

20-VARIANCE-0035

Marion Court Variance



Louisville Metro Board of Zoning Adjustment
Public Hearing

Zach Schwager, Planner I
June 8, 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
Side Yard	3 ft.	1 ft. 11 in.	1 ft. 1 in.

Case Summary / Background

- It is a single-family structure located in the Crescent Hill neighborhood.

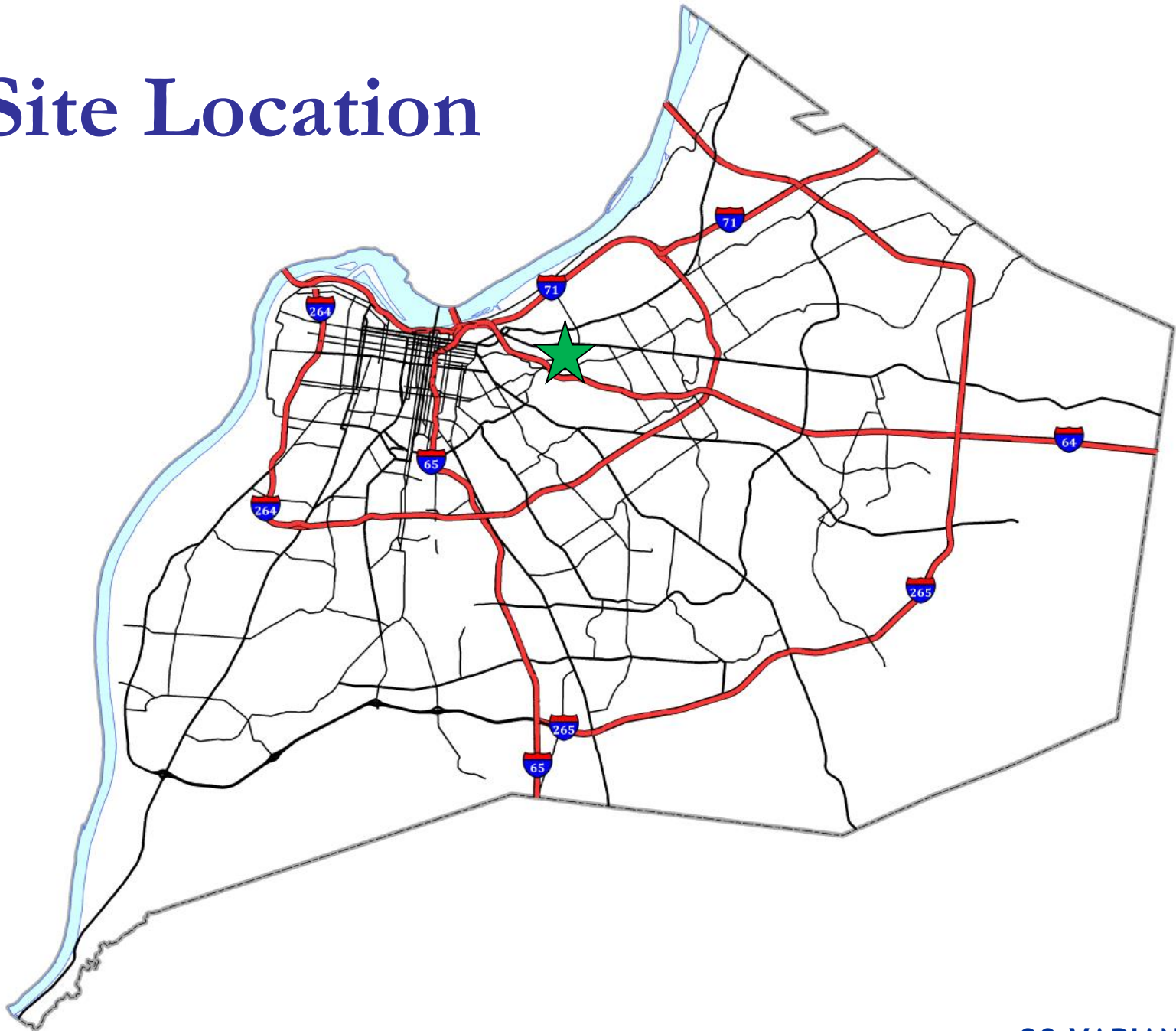
Case Summary / Background

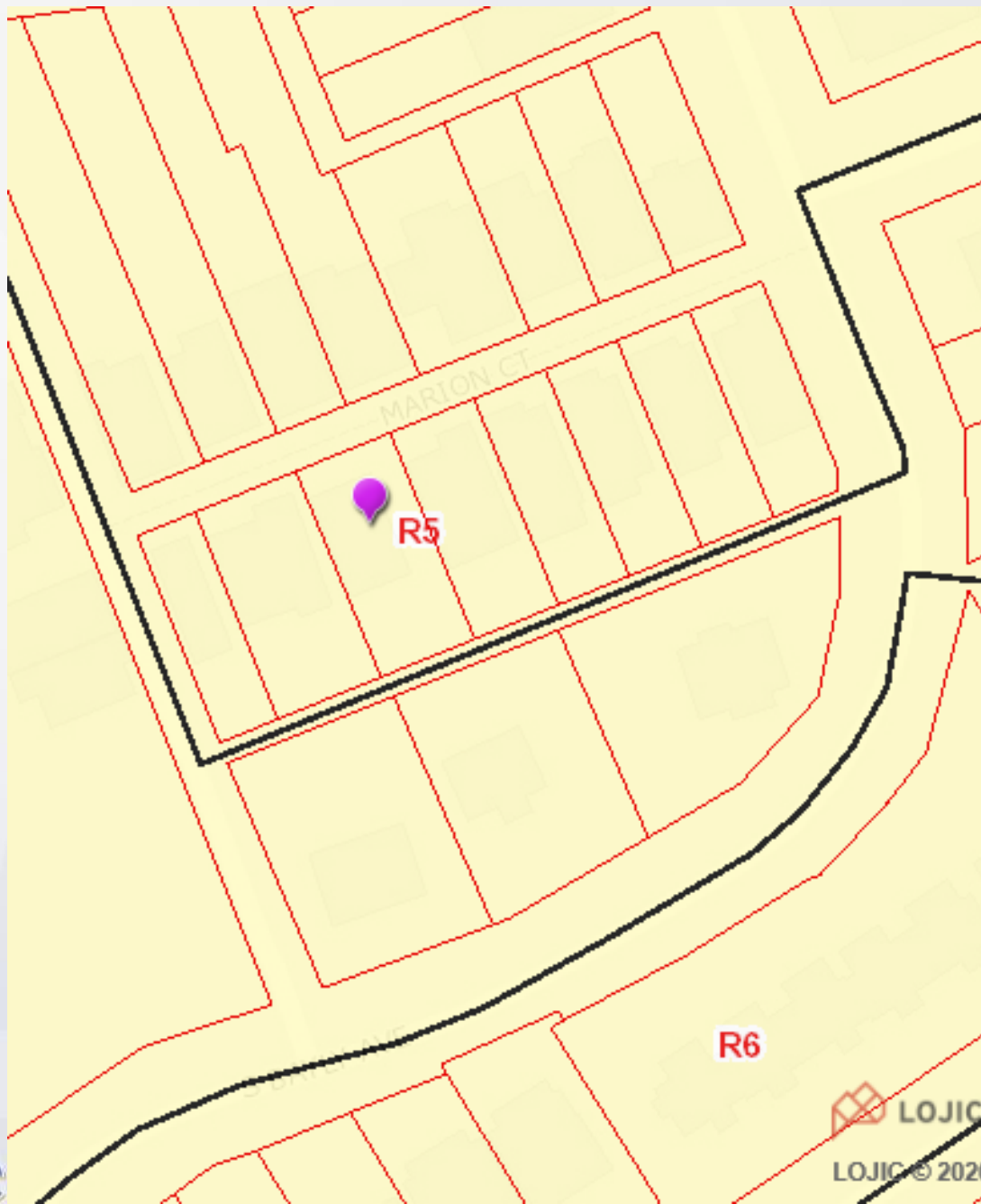
- The proposed addition will be constructed on the same foundation and will not encroach any further, which the applicant is required to do in order to be eligible for historic tax credits.

