

**20-VARIANCE-0119**

**1131 Julia Avenue**



**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 setback.

Location	Requirement	Request	Variance
North Side Yard	4 ft	2.6 ft.	1.4 ft

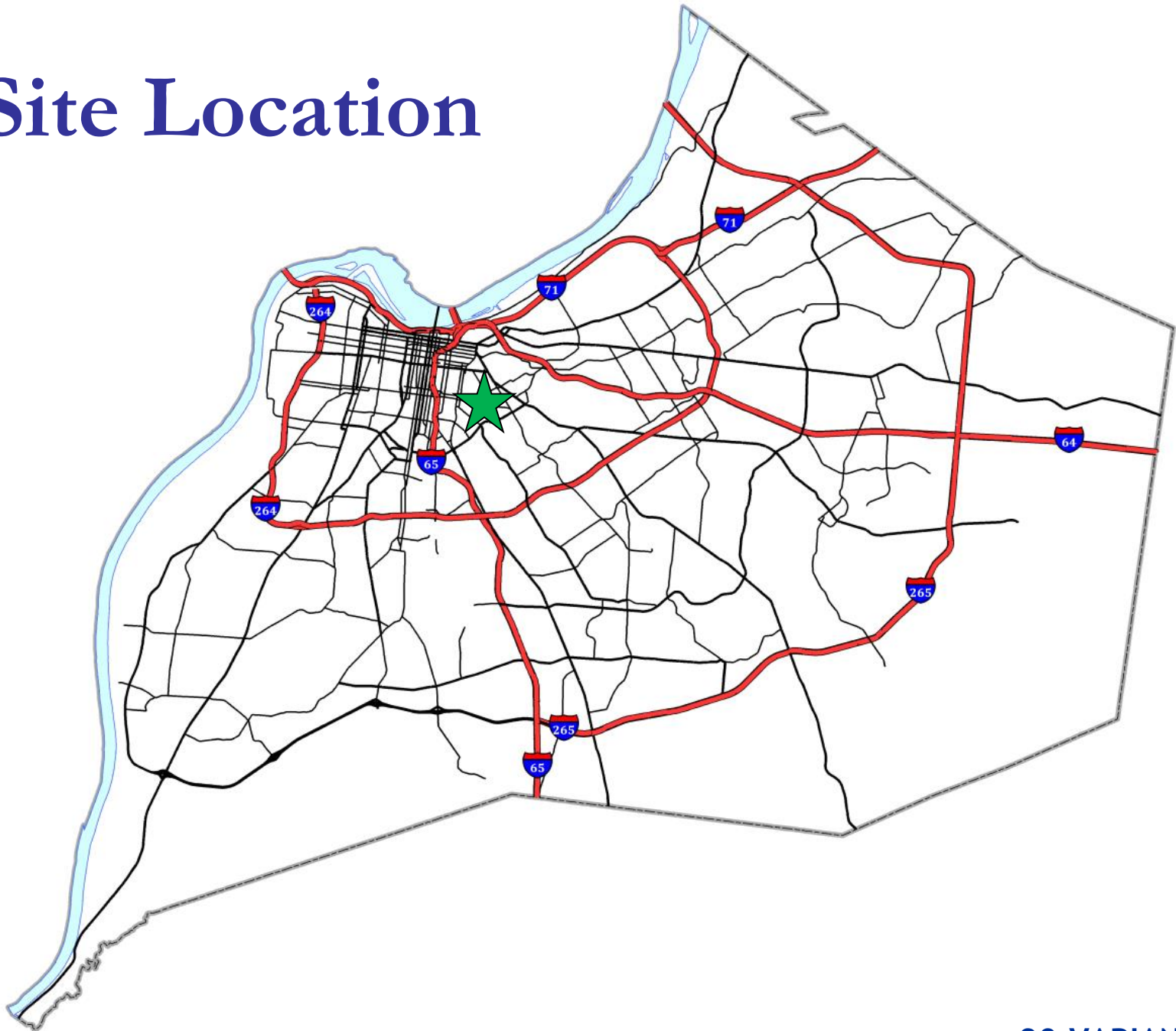
# Case Summary / Background

- The subject site is zoned R-6 Multi-Family Residential in the Traditional Neighborhood Form District.
- The property is in the Germantown Neighborhood and has an existing single-family structure on the site.
- The applicant proposes to construct second story and rear additions which will align with the existing footprint.

