

20-VARIANCE-0088

944 Brent Street



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

**Nia Holt
November 16, 2020**

Request

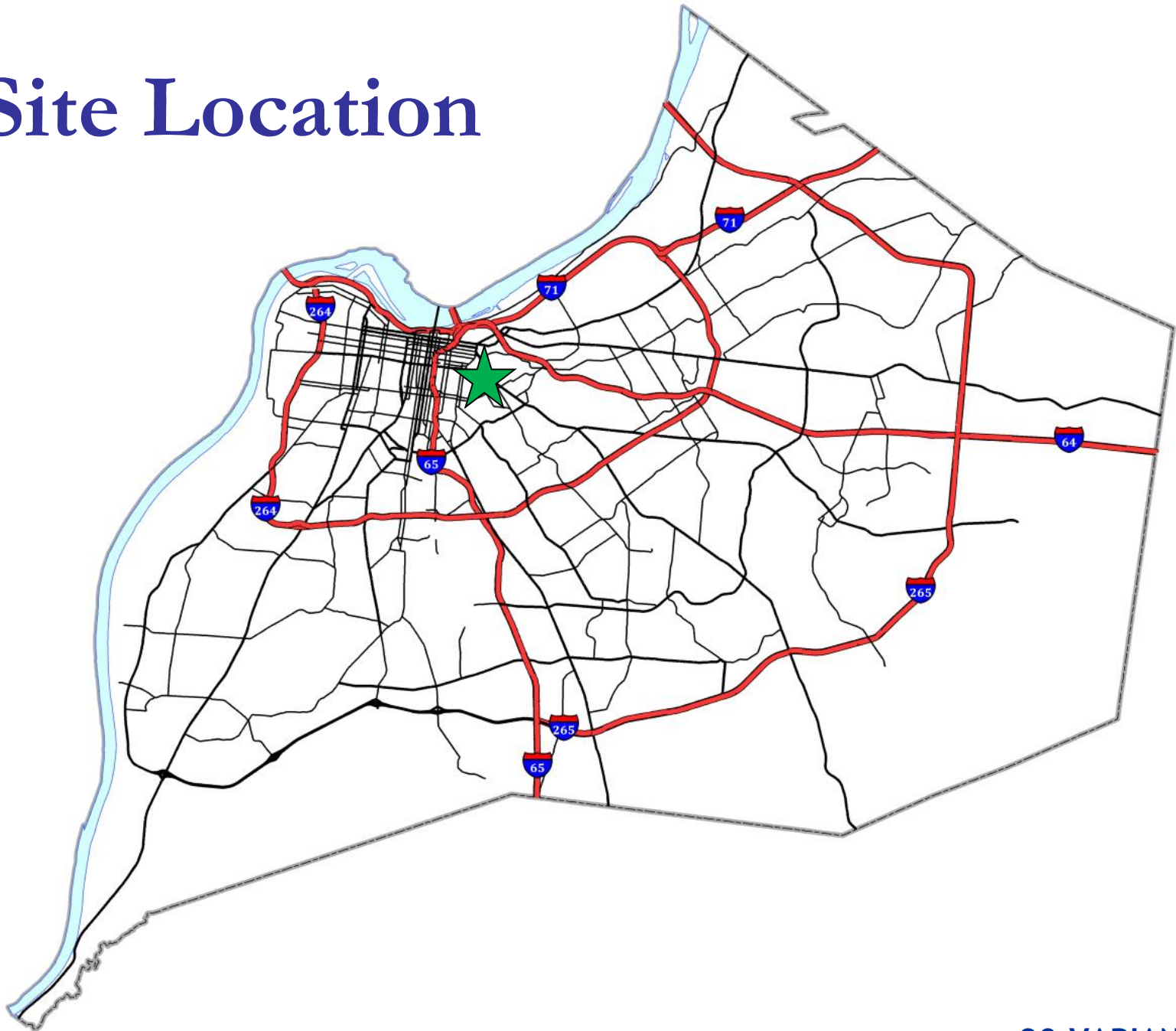
- **Variance:** from Land Development Code section 5.4.1.D.3 to allow a private yard area to be less than the required 20% of the area of a lot.
- **Variance:** from Land Development Code Section 5.1.10.F to allow a principle structure to encroach into the required side yard setback.

