# 20-VARIANCE-0137 Rabbit Hole Distillery





**Board of Zoning Adjustment** 

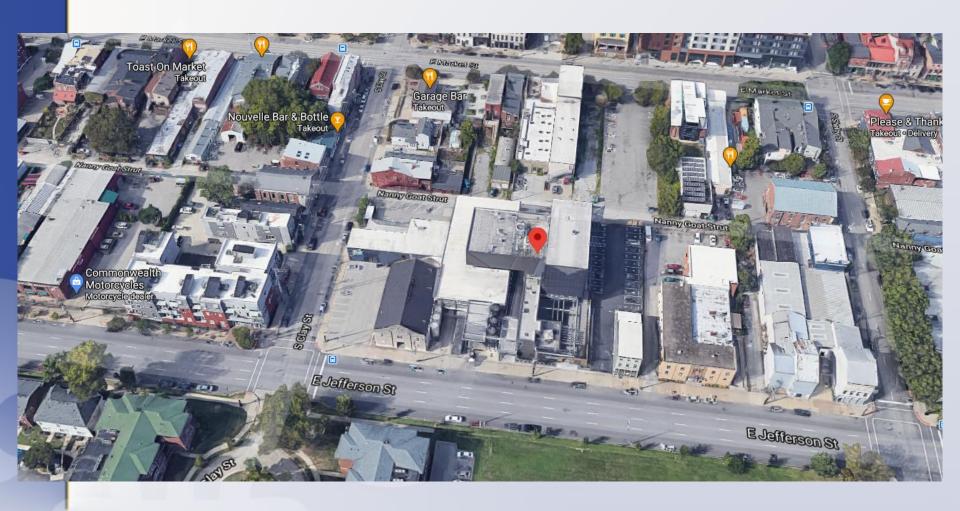
Julia Williams, AICP, Planning Supervisor December 7, 2020

### Request(s)

 Variance from 5.2.2.C to permit the building to encroach into the 15' rear setback by 10' (10' variance)



#### Site Context





### Case Summary

- Phoenix Hill neighborhood
- NuLu Overlay District
- Existing distillery
- Proposed 1,100 SF fermenter building
- Proposed building encroaches 10' into the 15' rear yard setback



# Zoning/Form Districts

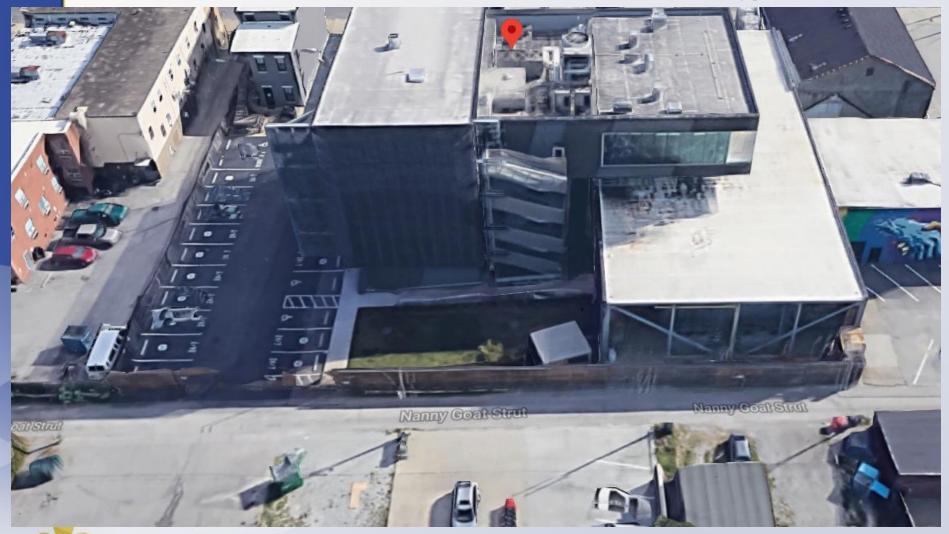


#### **Aerial Photo**



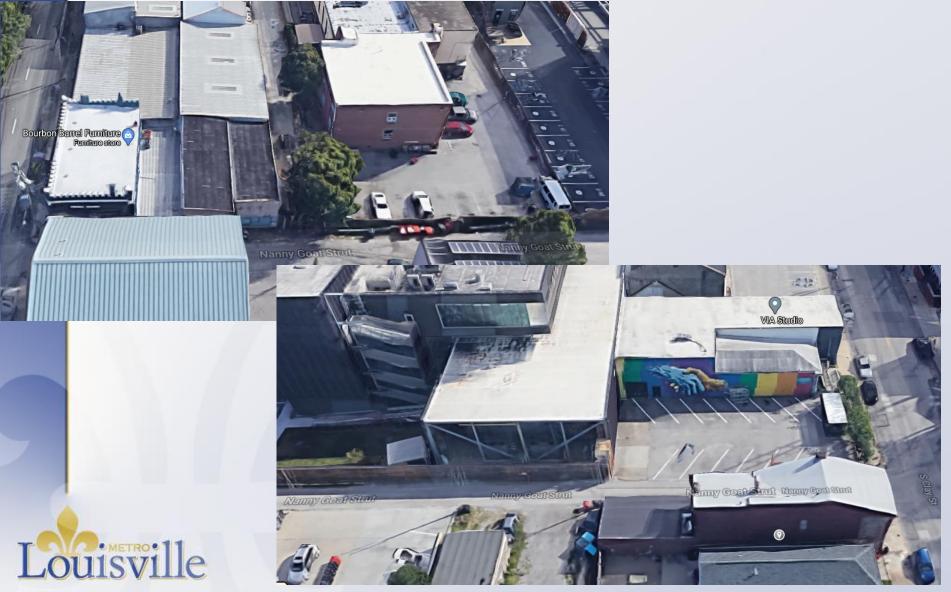


# Site Photos-Subject Property

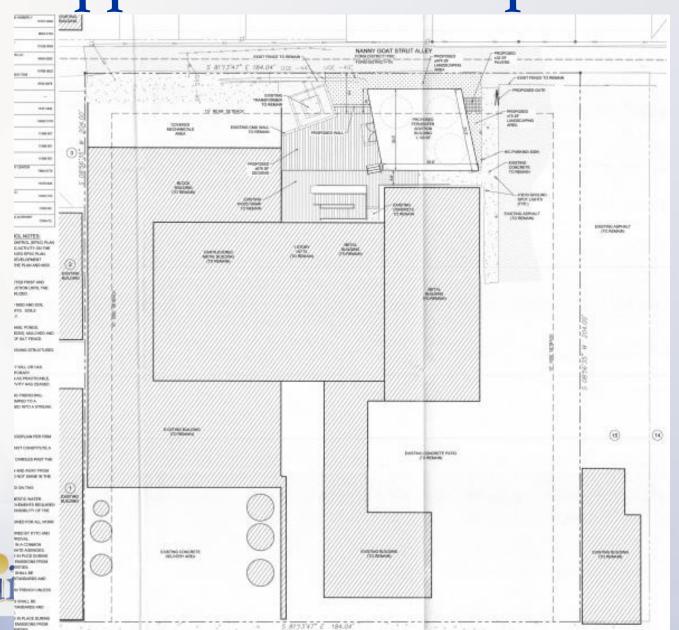




# Site Photos-Surrounding Areas



Applicant's Development Plan



## Staff Finding

 Proposal meets the guidelines of Plan 2040 and requirements of the Land Development Code



### Required Actions

APPROVE or DENY the Variance

