

**20-VARIANCE-0107**

**332 Stein Court**



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

**Nia Holt  
November 02, 2020**

# Request

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

Location	Requirement	Request	Variance
East Side Yard	2.25 ft.	1.4 ft.	0.85 ft.
West Side Yard	2.25 ft.	1.5 ft	0.75 ft.

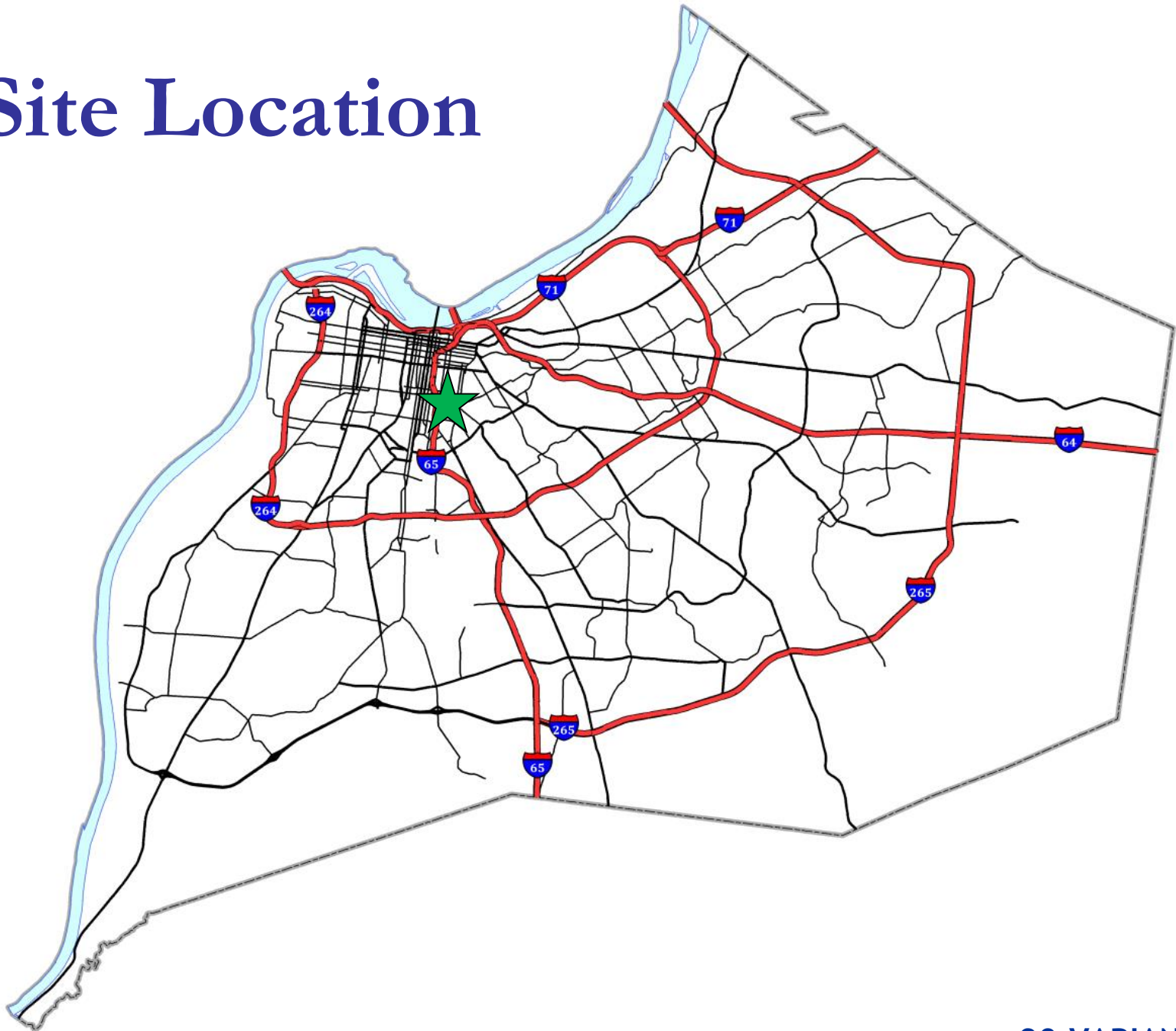
# Case Summary / Background

- The subject site is zoned OR-2 Office Residential in the Traditional Neighborhood Form District.
- The property is in the Shelby Park Neighborhood and has an existing single-family structure on the site.
- The applicant is proposing to construct a second story addition which will align with the existing footprint.

