20-VARIANCE-0054
Frankfort Avenue Variance

Louisville Metro Board of Zoning Adjustment

Public Hearing

Zach Schwager, Planner I

July 6, 2020

Request

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

Location	Requirement	Request	Variance
East Side Yard	3 ft.	0.58 ft.	2.42 ft.
West Side Yard	3 ft.	0.67 ft.	2.33 ft.

Case Summary / Background

- It is a single-family structure located in the Clifton neighborhood and preservation district.

- The applicant is proposing to replace the existing garage at the rear of the property with a new garage that would encroach into the required side yard setbacks.

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Case Summary / Background

- The subject property is 30 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 three feet.

- The proposed garage is scheduled to be heard by the Clifton Architectural Review Committee on July 1, 2020.

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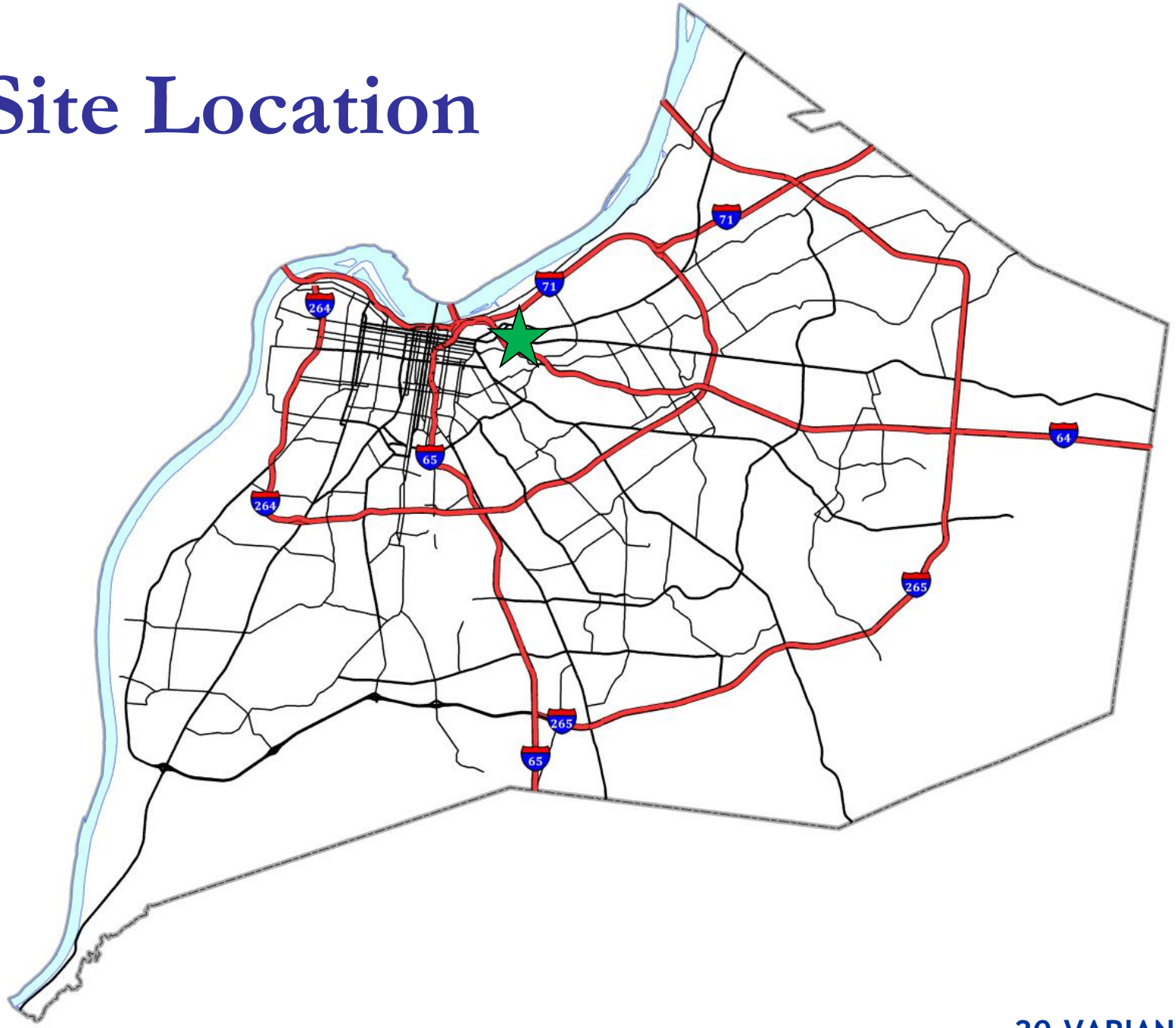
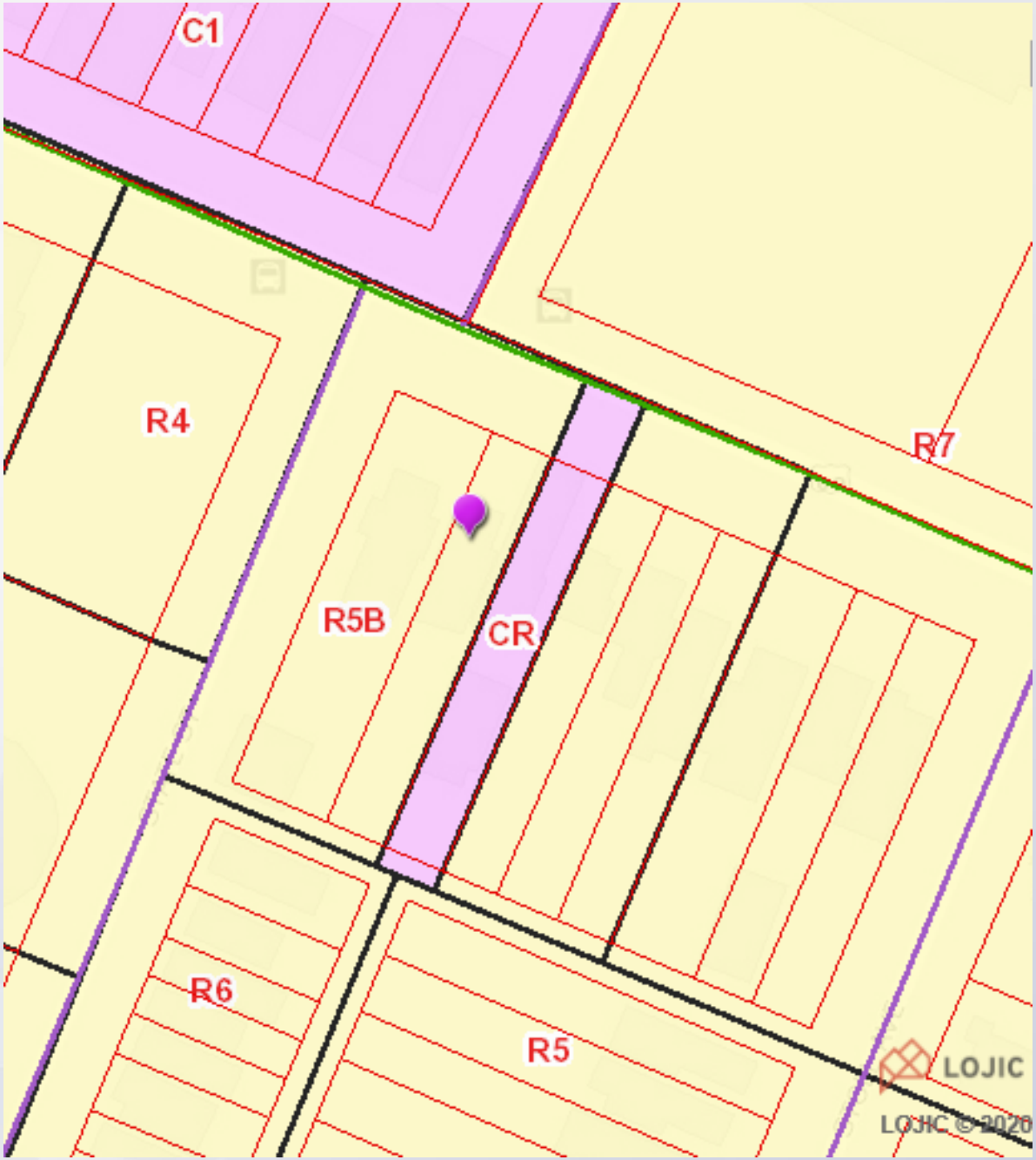
Site Location



