

**20-VARIANCE-0056**

**Lees Lane Variance**



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

**Zach Schwager, Planner I  
July 20, 2020**

# Request

- **Variance:** from Land Development Code table 5.3.1 to allow to allow an addition to an existing structure to encroach into the required street side and front yard setbacks

Location	Requirement	Request	Variance
Front Yard	25 ft.	21 ft.	4 ft.
Street Side Yard	25 ft.	0 ft.	25 ft.

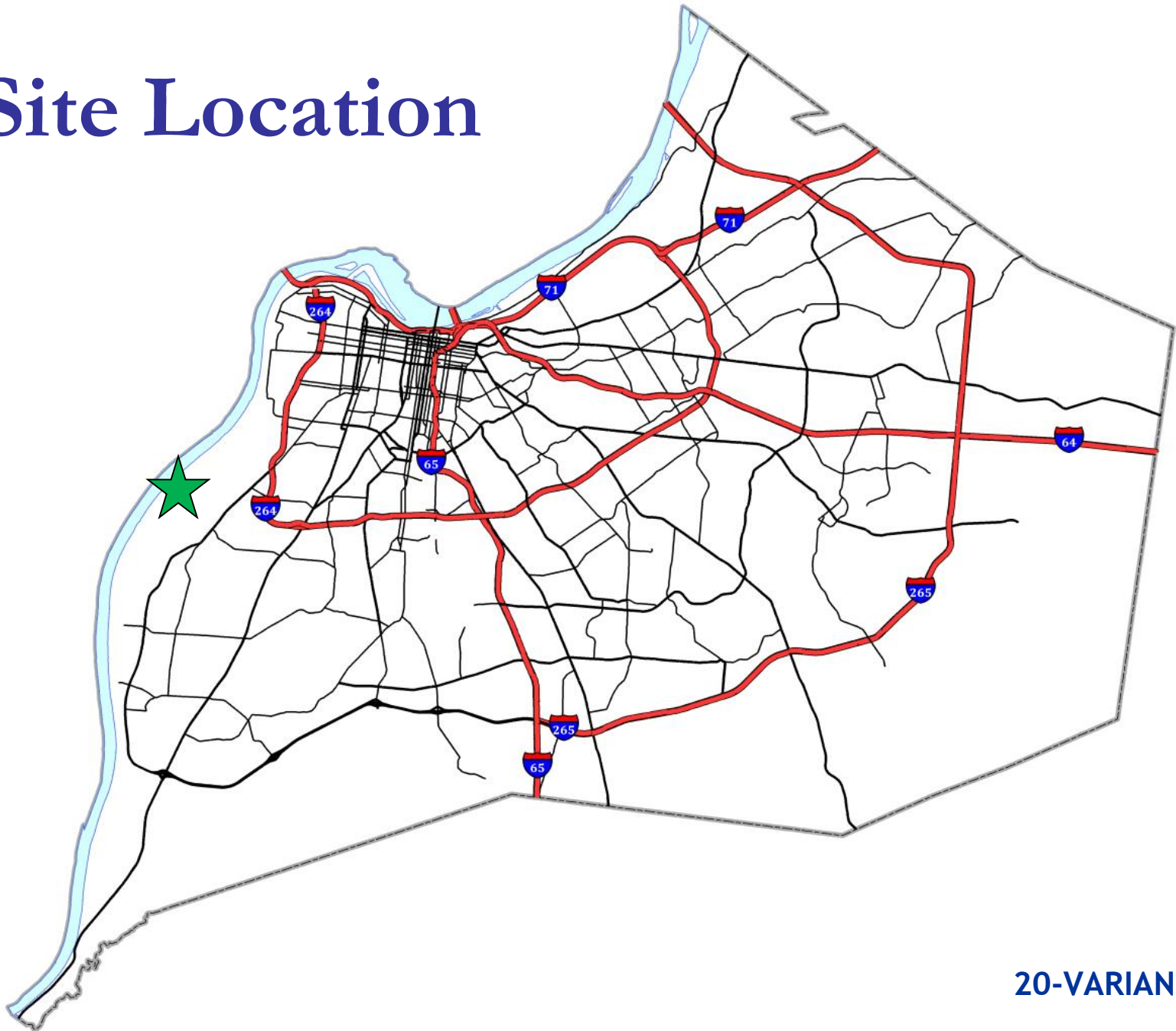
# Case Summary / Background

- Subject property contains a one-story single-family residence.
- The existing structure has a front addition that the applicant is proposing to remove and replace with a slightly larger footprint.

