

# **20-VARIANCE-0037**

## **Vine Street Variance**



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

**Zach Schwager, Planner I**  
**June 8, 2020**

# Request

- **Variance:** from Land Development Code section 5.1.10.F to allow a principle structure to encroach into the required side yard setbacks.

Location	Requirement	Request	Variance
Northern Side Yard	3 ft.	1.51 ft.	1.49 ft.
Southern Side Yard	3 ft.	0.48 ft.	2.52 ft.

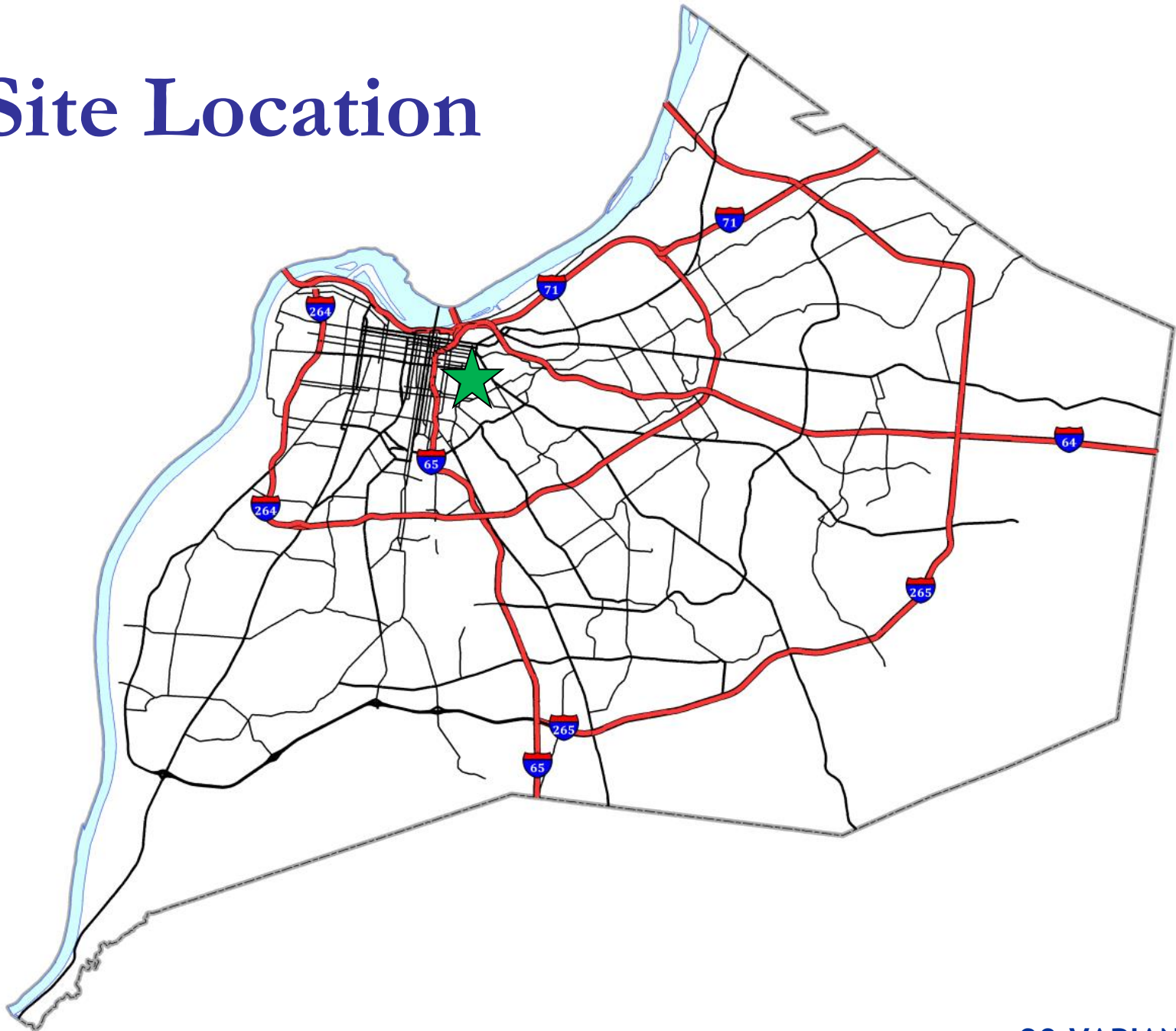
# Case Summary / Background

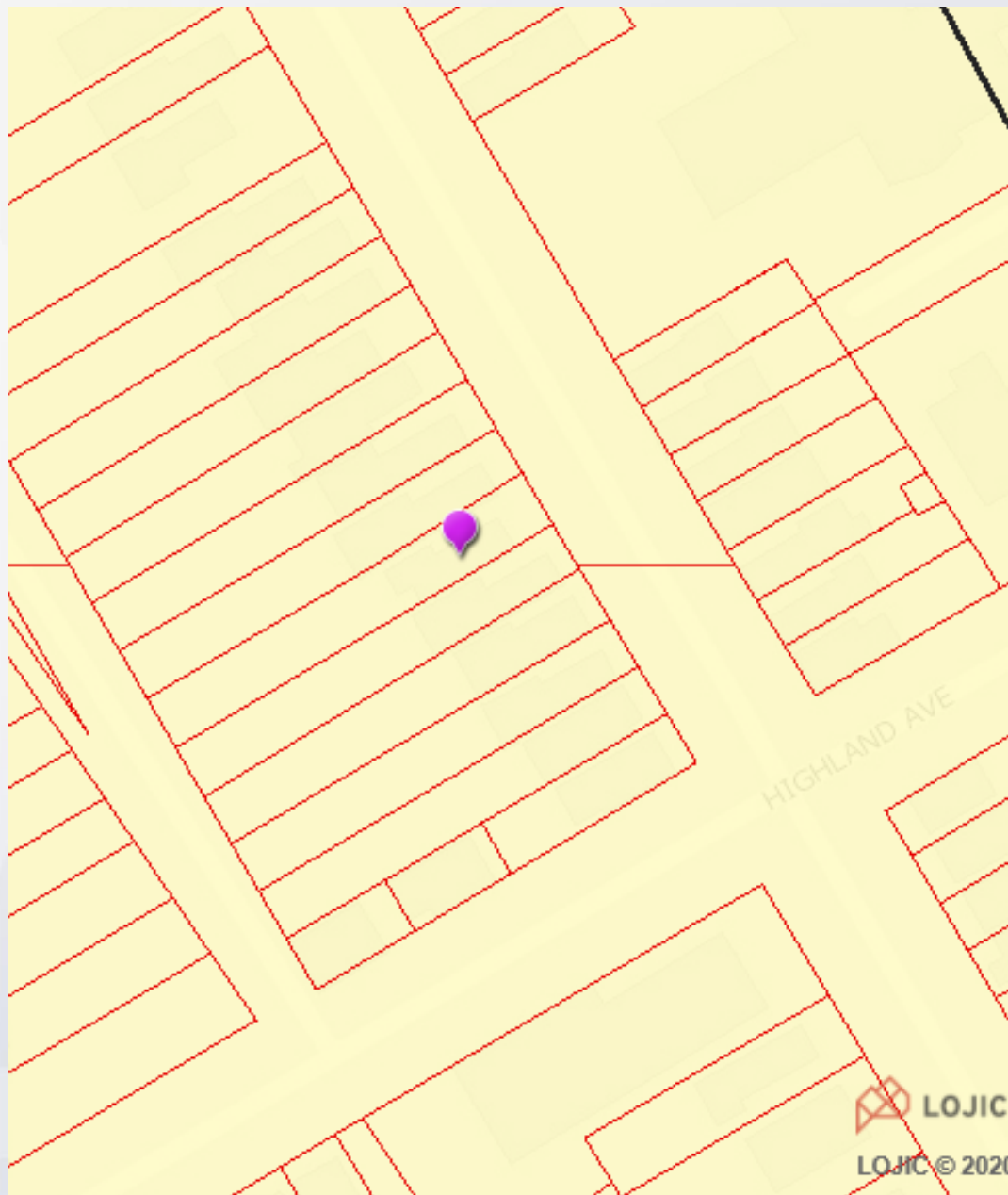
- It is a single-family structure located in the Germantown Neighborhood.

