified based on staff's analysis contained in the standard of review.
- This plan requires the final approval of the Planning Commission prior to the subdivision being executed.

Required Action

- **APPROVE** or **DENY** the **Variance** from Land Development Code, section 5.3.1.C.4 to omit the 5' rear yard setback on Lot 1 and 5' side yard setbacks on Lot 2-5.