

**20-VARIANCE-0017**  
**1416 Saint Anthony Place**



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

**Nia Holt**  
**June 15, 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
East Side Yard	2.5 ft.	2.115 ft.	0.385 ft.
West Side Yard	2.5 ft.	0.385 ft.	2.115 ft.

# Case Summary / Background

- The subject site is zoned OR-2 Office Residential in the Traditional Neighborhood Form District.
- The site contains the foundation for a single-family structure located in the Highlands Neighborhood.

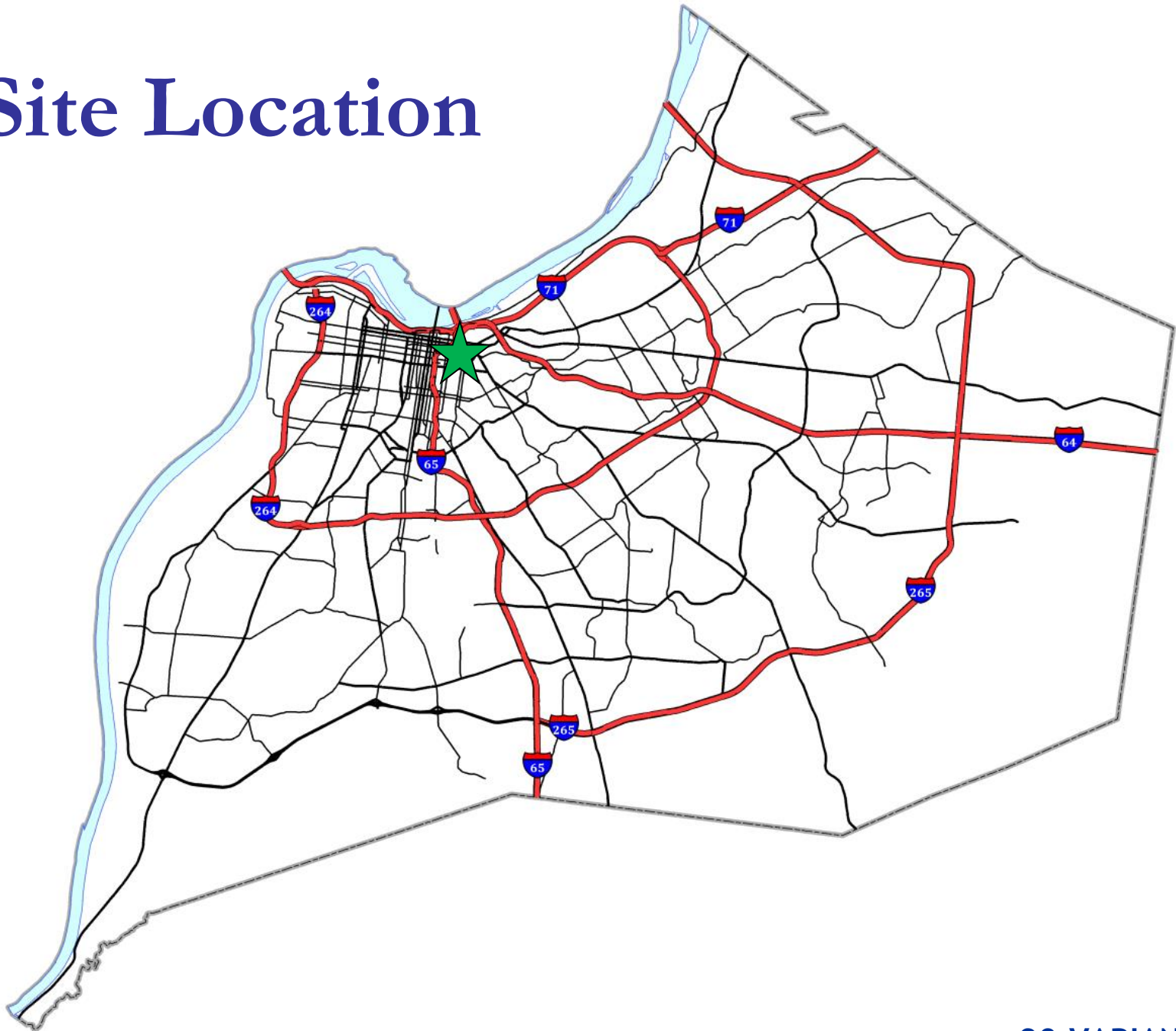
# Case Summary / Background

- The applicant is proposing to construct a one-story single family structure on the existing footprint of the previous structure.
- With the exception of an addition near the front on the east side for a new front entry. This addition will be in line with the existing footprint.

