

20-VARIANCE-0079

802 Logan Street



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

**Nia Holt
September 28, 2020**

Request

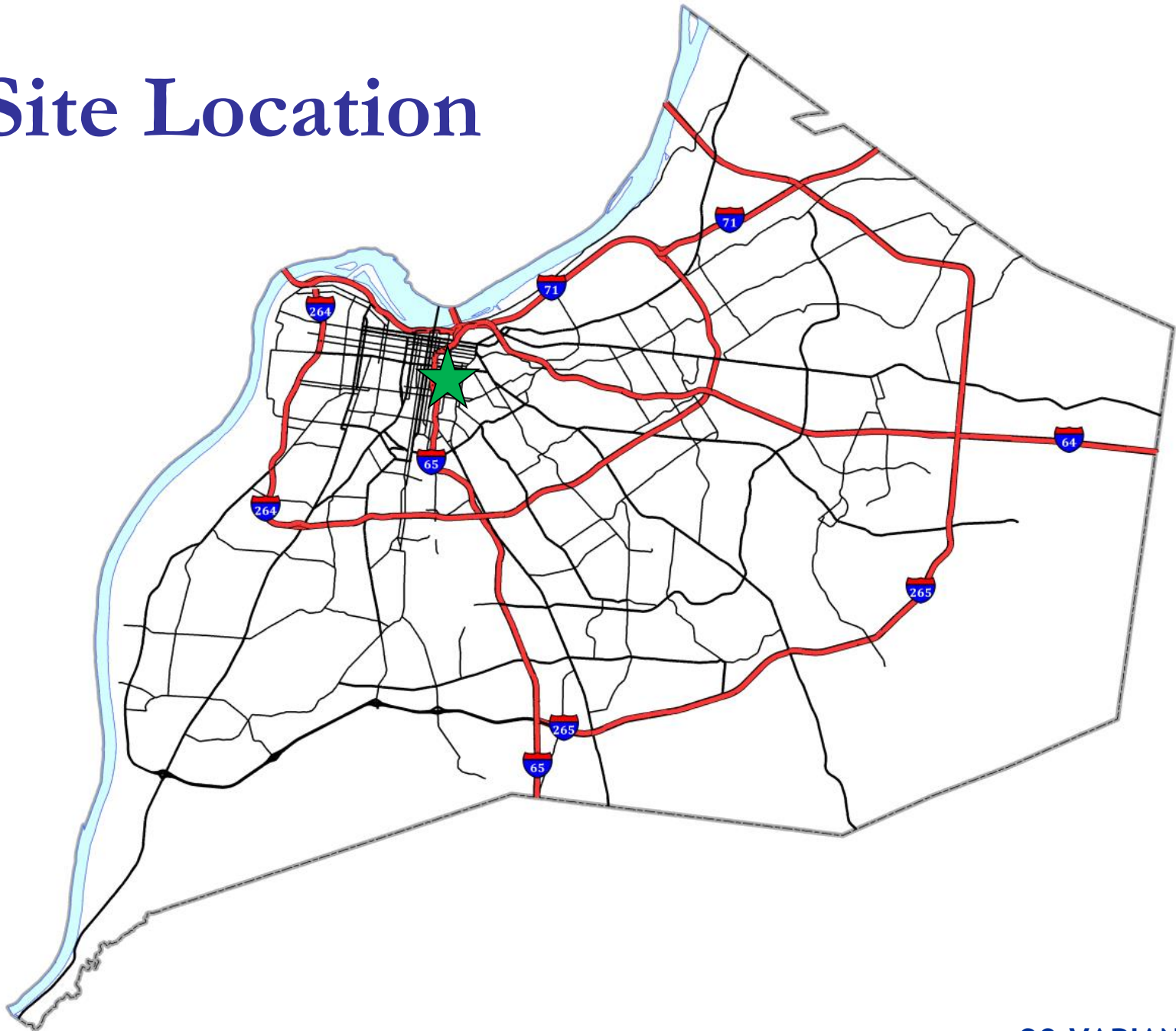
- **Variance:** from Land Development Code Section 5.1.10.F to allow a principal structure to encroach into the required side yard setback.