# Case Summary / Background

- The second story will add an additional unit to the structure creating a duplex.
- The project also includes a two level rear deck.

# Site Location

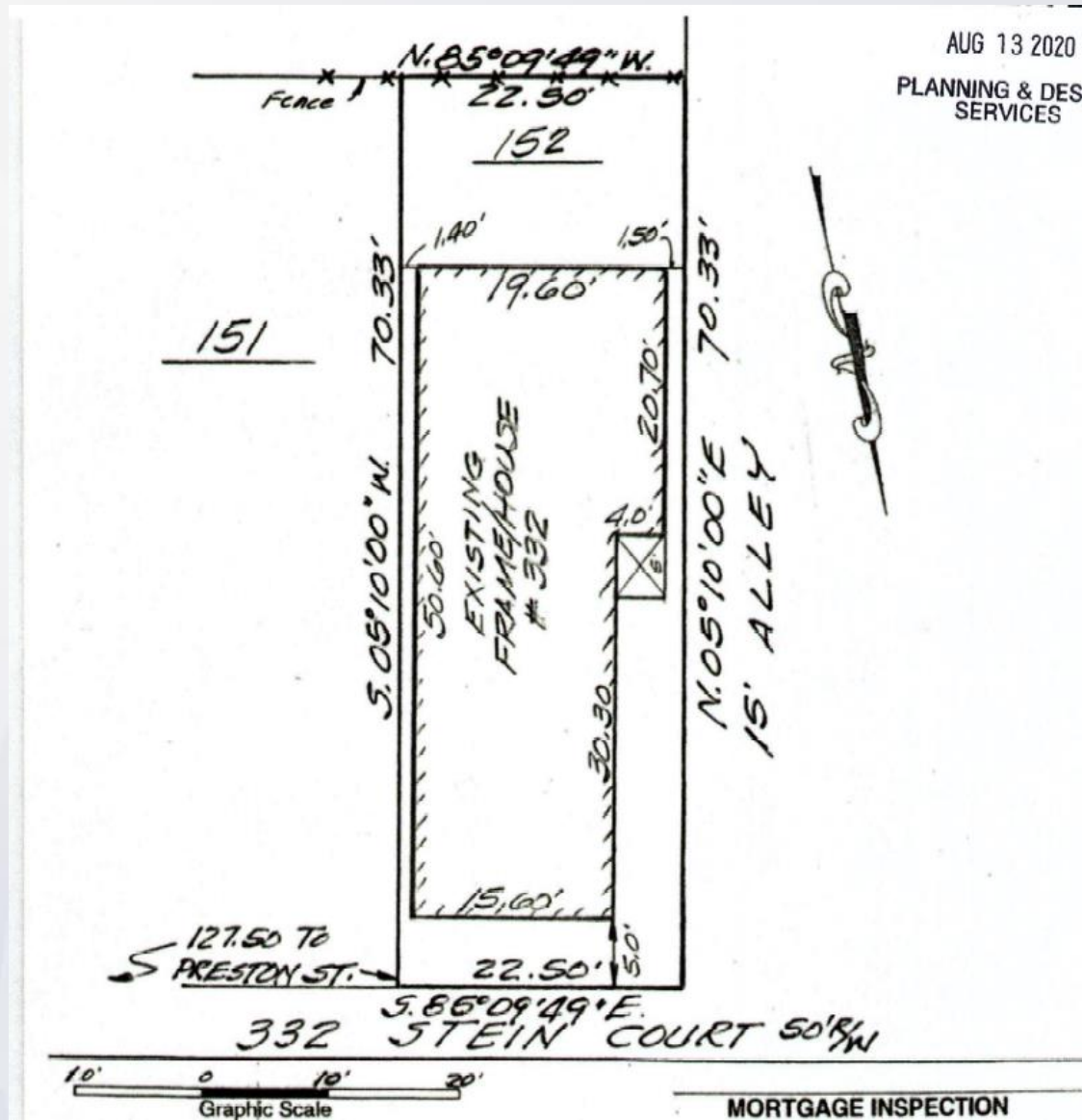