# Case Summary / Background

- The subject property is 25.083 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



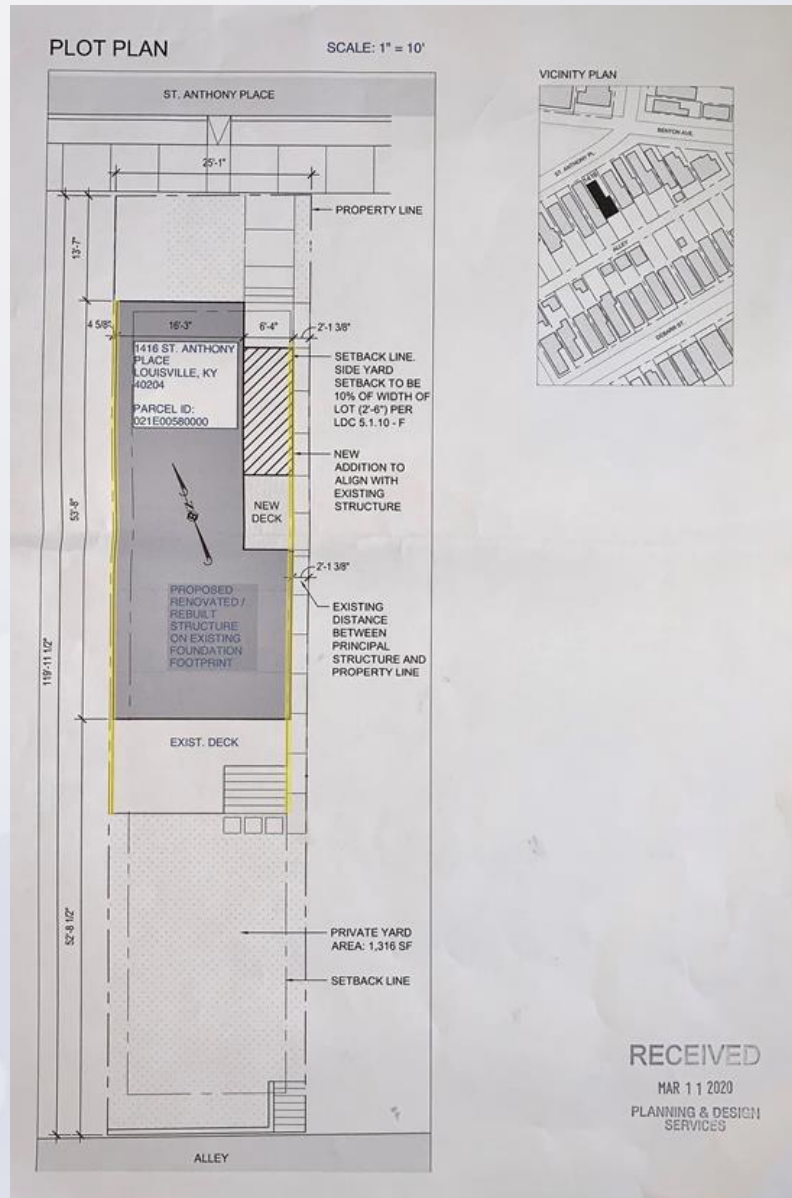








# Site Plan



# Site Photos



Subject Property Front



# Site Photos



Property to the East

# Site Photos



Property to the West



# Site Photos



# Conclusion

- For the east side yard, staff finds that the requested variance is adequately justified and meet the standard of review.
- For the west side yard, 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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