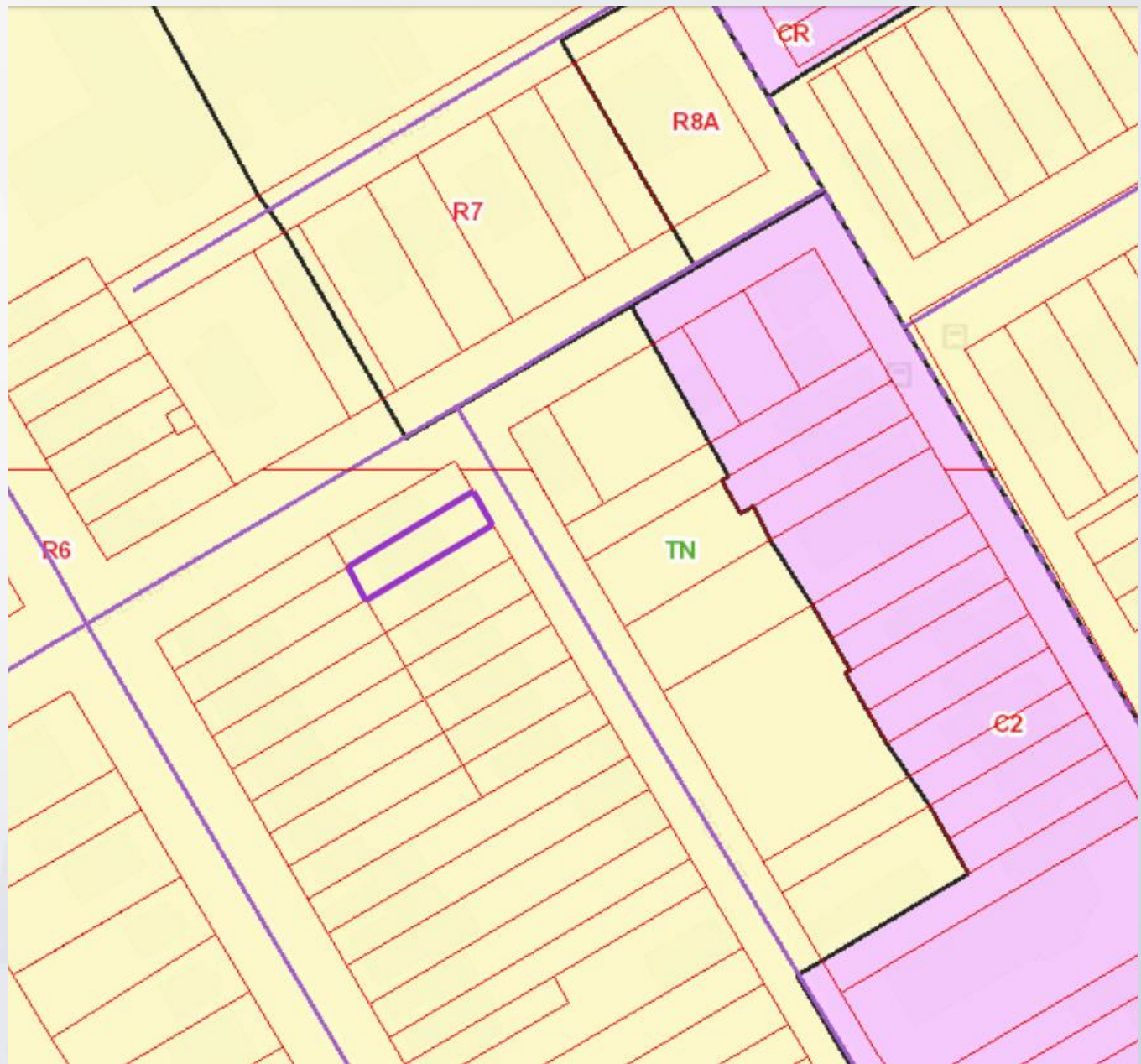
Location	Requirement	Request	Variance
Private Yard Area	463 sf	148.5 sf	314.5 sf
North Side Yard	2.5 ft	0.97 ft.	1.53 ft.