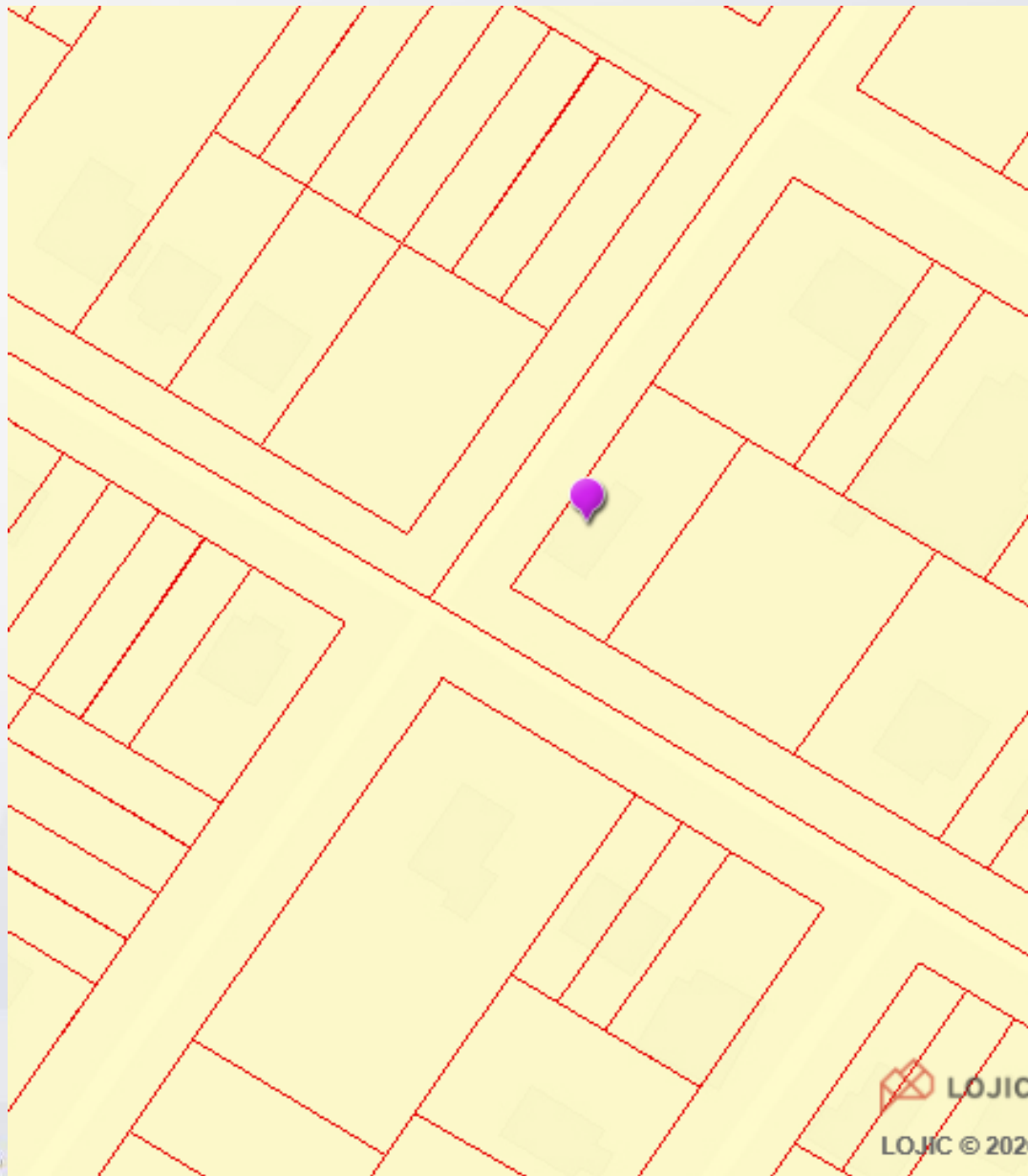
# Case Summary / Background

- The front yard encroachment will be the same as the existing conditions.
- The street side encroachment will increase by four feet from where the existing addition is but will be setback from the street side property line the same distance as the rest of the existing structure.