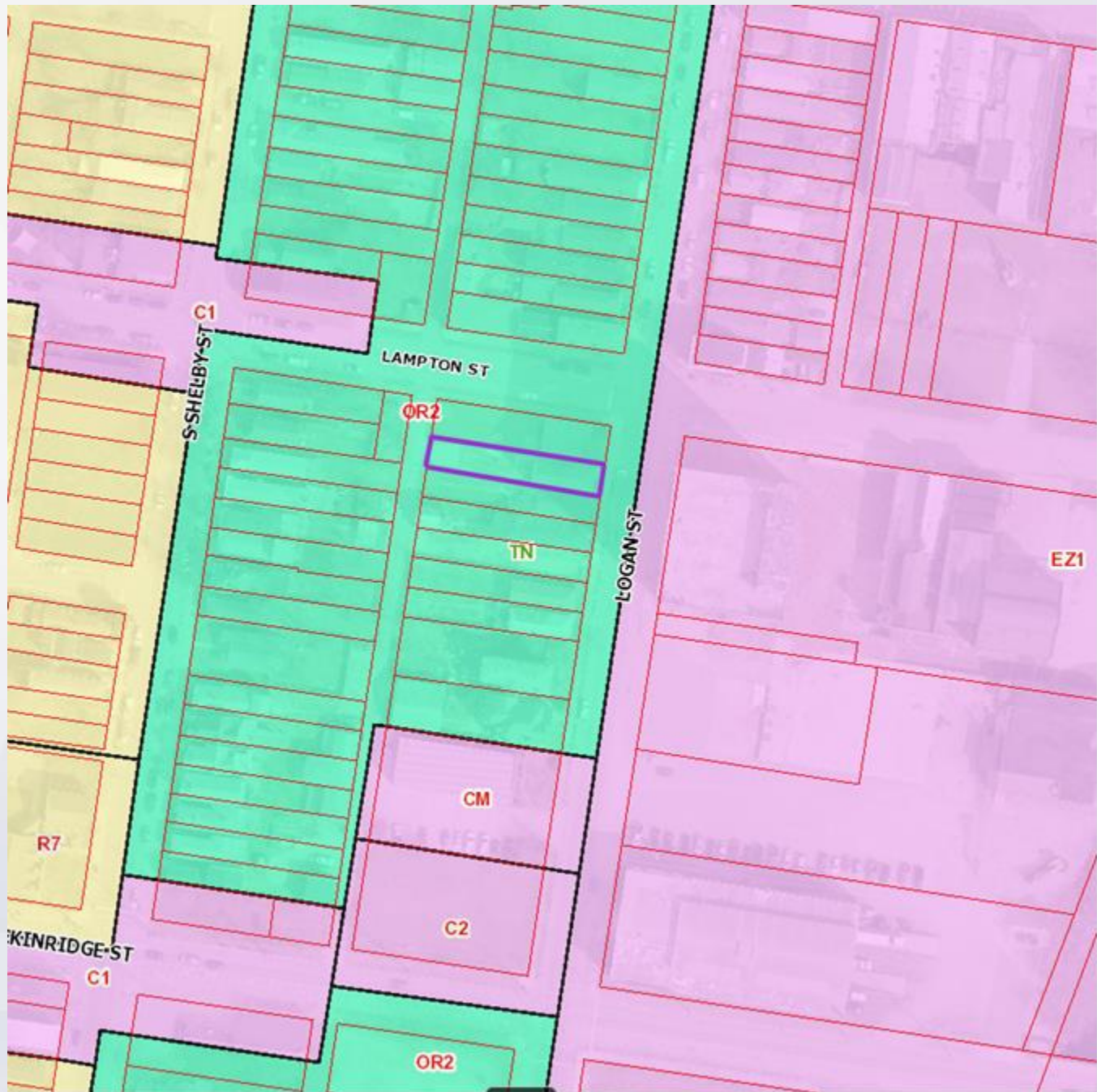
| Location | Requirement | Request | Variance |
|-----------------|-------------|---------|----------|
| South Side Yard | 2.66 ft. | 0.4 ft. | 2.26 ft. |

