

20-VARIANCE-0135
2528 Hawthorne Avenue



Louisville Metro Board of Zoning Adjustment
Public Hearing

Nia Holt
November 16, 2020

Request

- **Variance:** from Land Development Code Section 5.4.2.C to allow an accessory structure to encroach into the required side yard setback.

Location	Requirement	Request	Variance
West Side Yard	2 ft	0 ft	2 ft

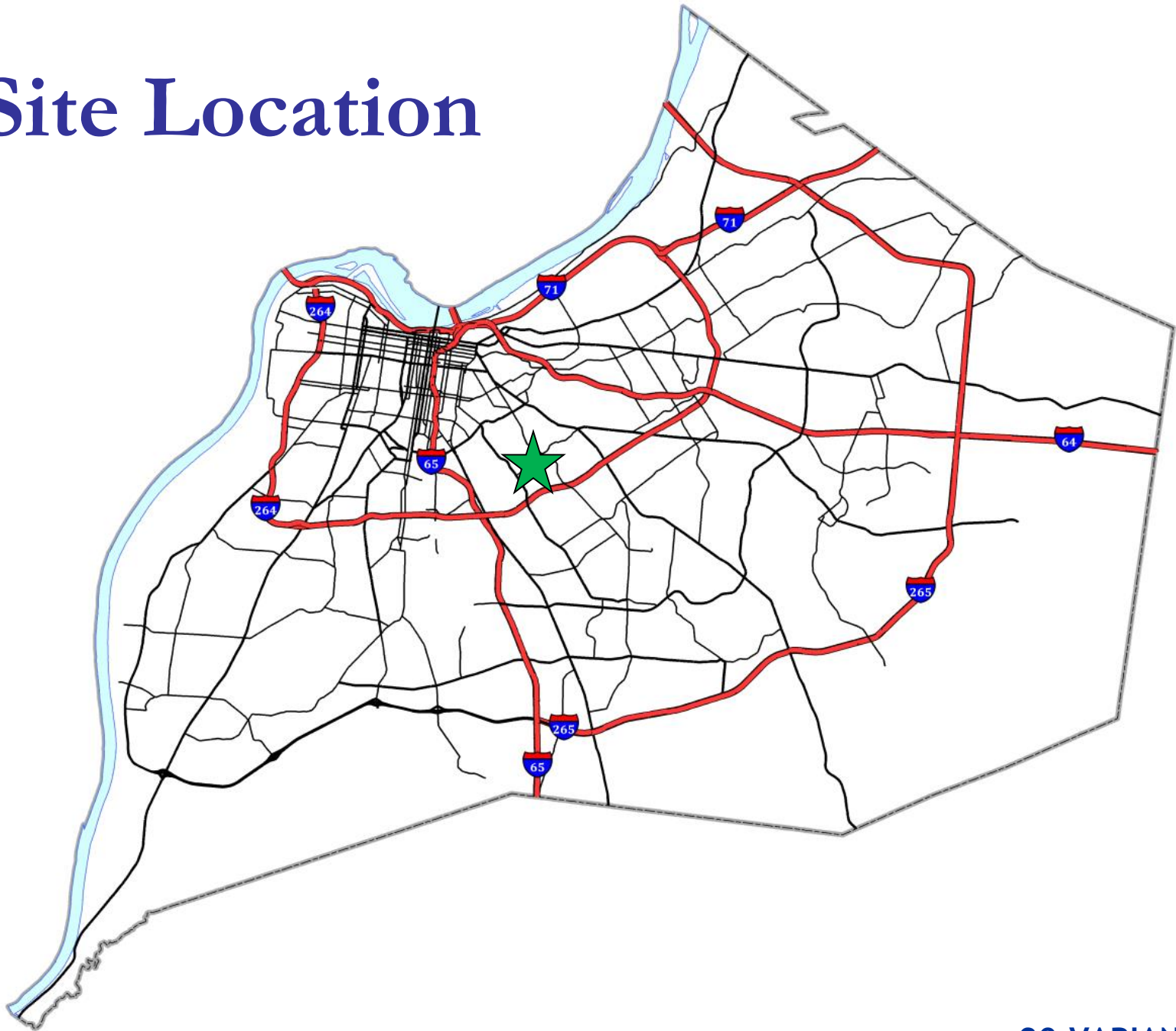
Case Summary / Background

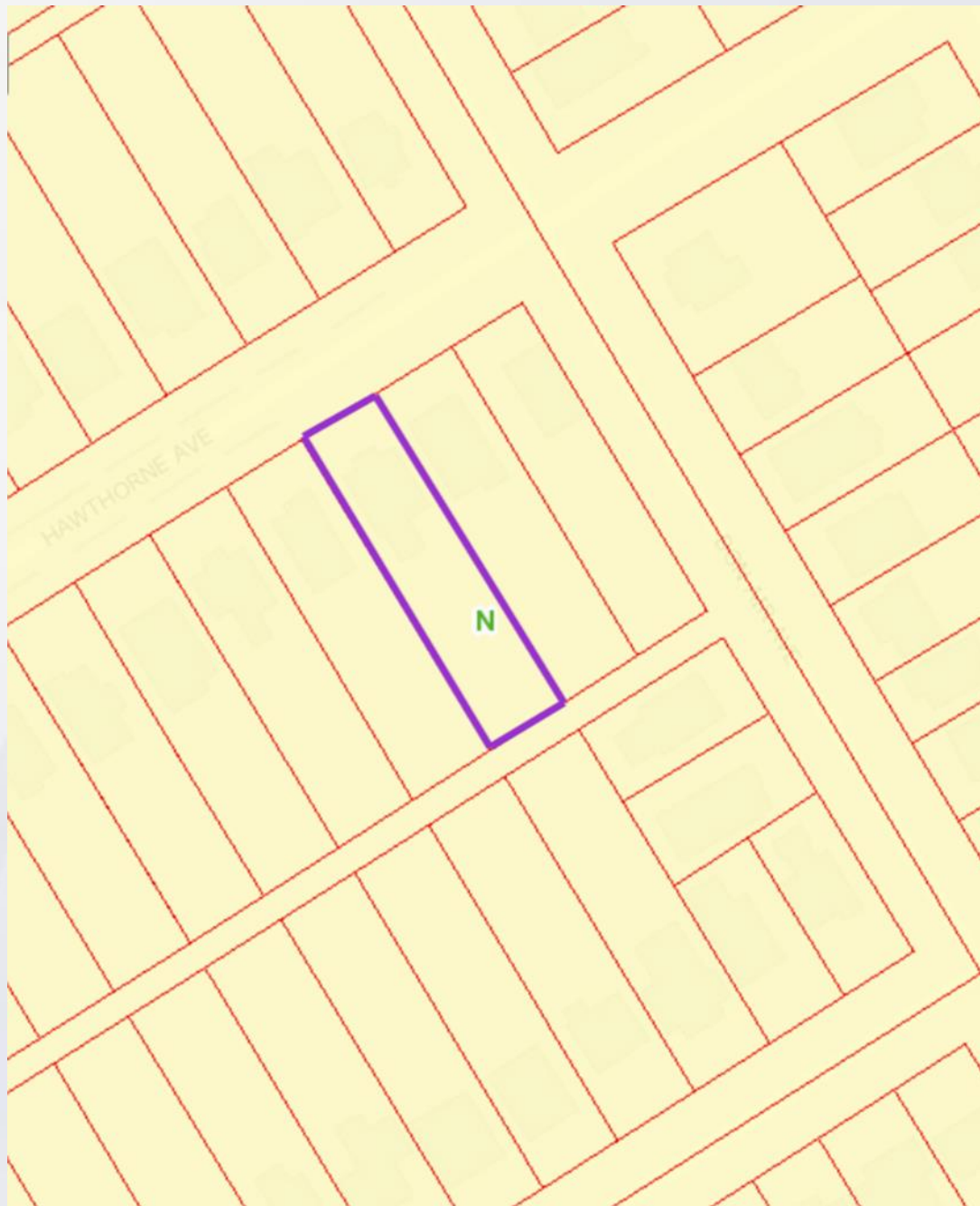
- The subject site is zoned R-5 Single-Family Residential in the Neighborhood Form District.
- The site contains an existing single-family structure located in the Hawthorne Neighborhood.
- The applicant is proposing to construct a rear 12 x 36 square foot addition to their existing detached garage.

Case Summary / Background

- The existing garage is located along Western property line.
- The proposed garage addition will be 432 square feet.

