

20-VARIANCE-0064

Rock Creek Drive Variance



Louisville Metro Board of Zoning Adjustment
Public Hearing

Zach Schwager, Planner I
September 14, 2020

Request

- **Variance:** from Land Development Code section 5.1.12.B.2.e.i.1 to allow a principle structure to encroach into the required side yard setback.

Location	Requirement	Request	Variance
Infill Front Yard	34 ft.	30.1 ft.	3.9 ft.

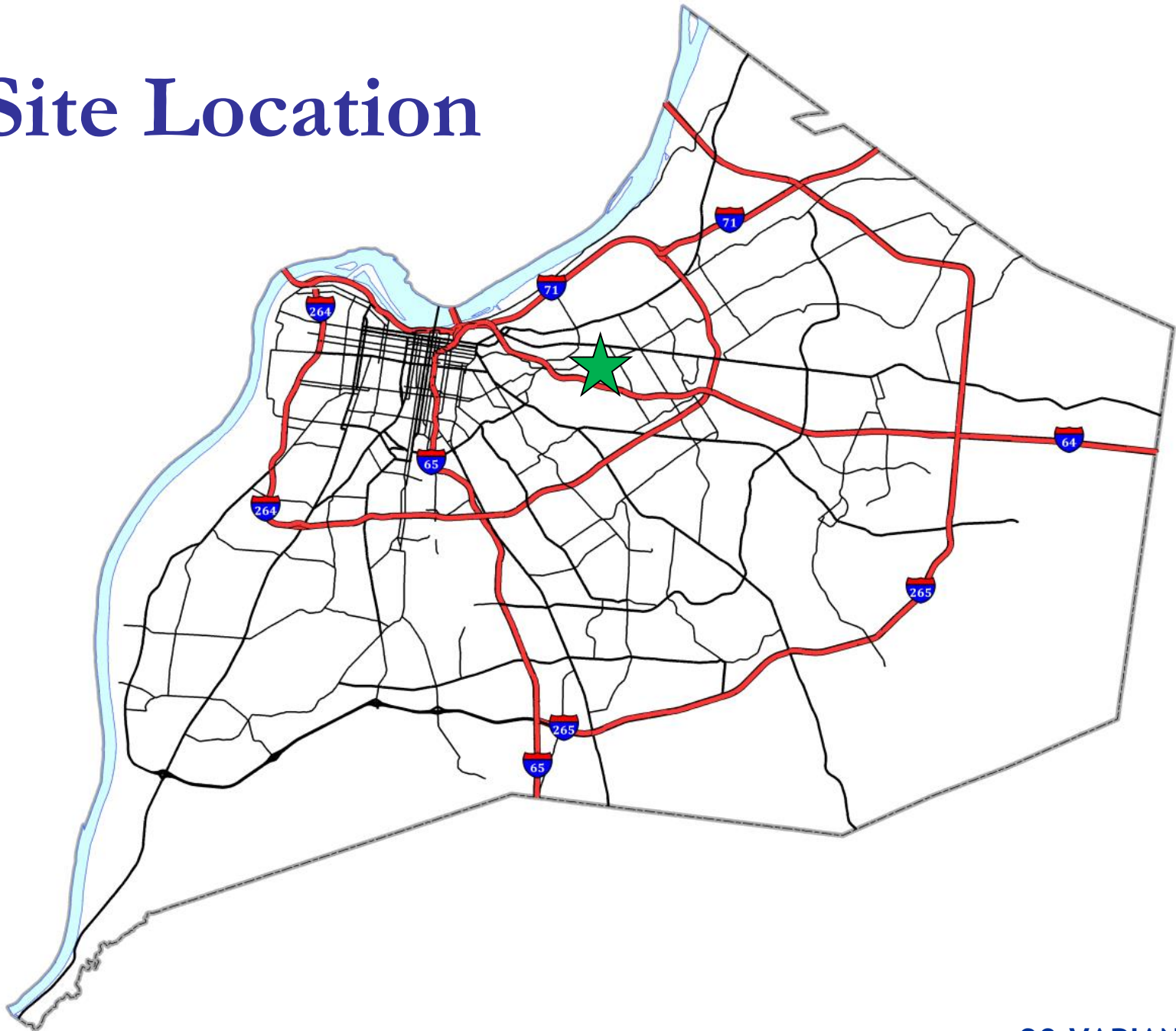
Case Summary / Background

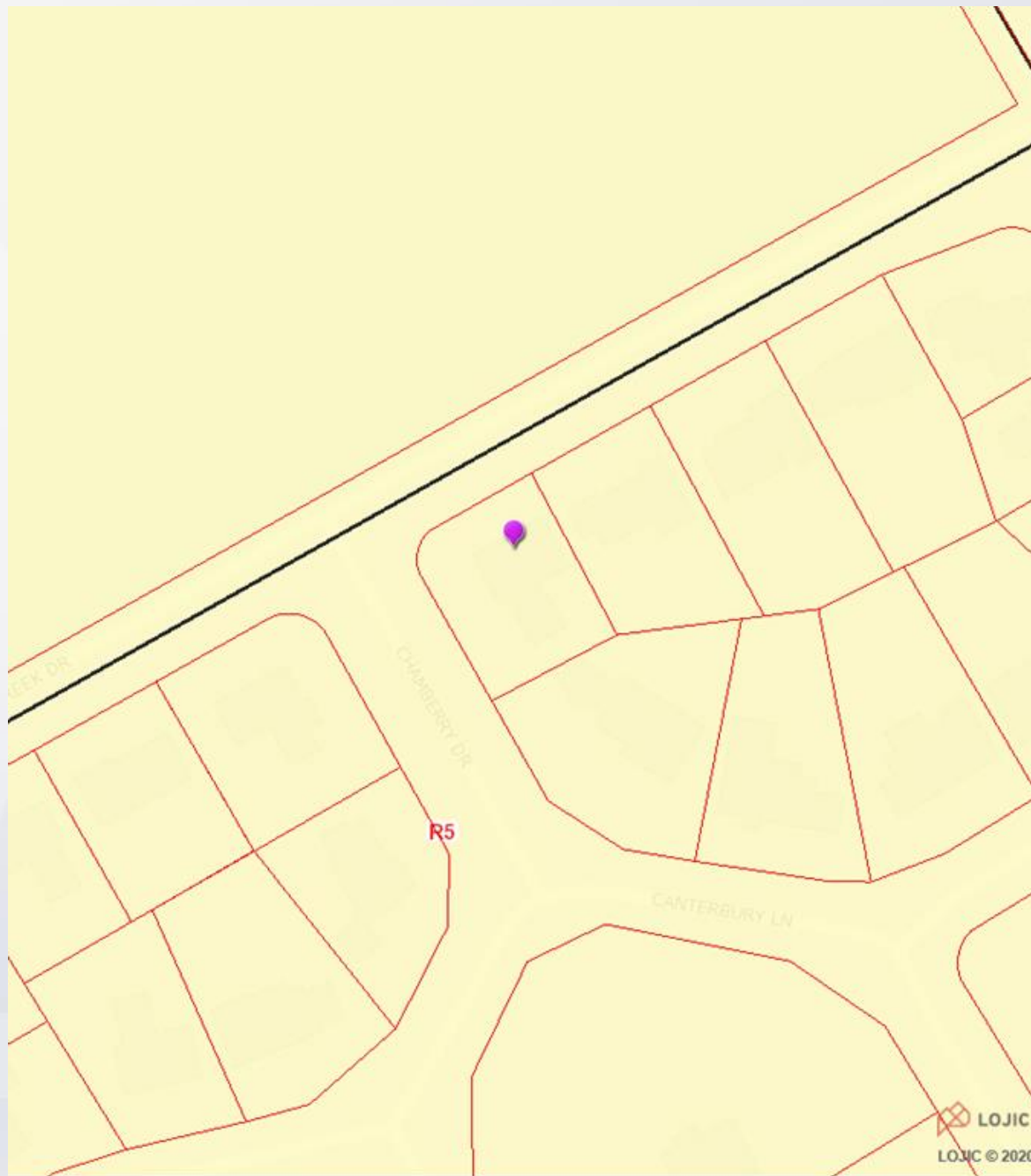
- The subject site is zoned R-5 Residential Single-Family in the Neighborhood Form District.
- It is a single-family structure located in the Rock Creek Gardens subdivision.

