

20-VARIANCE-0131

Camp Street Variance



Louisville Metro Board of Zoning Adjustment
Public Hearing

Zach Schwager, Planner I
November 16, 2020

Request

- **Variance:** from Land Development Code section 5.1.10.F to allow a second story addition to an existing structure to encroach into the required side yard setback.

Location	Requirement	Request	Variance
Side Yard	2.5 ft.	0.25 ft.	2.25 ft.

Case Summary / Background

- The subject property is zoned R-6 Residential Multi-Family in the Traditional Neighborhood Form District.
- It is a single-family structure located in the Shelby Park neighborhood on the south side of Camp Street in between S. Clay Street and S. Shelby Street.

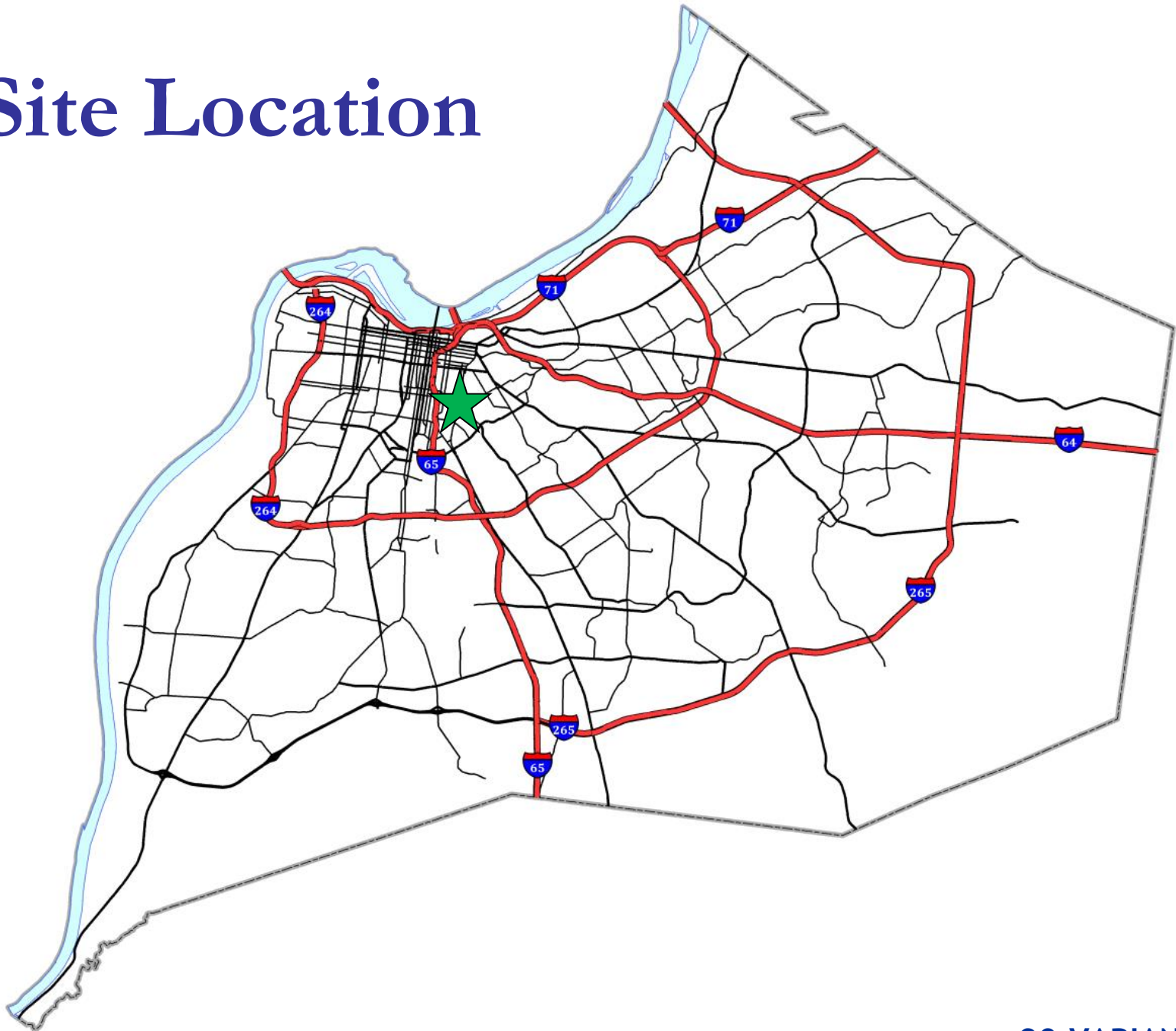
Case Summary / Background

- The applicant is proposing to add a second story addition that will encroach into the side yard setback the same distance as the existing structure.