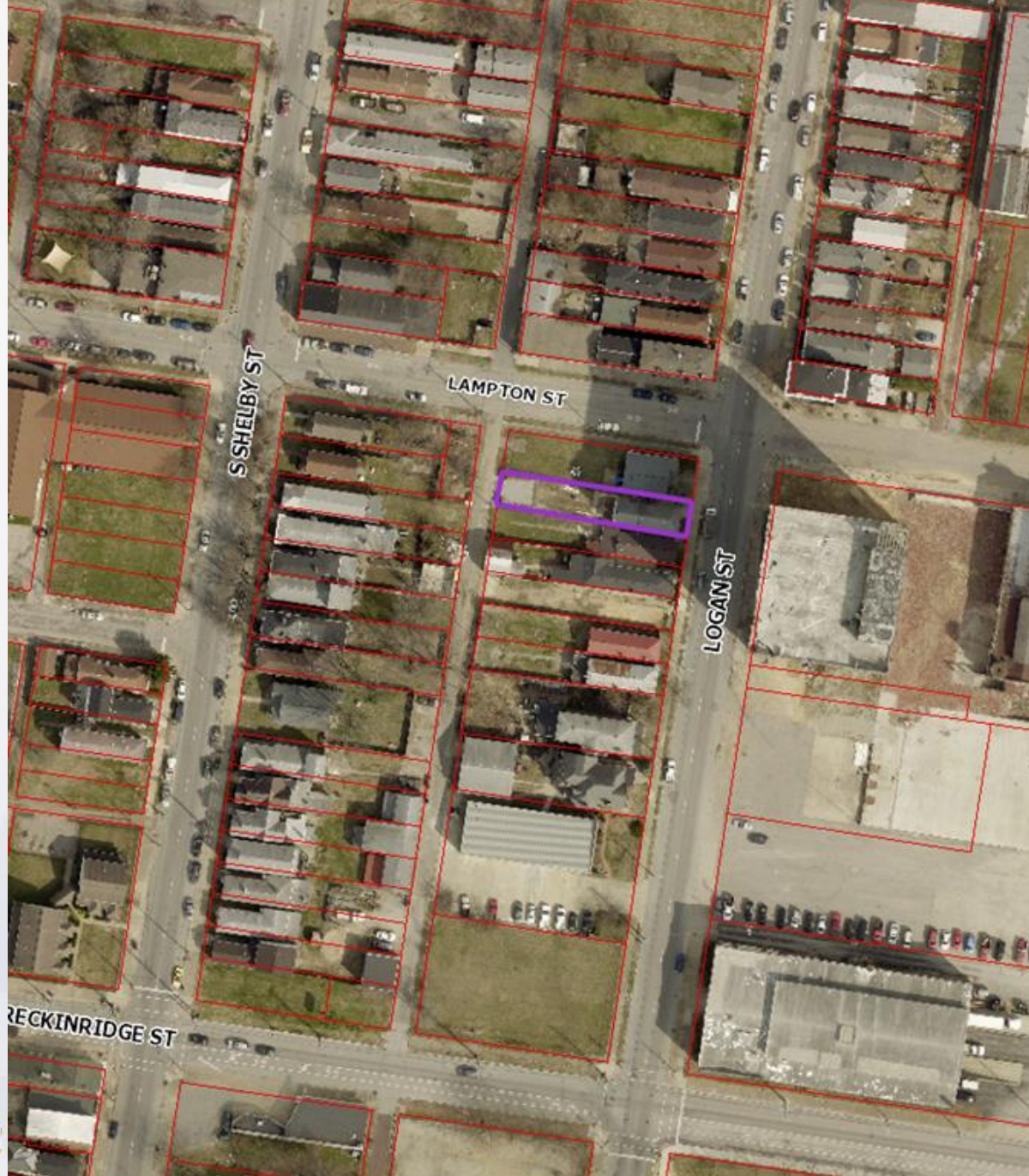
Case Summary / Background

- The subject site is zoned OR-2 Office Residential in the Traditional Neighborhood Form District.
- The property is in the Smoketown Neighborhood and has an existing single-family structure on the site.
- The applicant has constructed a 144 square foot rear addition which aligns with the existing footprint.