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 is proposing to construct a rear addition.

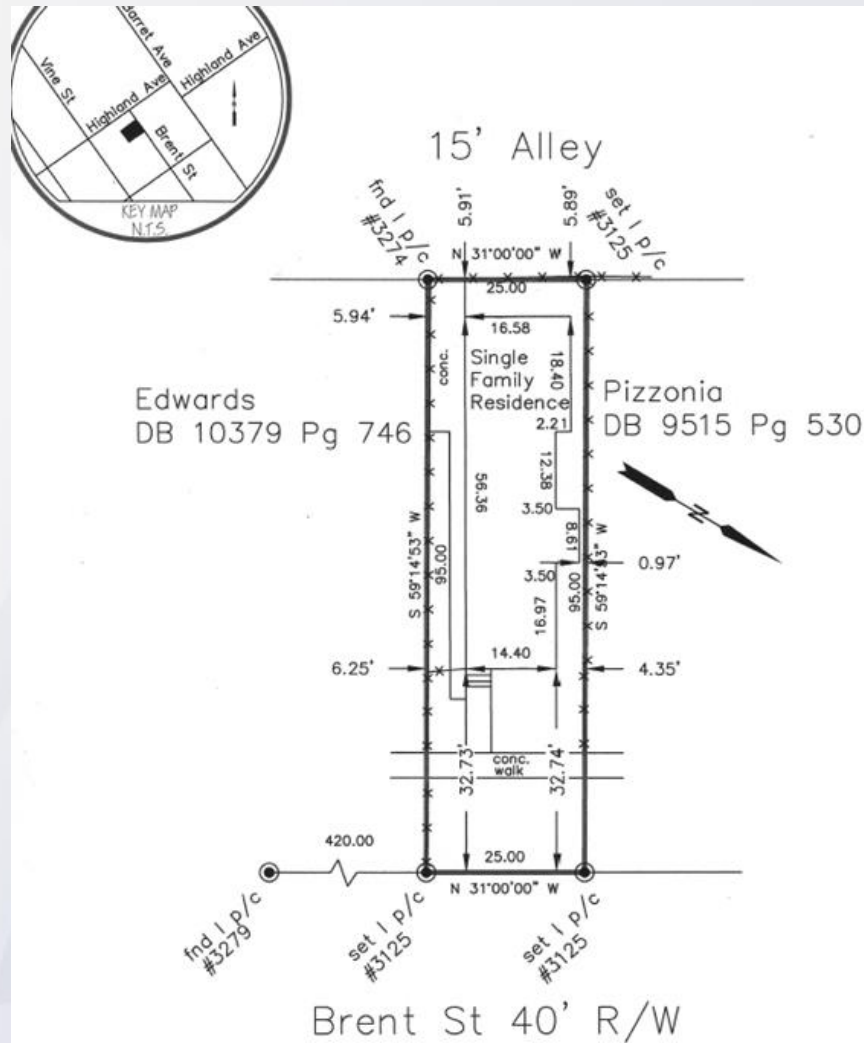
Site Location







Site Plan



Note: A Title Exam was not provided.

This plot is subject to all easements whether shown or not.

Site Photos



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 5.4.1.D.3 to allow a private yard area to be less than the required 20% of the area of a lot. Approve/Deny
- **Variance**: from Land Development Code Section 5.1.10.F to allow a principle structure to encroach into the required side yard setback. Approve/Deny

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