Case Summary / Background

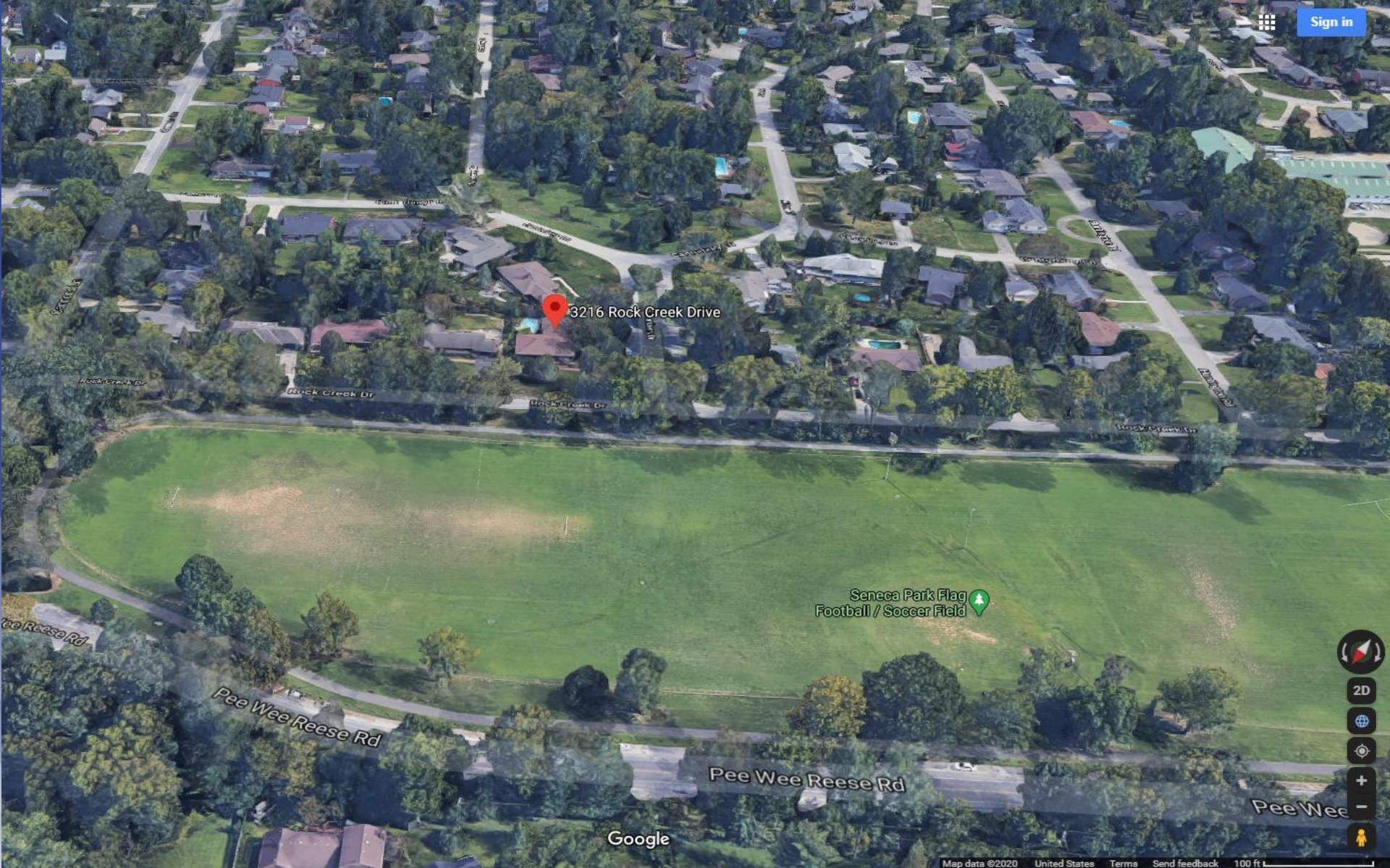
- The existing structure is one-story and the applicant proposes to add an addition on the front of the residence.
- The proposed addition will encroach into the infill front yard setback.