# Case Summary / Background

- The existing structure is one-story and the applicant proposes to add a second story to the entire existing footprint. The proposed second story addition will encroach into the setbacks on both sides.

# Site Location

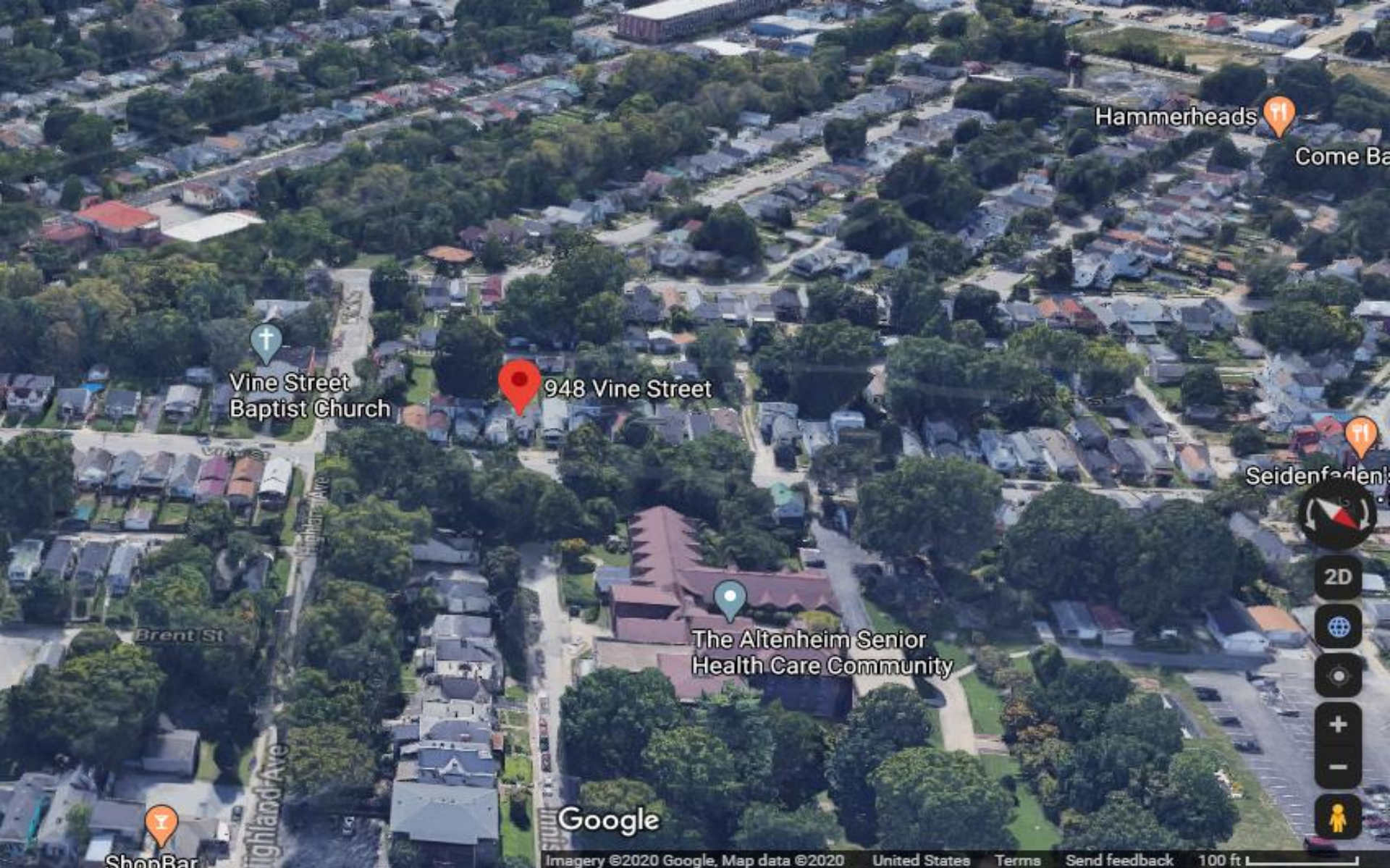






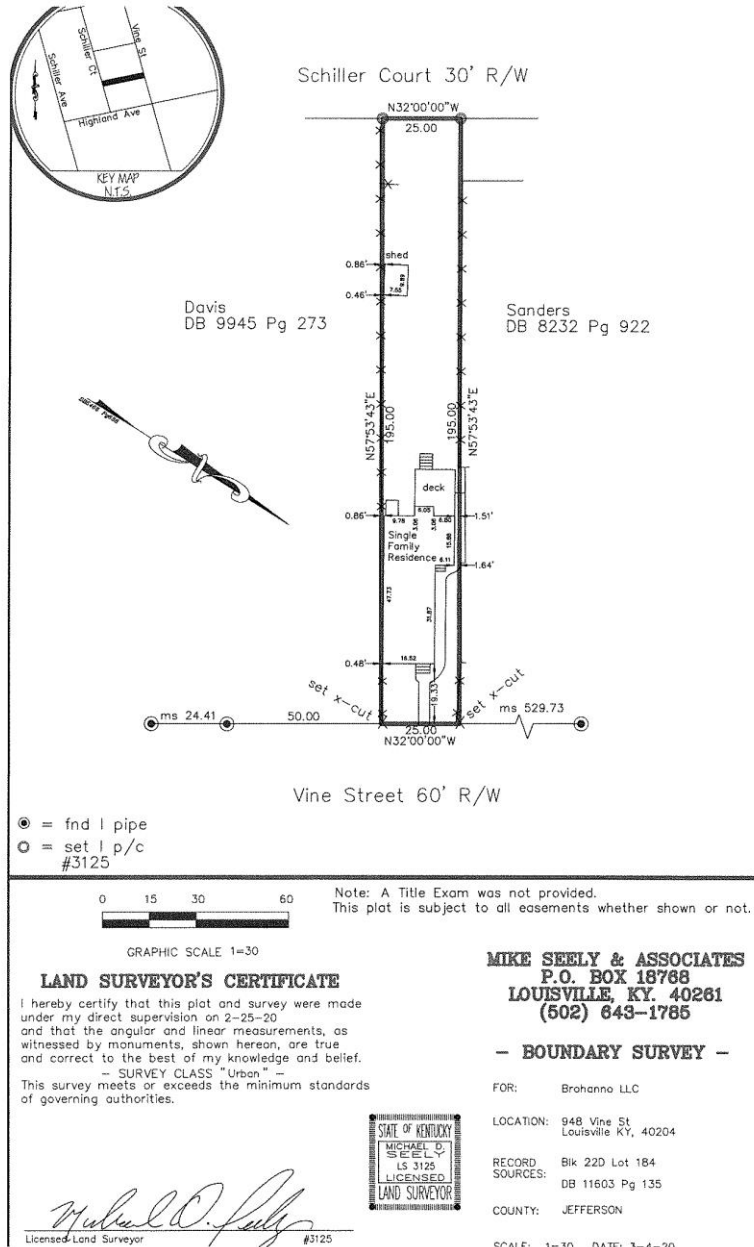








# Site Plan



# Elevations

1	2	3	4	5
<p><b>04 NORTH ELEVATION</b> 1/4" = 1'-0"</p>				
<p><b>01 WEST ELEVATION</b> 1/4" = 1'-0"</p>				
<p><b>03 SOUTH ELEVATION</b> 1/4" = 1'-0"</p>				
<p><b>02 EAST ELEVATION</b> 1/4" = 1'-0"</p>				
<p>PROJECT INFORMATION  <b>948 VINE ST SINGLE FAMILY HOME</b>  <b>REHAB</b>          RYAN BROWN          948 VINE ST          LOUISVILLE, KY 40217          PROJECT NUMBER: _____</p>				
<p>DATE REVISION          DATE: _____ REVISION: _____</p>				
<p><b>REVISIONS</b></p>				
<p><b>MAR 16 2029</b></p>				
<p><b>PLAN SHEET 2 OF 2</b></p>				
<p>DRAWING SCALE: 1/4" = 1'-0"          DRAWN BY: JG          CHECKED BY: JG  <b>ELEVATIONS</b></p>				
<p><b>A002</b></p>				
<p>20-variance-0037</p>				

# Site Photos-Subject Property



Front of subject property.



# 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 setbacks. Approve/Deny

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