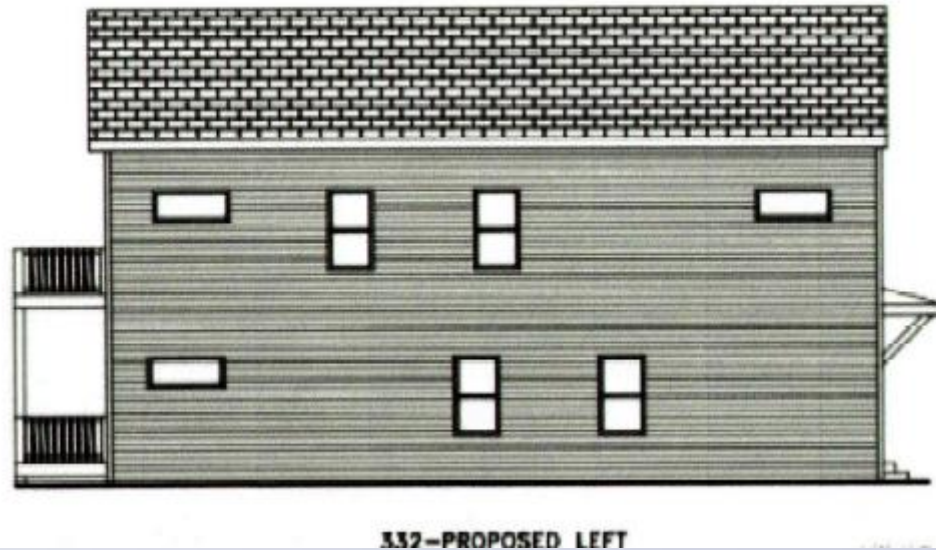
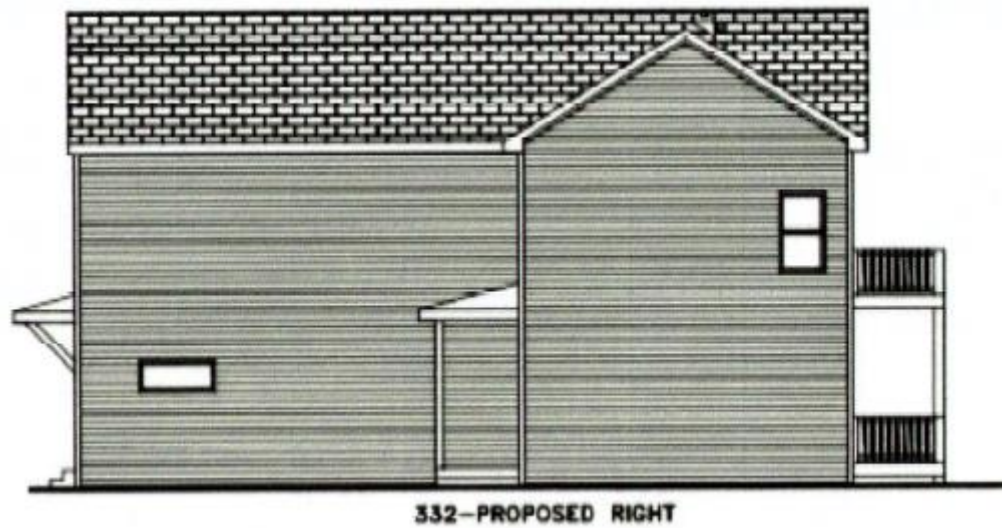


# Site Plan





# Elevation



# 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

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