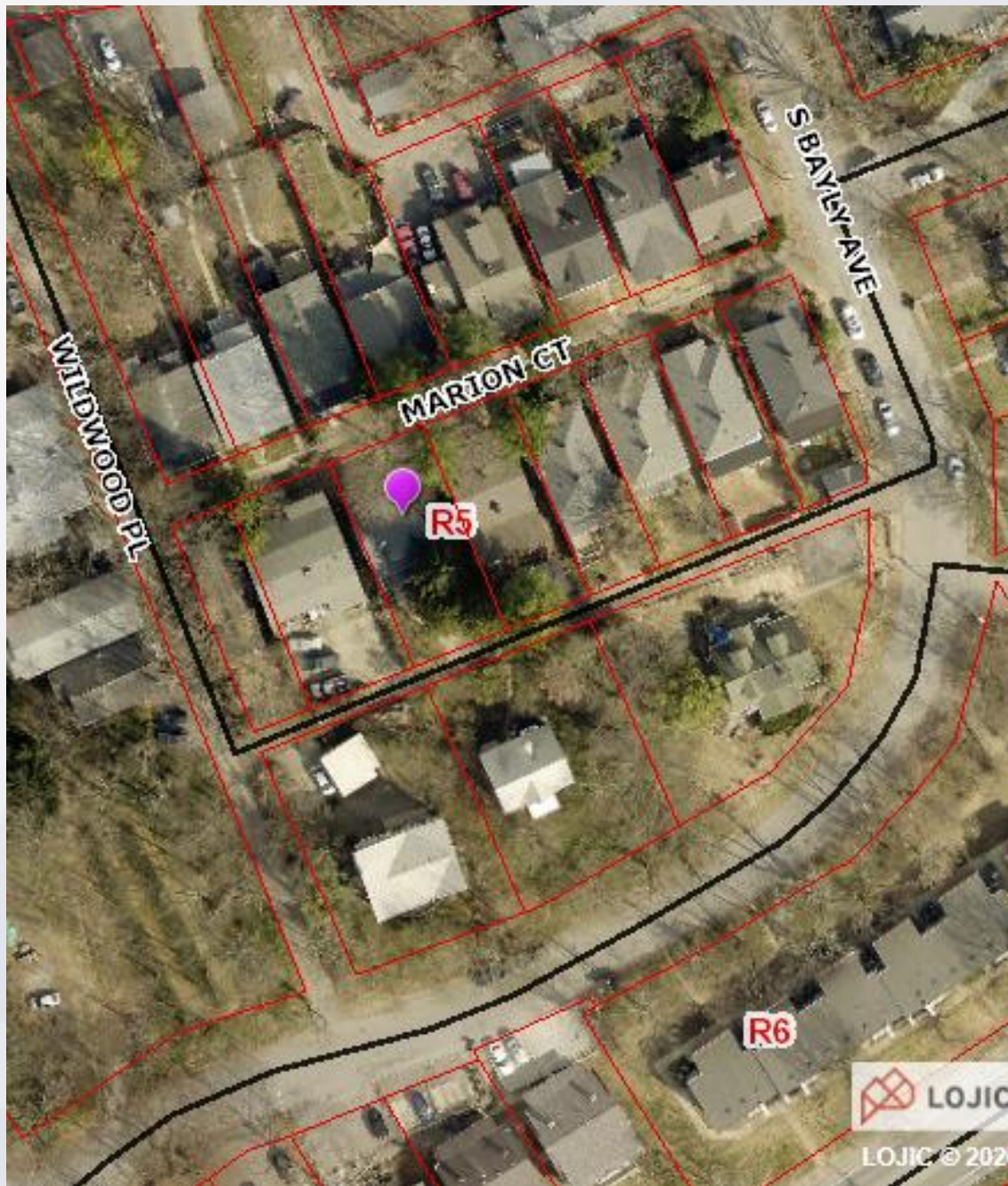
Case Summary / Background

- The proposed addition will be constructed on the same foundation and will not encroach any further, which the applicant is required to do in order to be eligible for historic tax credits.
- Also, there is an existing portion of the structure that is closer to the property line than the new construction.

