

**20-VARIANCE-0075**

**509 Cooper Street**



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

**Nia Holt  
September 14, 2020**

# Request

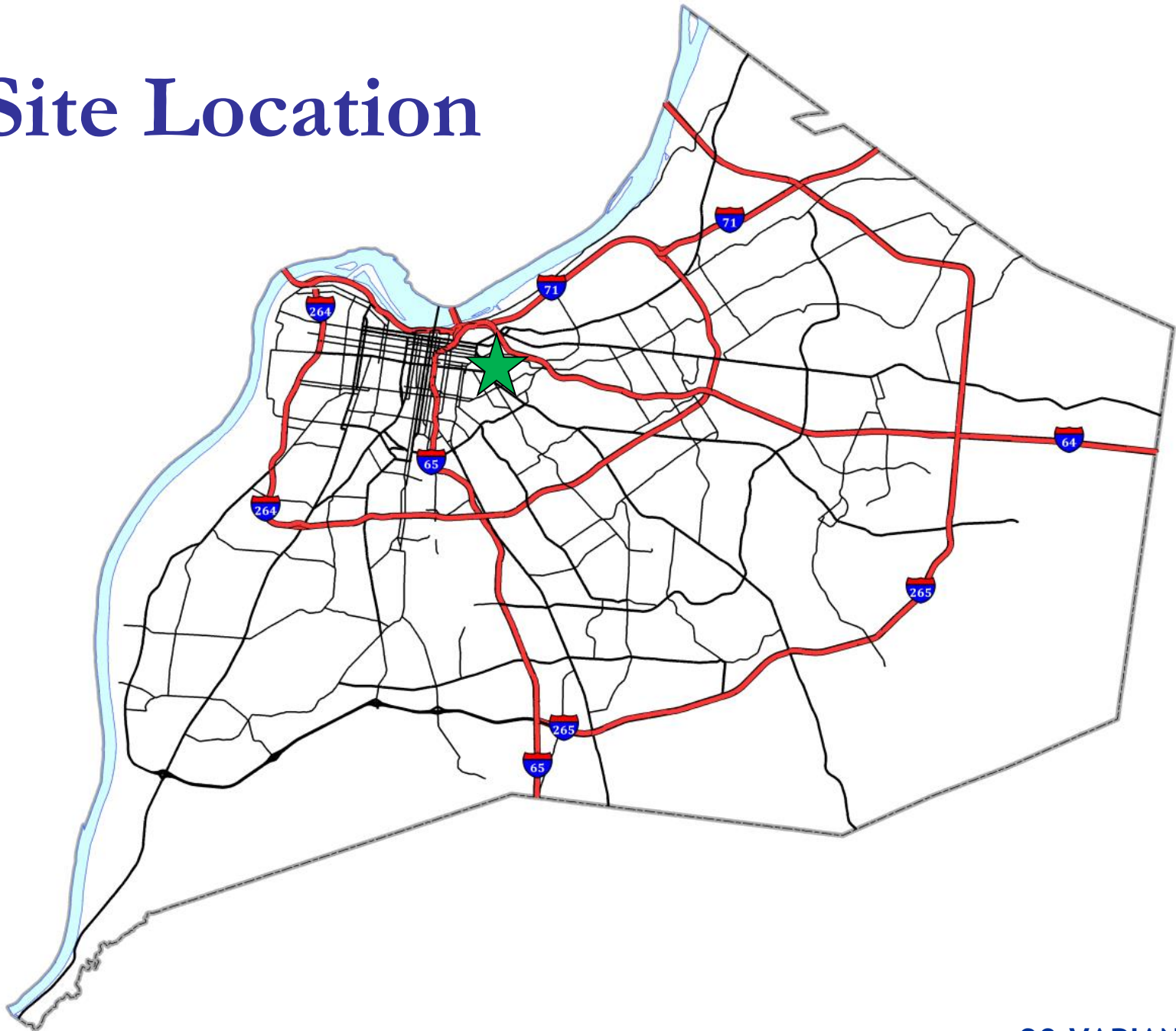
- **Variance:** from Land Development Code Section 5.1.10.F to allow a principal structure to encroach into the required side yard setback.

Location	Requirement	Request	Variance
South Side Yard	2.25 ft	0 ft.	2.25 ft

# Case Summary / Background

- The subject site is zoned R-6 Multi-family Residential in the Traditional Neighborhood Form District.
- The site is located in the Irish Hill neighborhood and has an existing single-family structure.
- The applicant is proposing to construct a second-story addition which will align with the existing footprint.