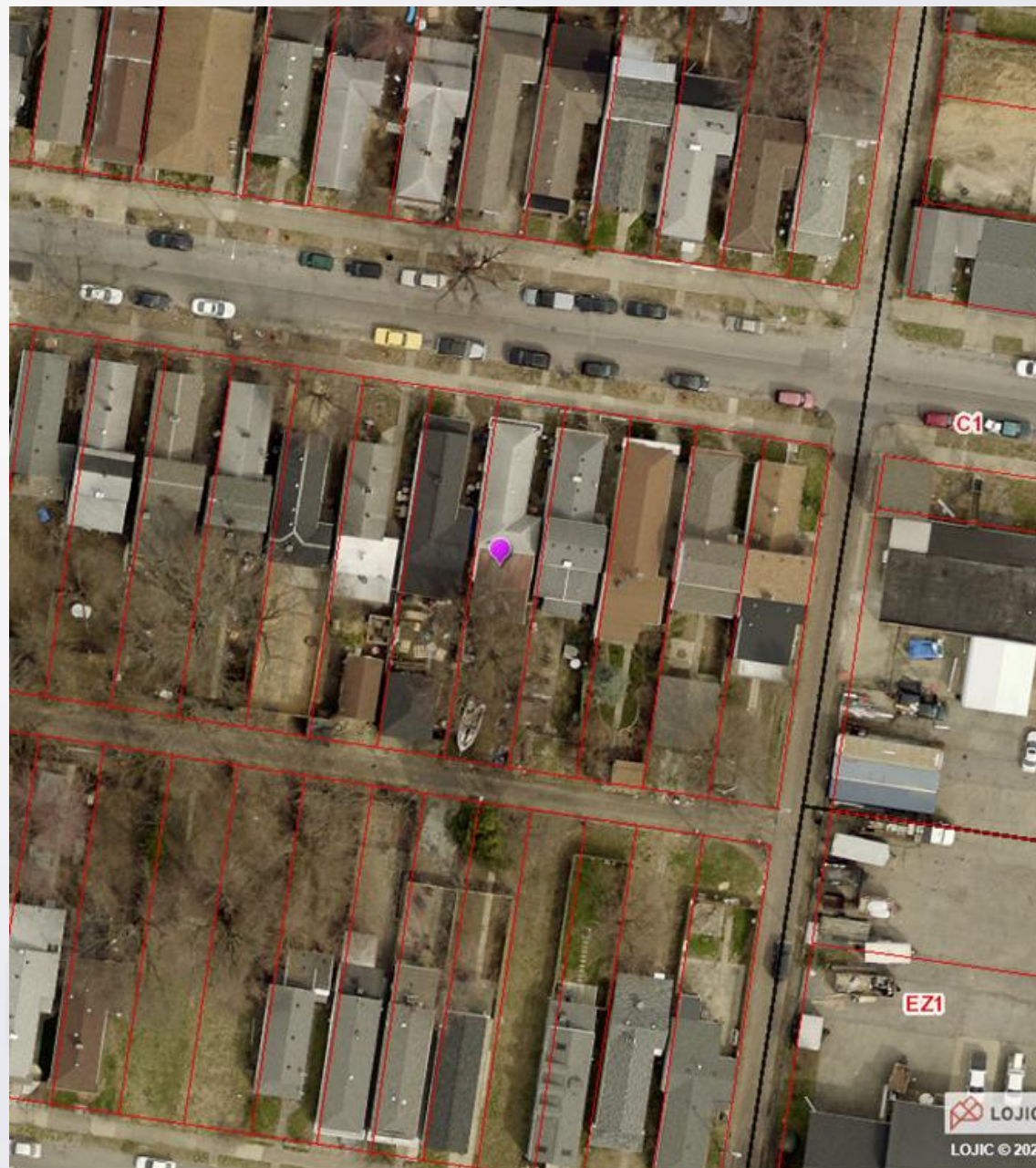
Case Summary / Background

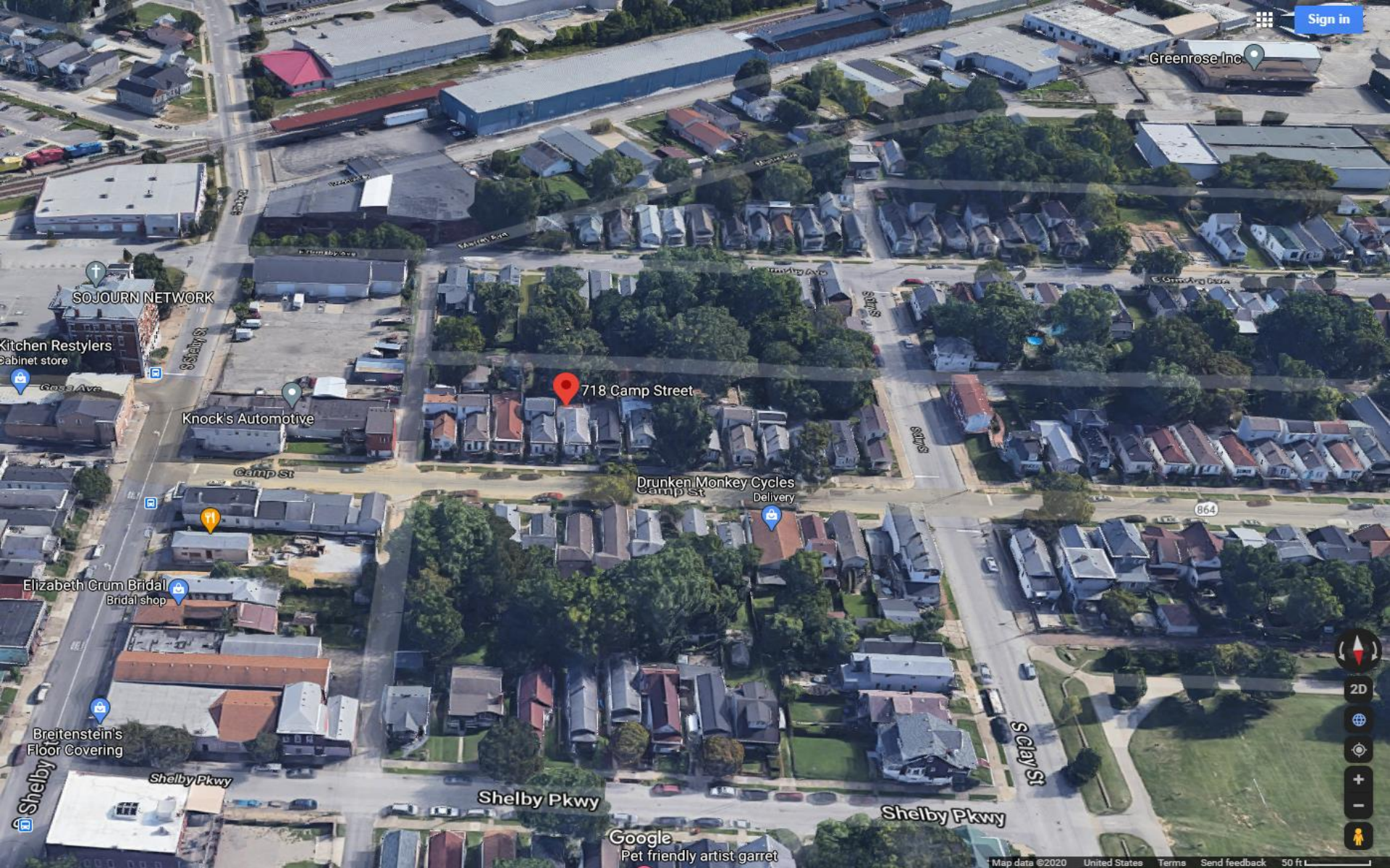
- The subject property is 25 feet in width. Land Development Code section 5.1.10.F allows for a lot less than 50 feet in width to have a side yard setback requirement of 10% of the width of the lot. The required side yard setback is therefore 2.5 feet.