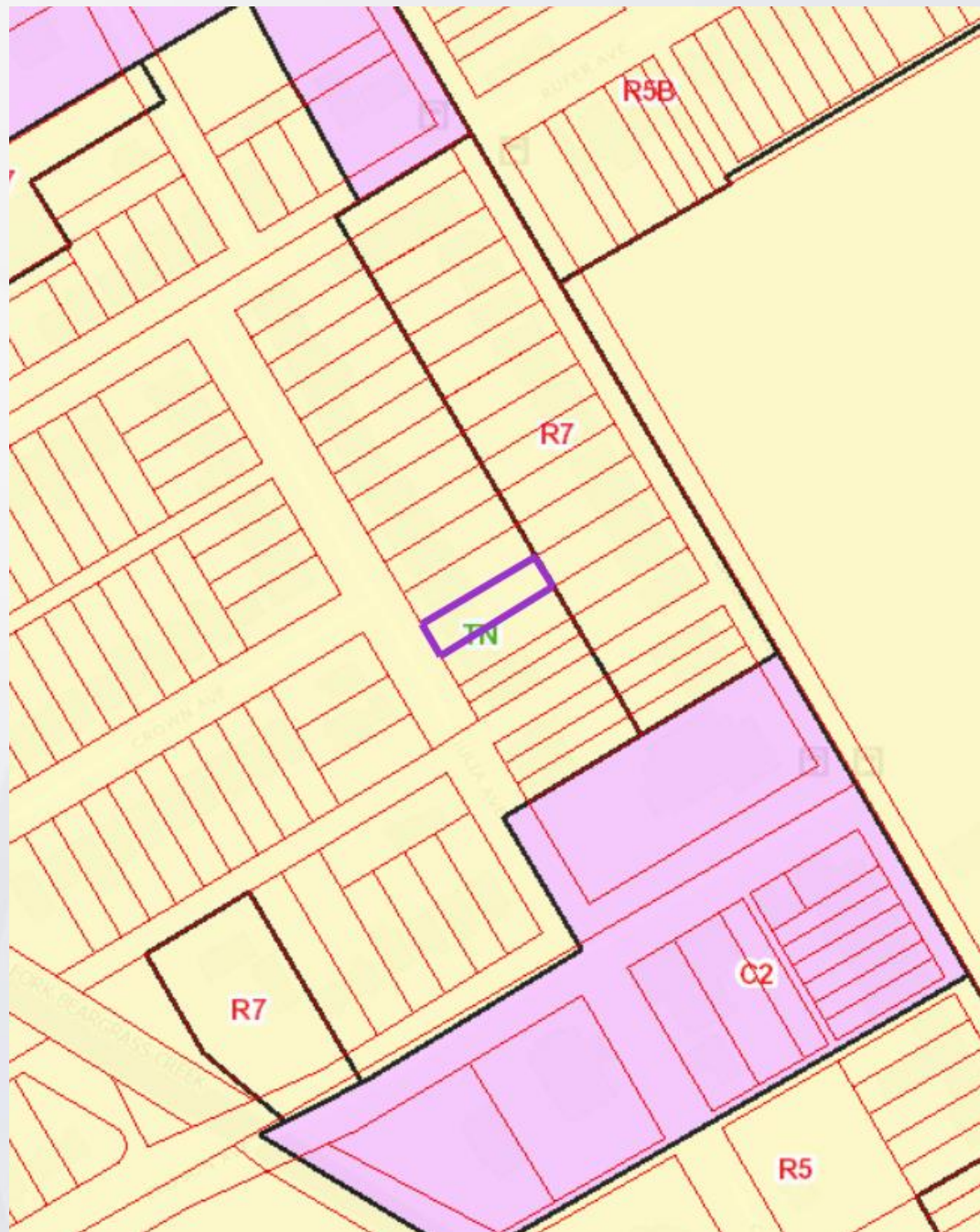
# Case Summary / Background

- The rear addition will extend the existing structure 10 ft in length making the new square footage 960 sf.