Site Location

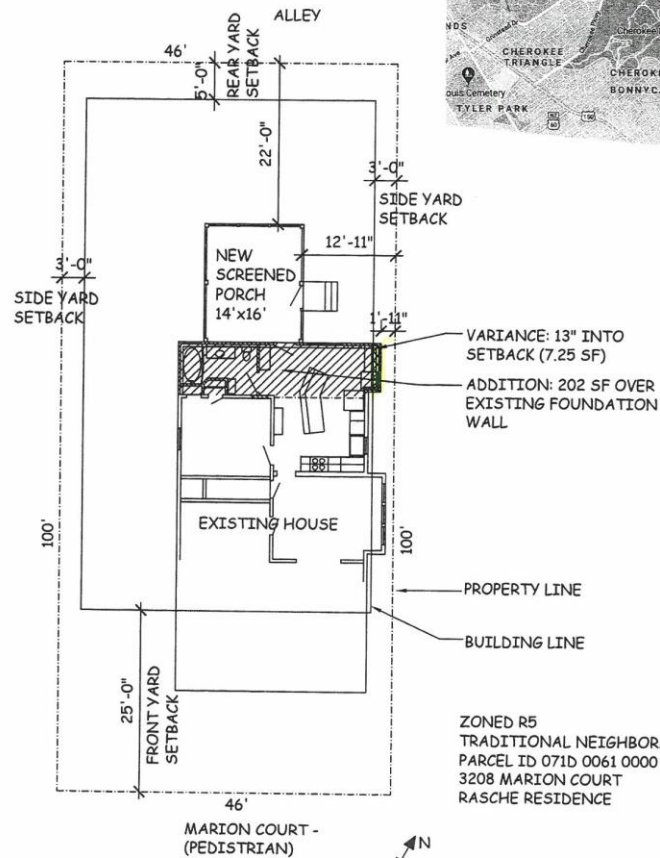
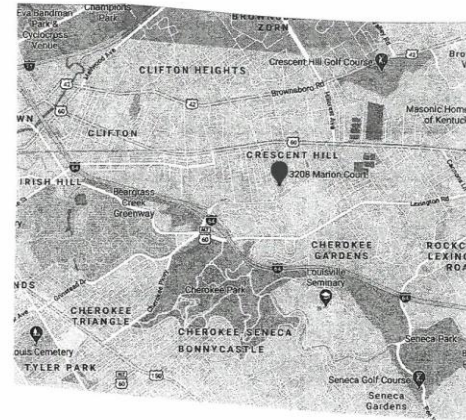








Site Plan



RECEIVED
MAR 11 2020
PLANNING & DESIGN
SERVICES

ZONED R5
TRADITIONAL NEIGHBORHOOD FORM DISTRICT
PARCEL ID 071D 0061 0000
3208 MARION COURT
RASCHÉ RESIDENCE

SITE PLAN
1/16"=1'-0"

20-Variance-0035

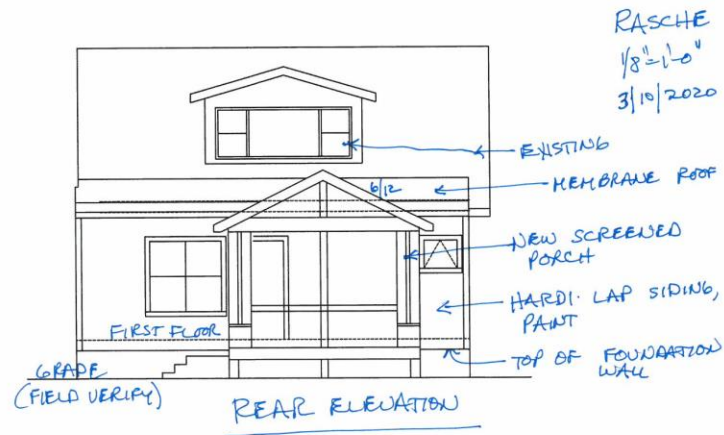
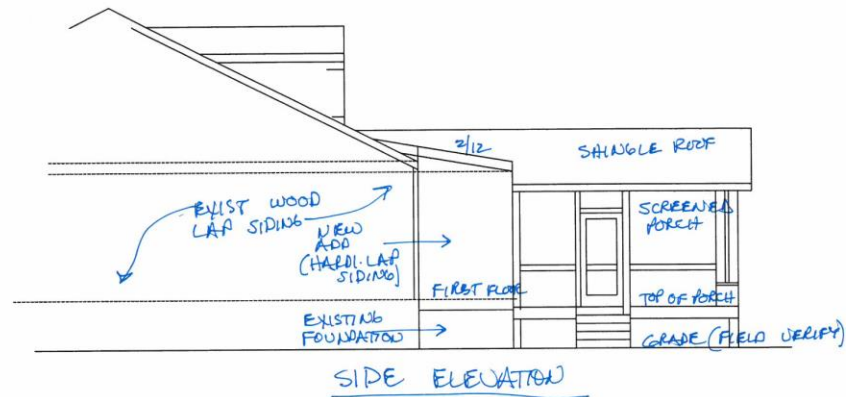
20-VARIANCE-0035

Elevations

RECEIVED

MAR 11 2020

PLANNING & DESIGN
SERVICES



20-Variance-0035

Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Conclusion

- Staff finds that the requested variance is adequately justified and meets the standard of review.

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
Side Yard	3 ft.	1 ft. 11 in.	1 ft. 1 in.