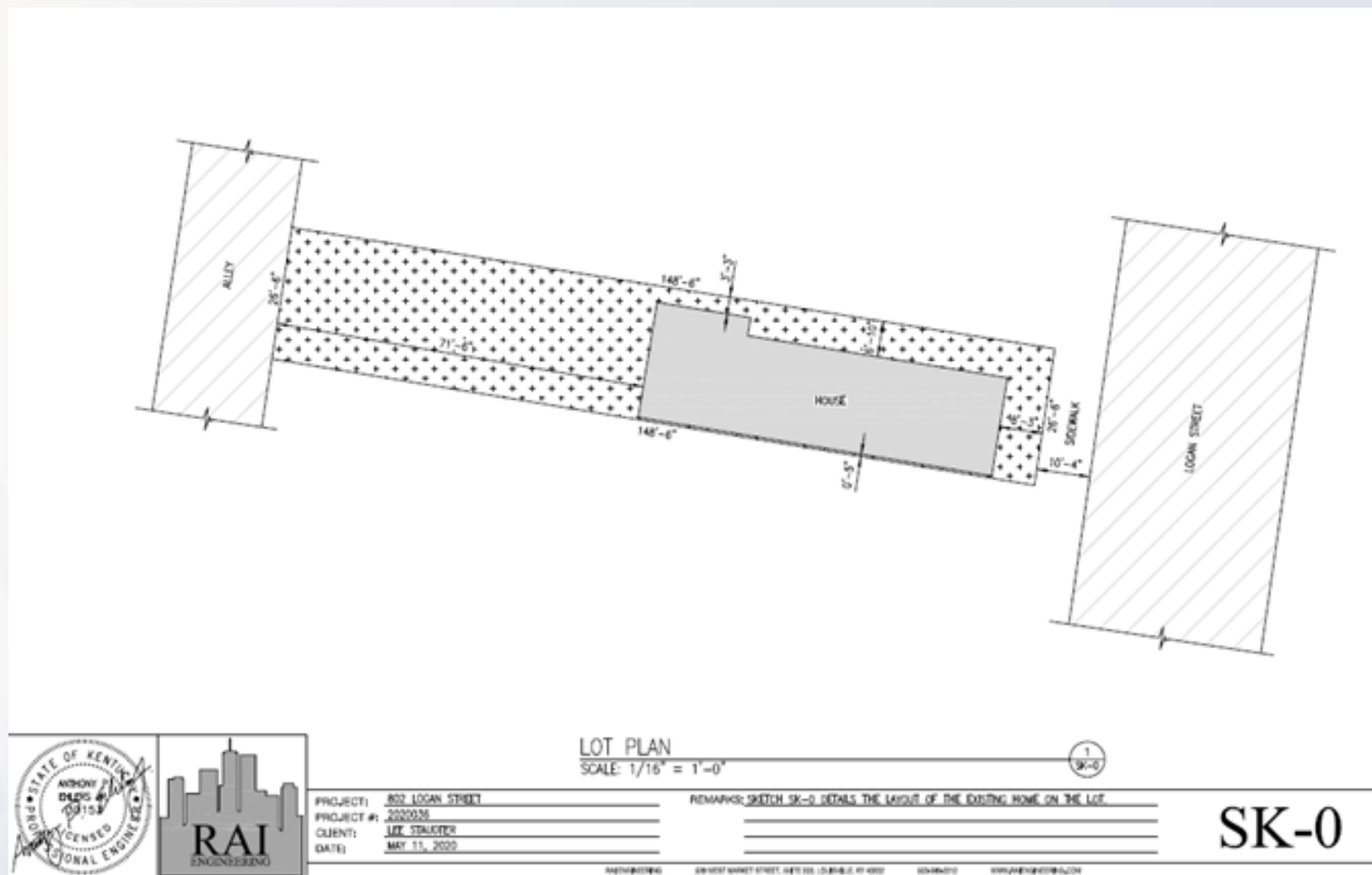
Site Location







Site Plan



Site Photos



Site Photos



Site Photos



Site Photos



Site Photos



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 a principal structure to encroach into the required side yard setback. Approve/Deny

| Location | Requirement | Request | Variance |
|-----------------|-------------|---------|----------|
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