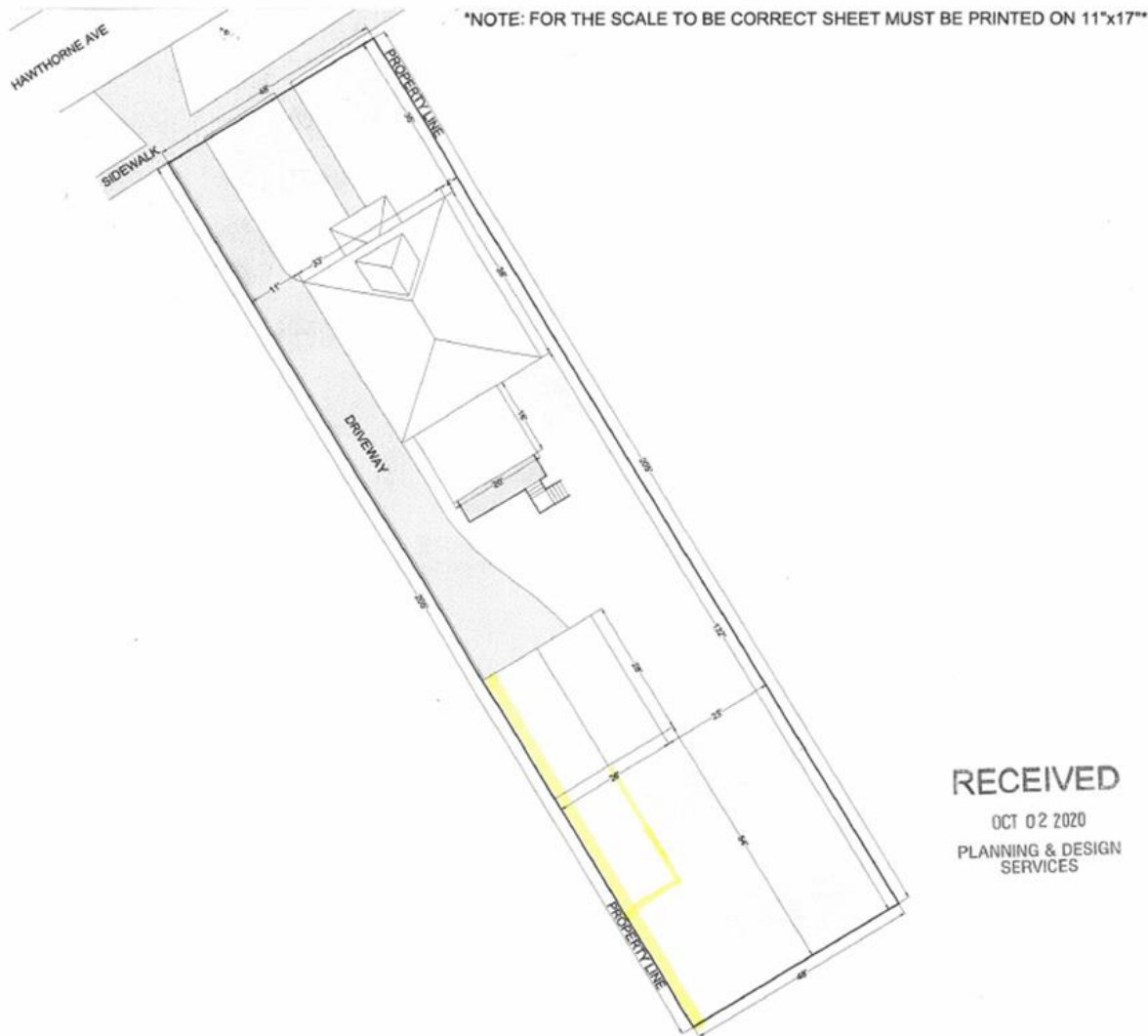
Site Location







Site Plan



NOTES:

ADDRESS:
2528 HAWTHORNE AVE
LOUISVILLE, KY 40205

SITE PLAN

PARCEL ID: 14081D01220000

LOT AREA: 10,350 SQ. FT.