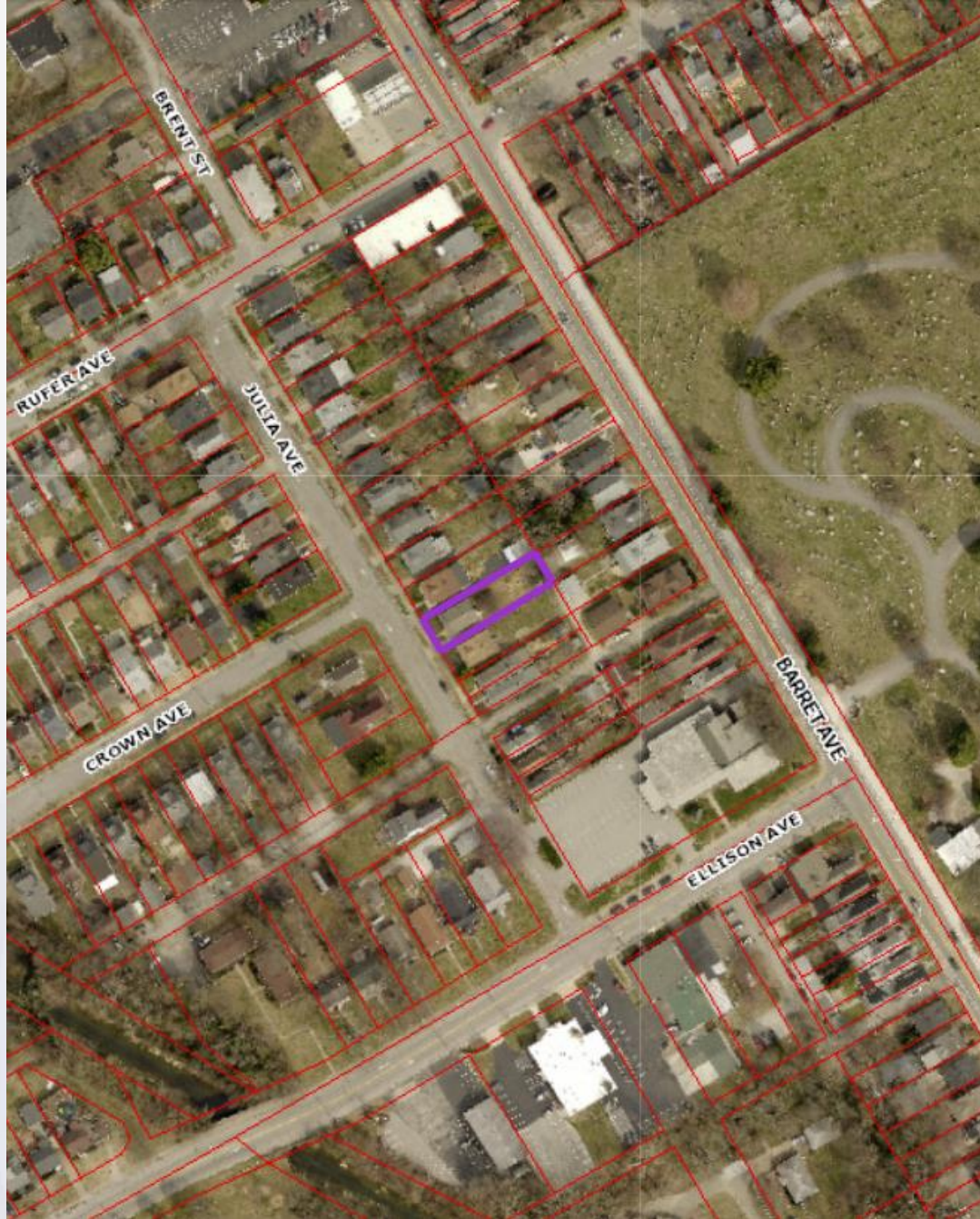
# Site Location



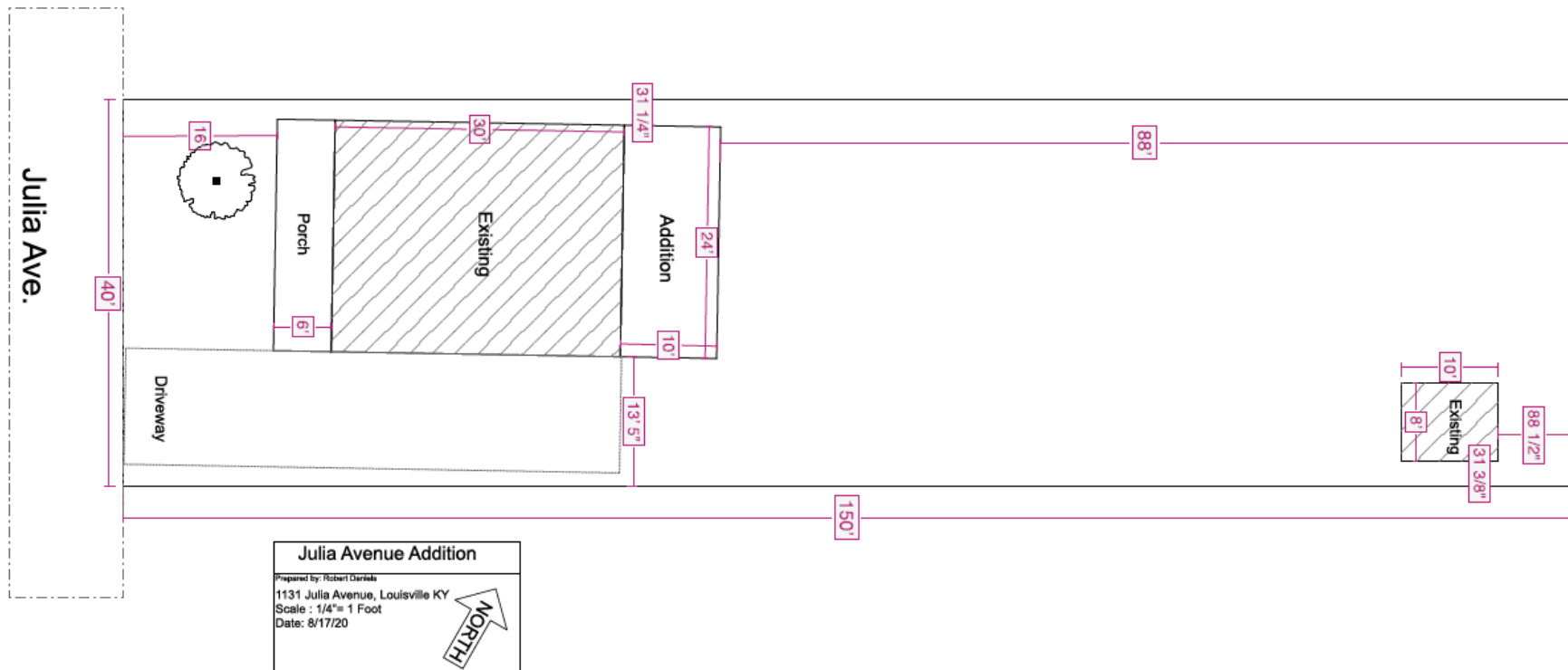






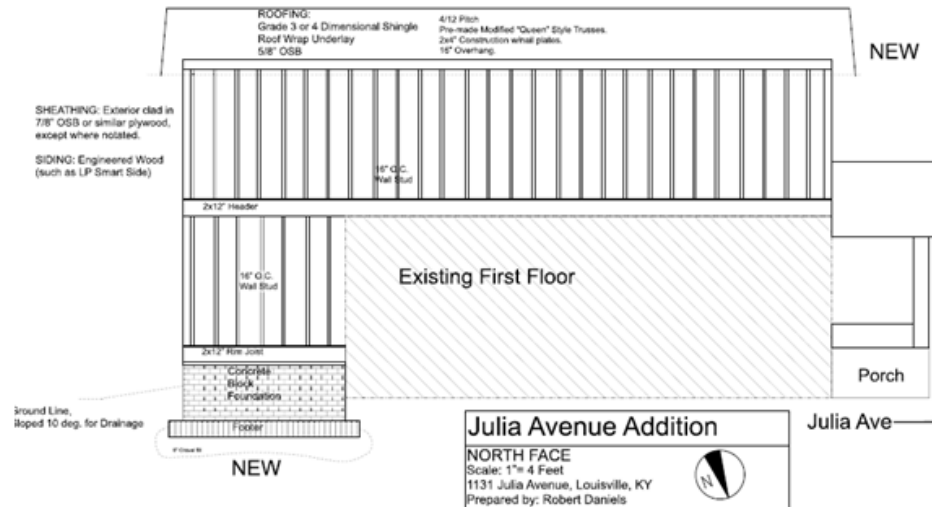


# Site Plan





# Elevations



# Site Photos





# Site Photos



# Site Photos





# Site Photos





# Site Photos



# Conclusion

Staff finds that the requested variance is adequately justified and meets the standard of review.

# Required Action

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

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