Site Location

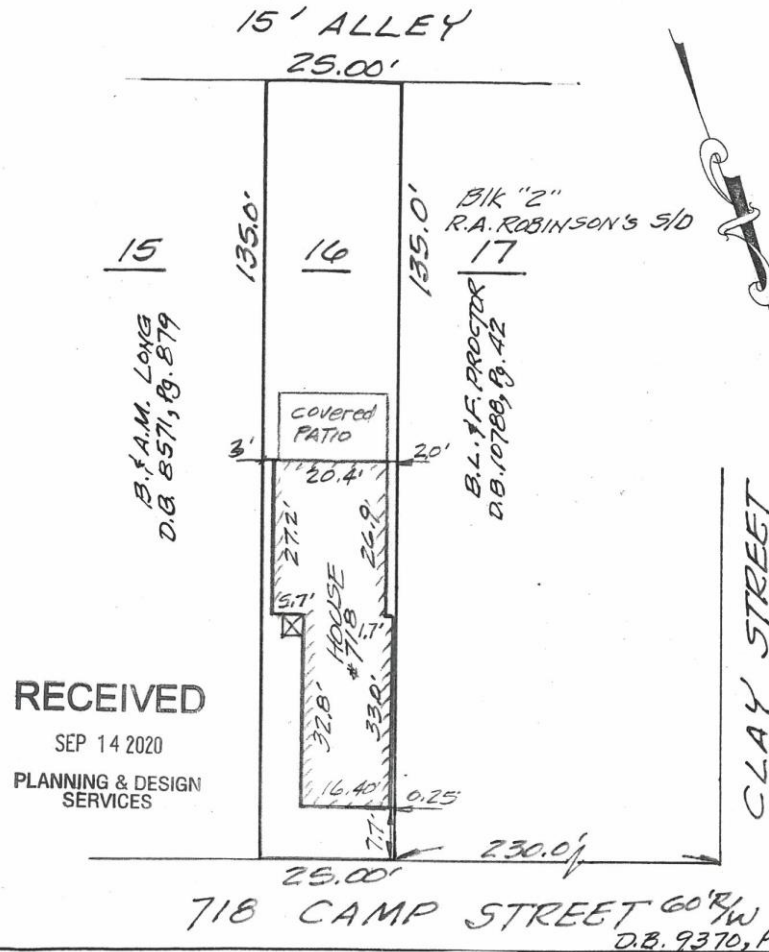








Site Plan



RECEIVED
SEP 14 2020
PLANNING & DESIGN
SERVICES

PLOT PLAN ONLY
DO NOT SCALE

Survey For RIG HOMES, INC.
Location 718 CAMP STREET
LOT #16 BIK "2" R.A. ROBINSON'S S/D
BIK 23 E, LOT #110 JEFF CO.
Scale: 1" = 20' Date: 8-31-20

C.R.P. & ASSOC., INC.
7321 New LaGrange Road, Suite 111
Louisville, KY 40222
(502) 423-8747 • Fax (502) 429-0602

This tract shown on this plat is subject to all easements and right-of-way and restrictions visually apparent and of record
20-VARIANCE-0131

Elevations



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Elevations



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



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 second story addition to an existing structure to encroach into the required side yard setback. Approve/Deny

Location	Requirement	Request	Variance
Side Yard	2.5 ft.	0.25 ft.	2.25 ft.