Site Location

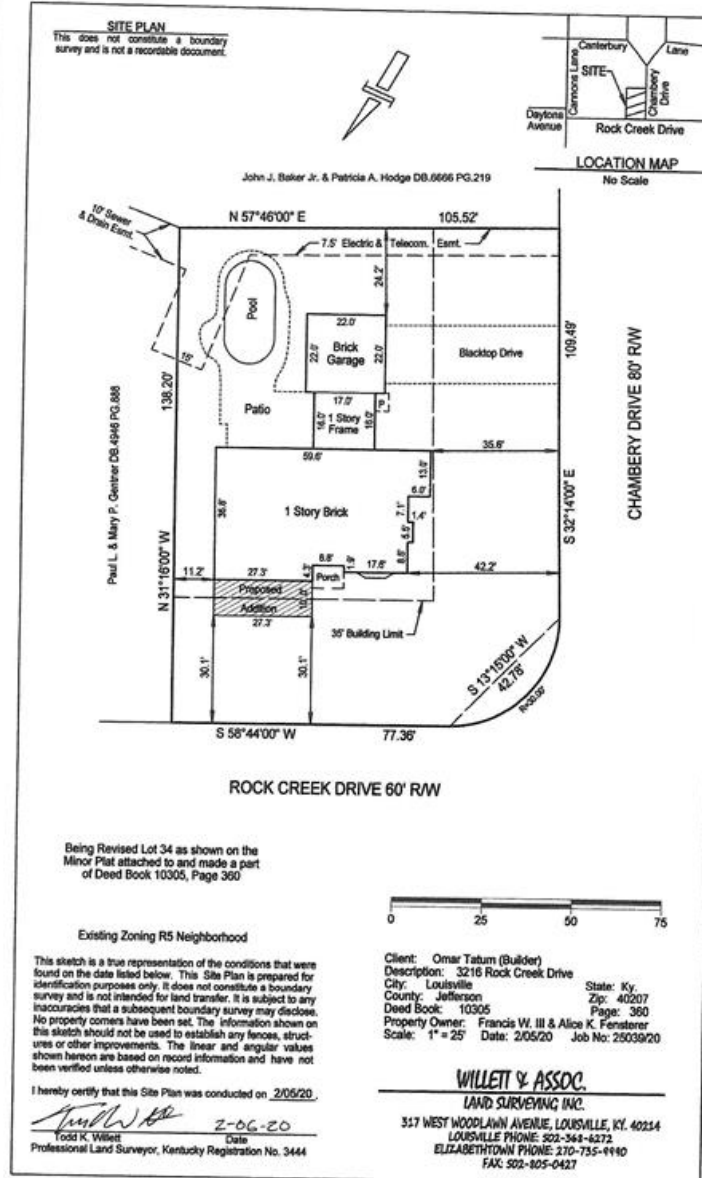








Site Plan



Site Photos-Subject Property



Front of subject property.

Site Photos-Subject Property



Property to the left.

Site Photos-Subject Property



Site Photos-Subject Property



Infill setback area.

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 section 5.1.12.B.2.e.i.1 to allow a principle structure to encroach into the required side yard setback.
Approve/Deny

Location	Requirement	Request	Variance
Infill Front Yard	34 ft.	30.1 ft.	3.9 ft.