PLOT SIZE: 11" X 17"

DRAWING DATE: 09/09/2020

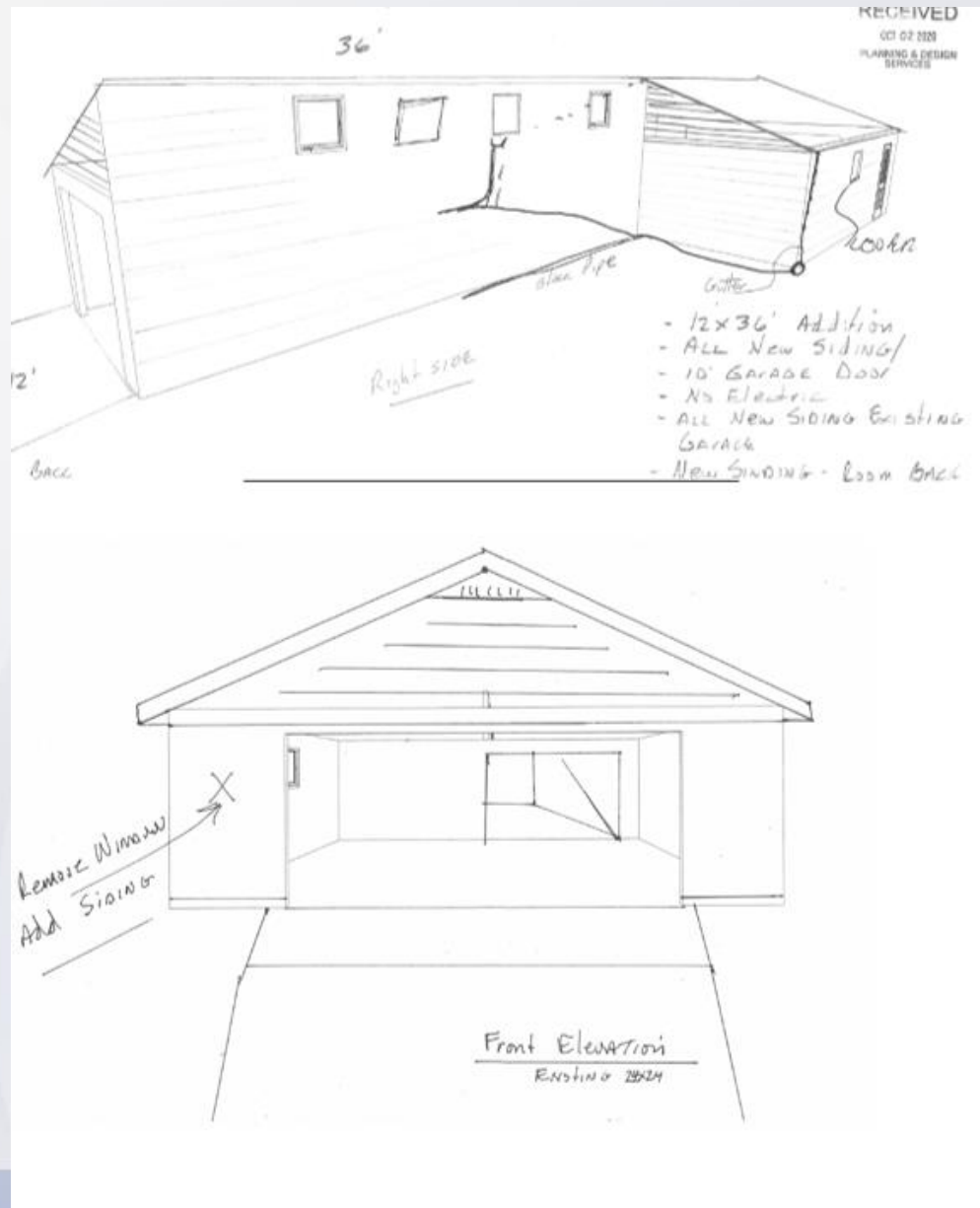
DRAWING SCALE: 1"=20'

RECEIVED

OCT 02 2020
PLANNING & DESIGN
SERVICES



Elevation



Site Photos



Site Photos



Site Photos



Site Photos



Rear View of Garage

Site Photos



Rear View of West Side Yard

Conclusion

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

Required Action

- **Variance**: from Land Development Code Section 5.4.2.C to allow an accessory structure to encroach into the required side yard setback. Approve/Deny

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