20-VARIANCE-0100 1903 S. Preston Street



Louisville Metro Board of Zoning Adjustment
Public Hearing

Nia Holt September 28, 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 ft.	1 ft.	1 ft.

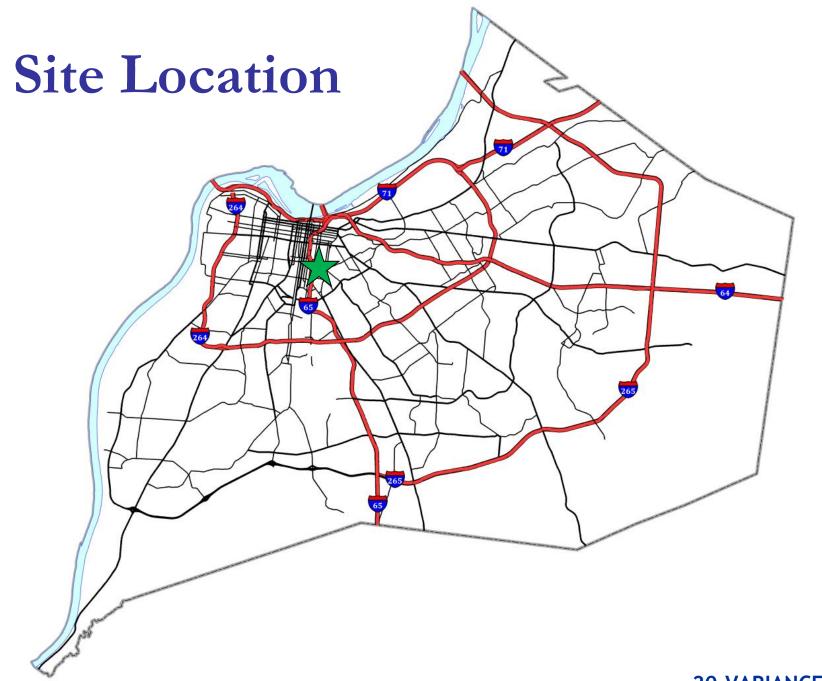


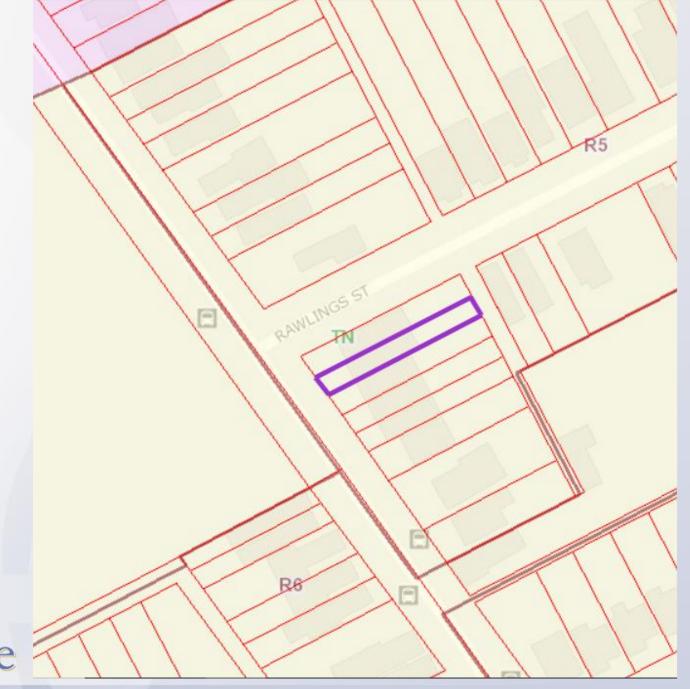
Case Summary / Background

The subject site is zoned R-5 Single-Family Residential in the Traditional Neighborhood Form District.

The property is in the Merriwether Neighborhood and has an existing single-family structure on the site.

 The applicant is proposing to construct a 127 square foot deck on the rear of the property.

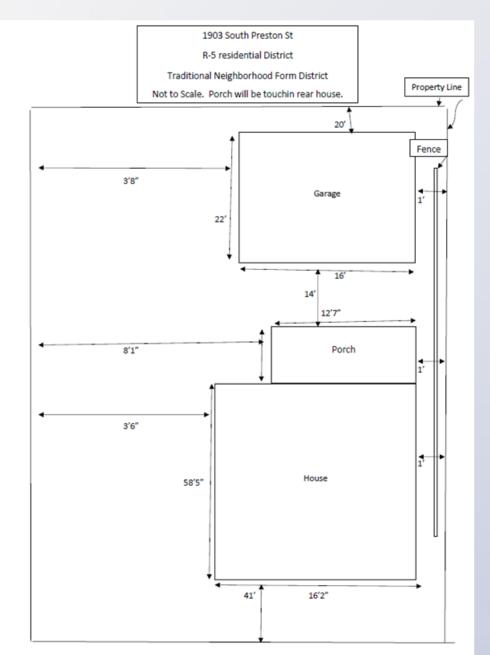








Site Plan













Rear of Subject Property





View of Variance Area





View of Variance Area 2

Conclusion

 Staff finds that the requested variance has been adequately justified and meets 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. <u>Approve/Deny</u>

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