# Site Location



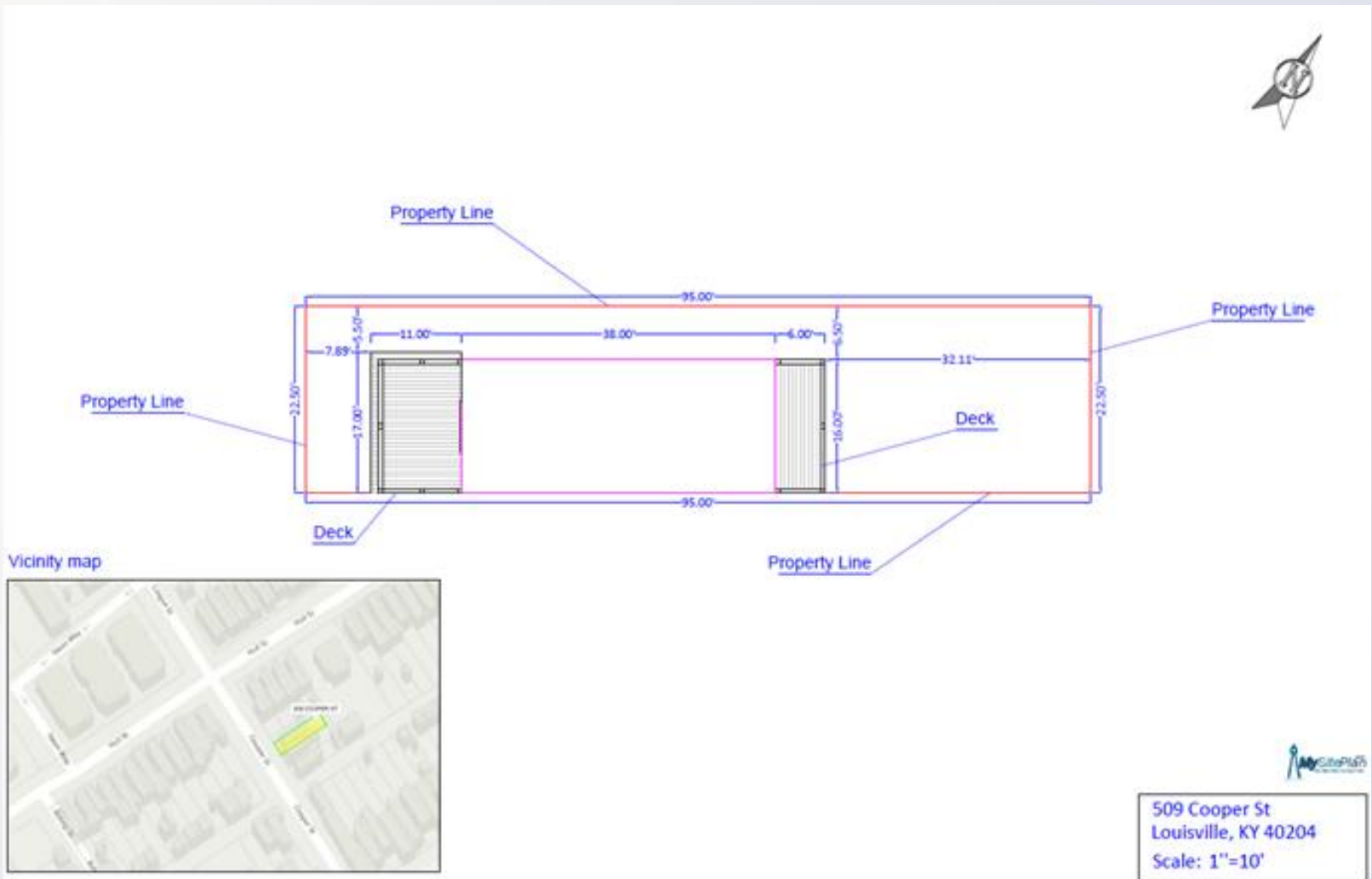




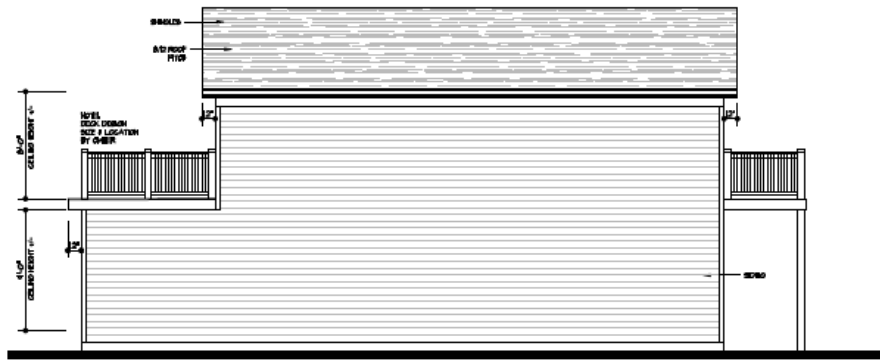




# Site Plan

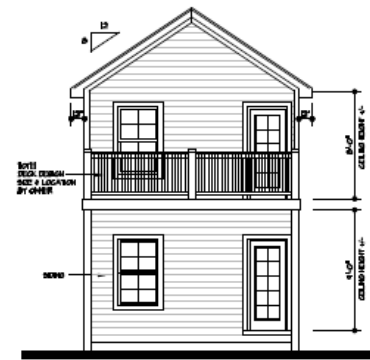


# Elevations



RIGHT SIDE

SCALE: 1/4"=1'-0"



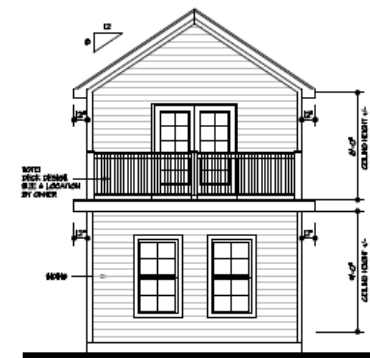
REAR ELEVATION

SCALE: 1/4"=1'-0"



LEFT SIDE

SCALE: 1/4"=1'-0"



FRONT ELEVATION

SCALE: 1/4"=1'-0"



# Site Photos



# Site Photos





# Site Photos





# Site Photos





# Site Photos



# Conclusion

Staff finds that the requested variances are adequately justified and meet the standard of review.

# Required Action

- **Variance**: from Land Development Code Section 5.1.10.F to allow a principal structure to encroach into the required side yard setback. Approve/Deny

Location	Requirement	Request	Variance
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