# Site Location



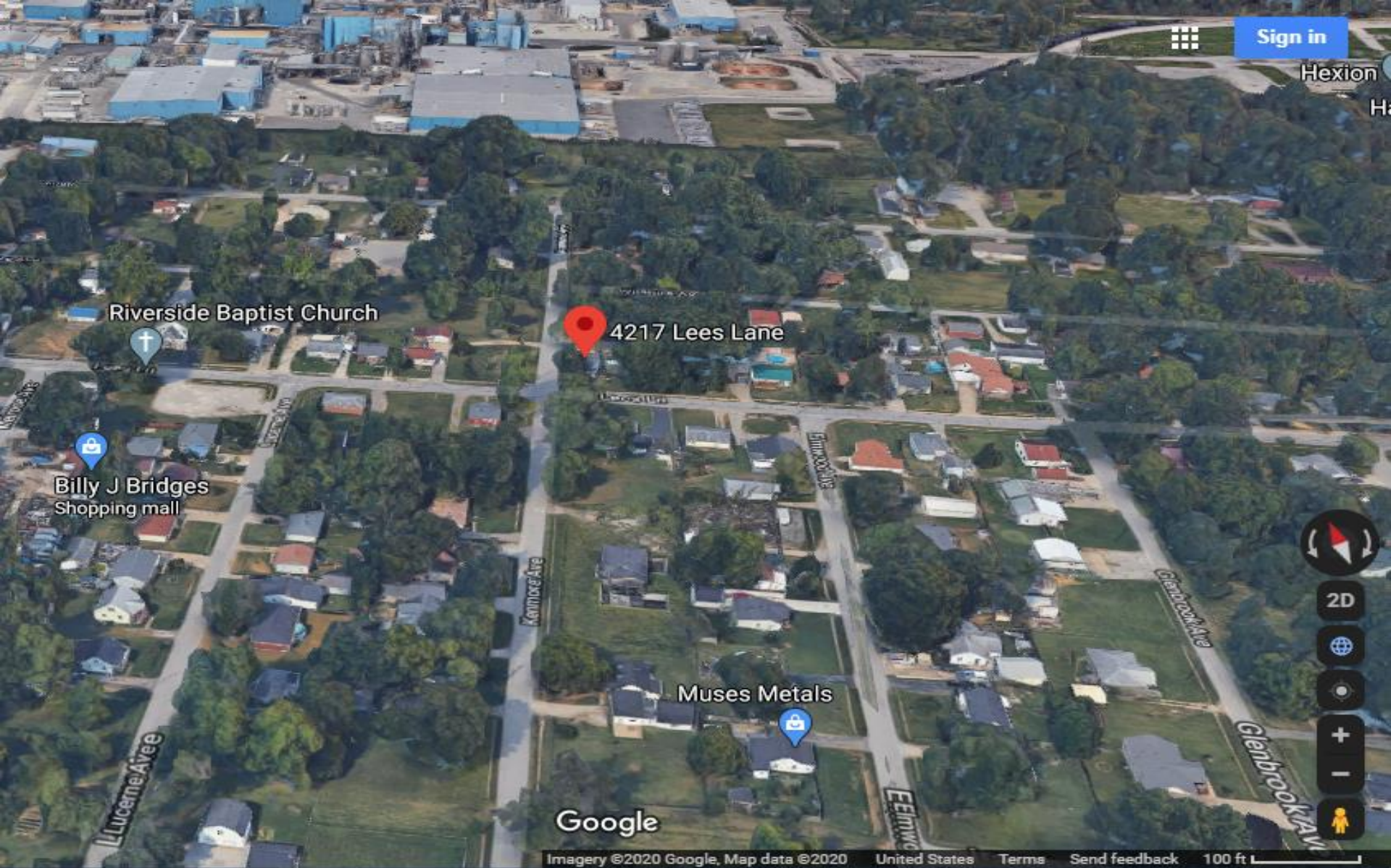
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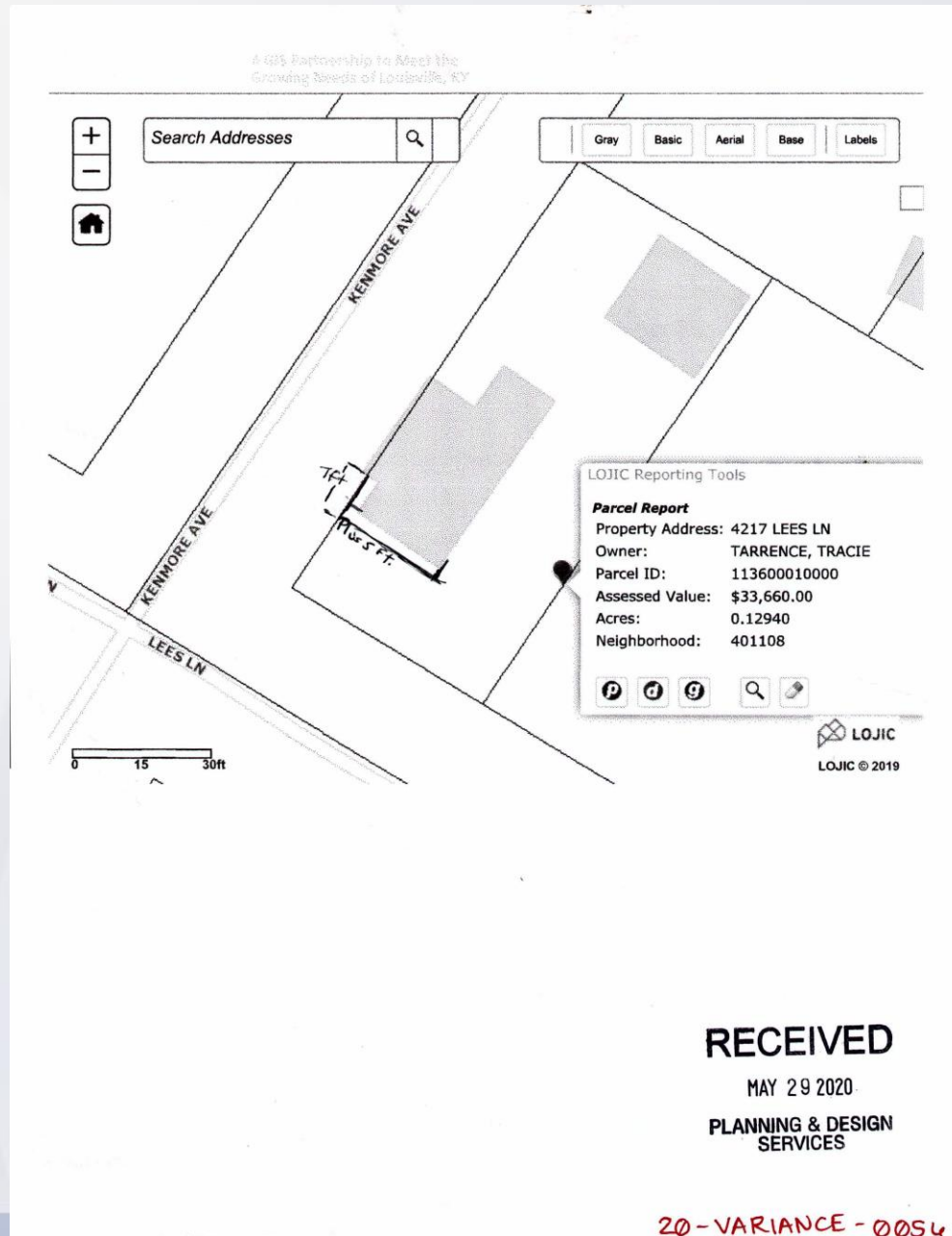








# Site Plan



# Site Photos-Subject Property





# Site Photos-Subject Property





# Site Photos-Subject Property





# Site Photos-Subject Property





# Site Photos-Subject Property





# Site Photos-Subject Property





# Site Photos-Subject Property



# Conclusion

- The variance request appears to be adequately justified and meets the standard of review.

## Condition of Approval

#1) The street side property line shall be staked in the field. No projections from the façade or building foundation shall cross the property line; any such projections shall be accommodated by stepping back the proposed structure from the property line.



# Required Action

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