20-VARIANCE-0054



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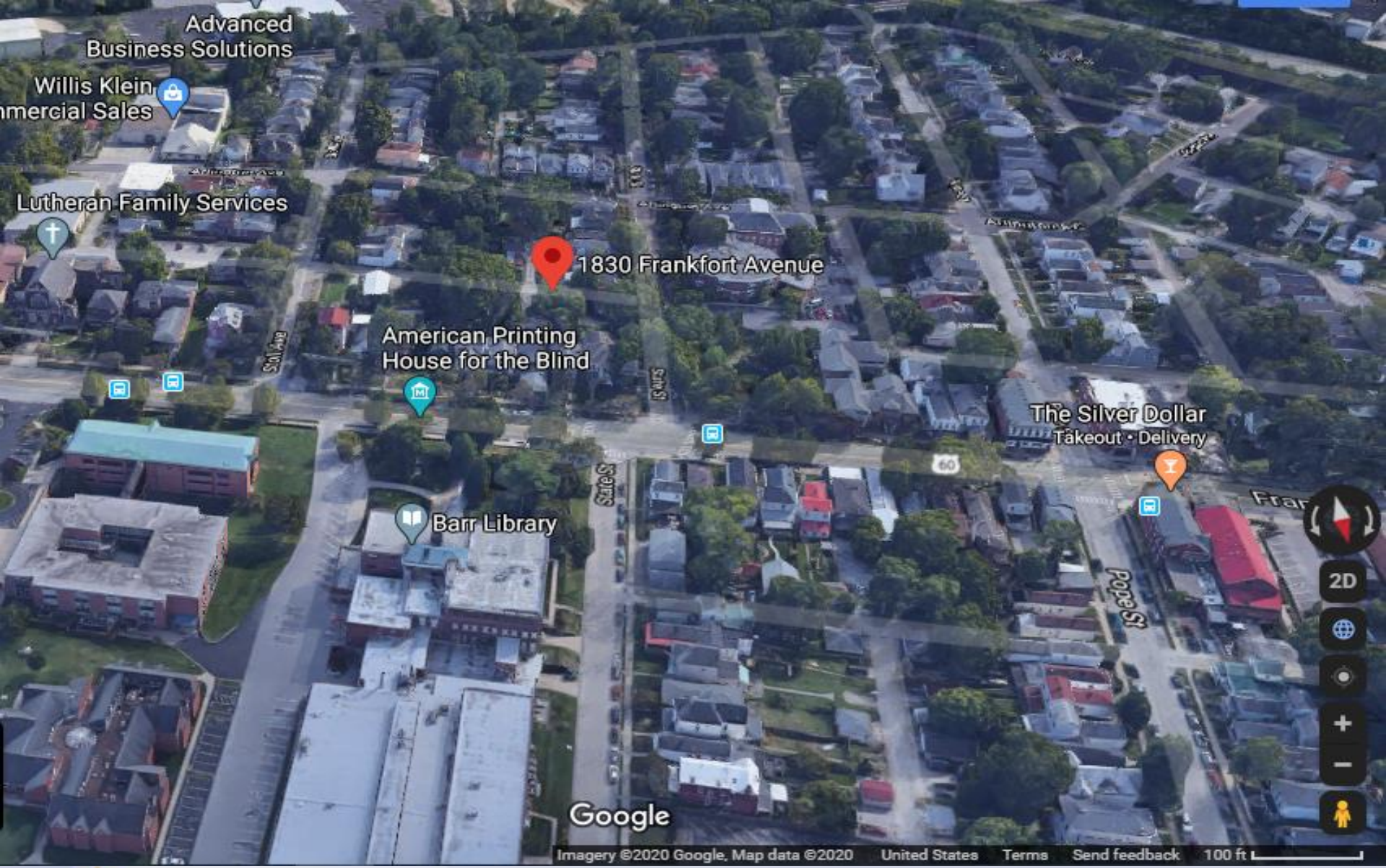

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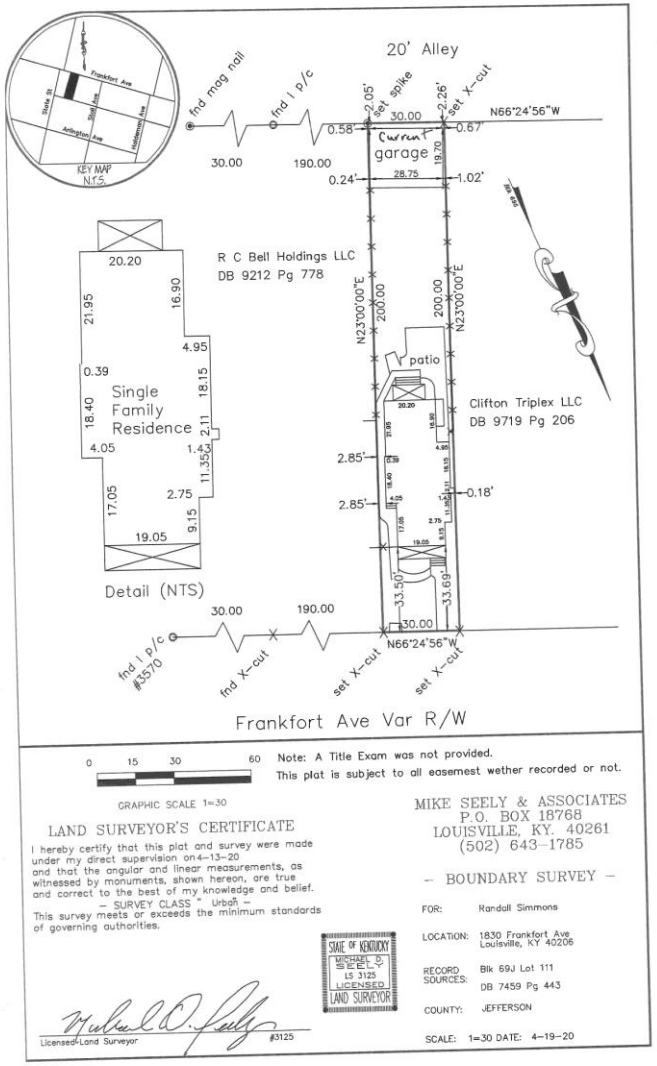
Site Plan



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Site Photos-Subject Property

Front of subject property.

Site Photos-Subject Property

Existing garage.

Site Photos-Subject Property

Variance area.

Site Photos-Subject Property

Variance area.

Site Photos-Subject Property

Garage from alley.

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 an accessory structure to encroach into the required side yard setbacks. Approve/Deny

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