

**20-MVARIANCE-0004**

# **Goss Avenue Modified Variance**



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

**Zach Schwager, Planner I  
January 25, 2021**

# Request

- **Variance:** from Land Development Code table 5.2.2 to allow an addition to existing deck to encroach into the minimum front yard setback.

Location	Requirement	Request	Variance
Minimum Front Yard	15 ft.	5 ft.	10 ft.

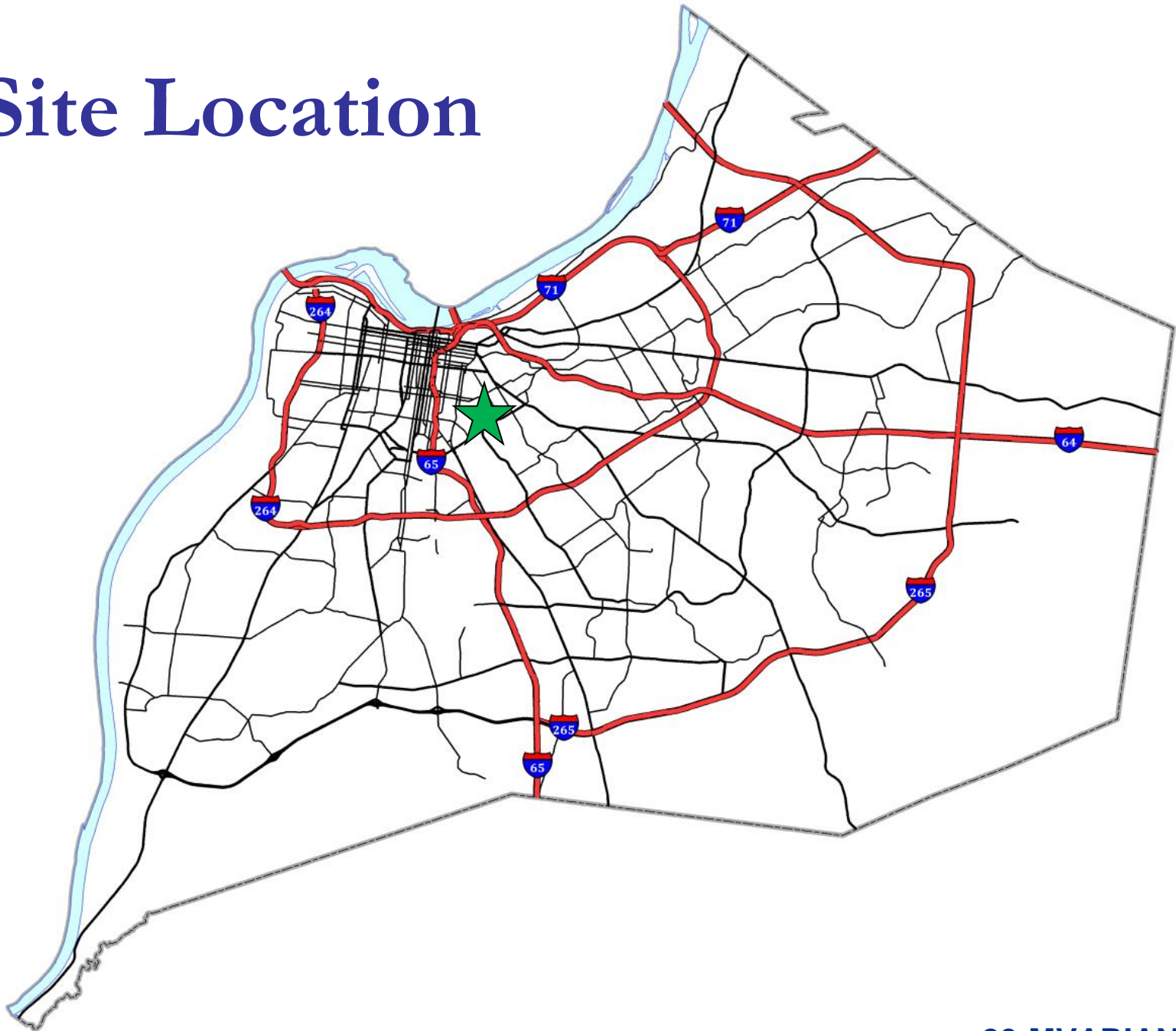
# Case Summary / Background

- The subject property is zoned C-2 Commercial in the Traditional Neighborhood Form District in the Germantown neighborhood.
- There is a commercial structure and parking located on the subject property, which is on the north side of Goss Avenue in between Krieger Street and Spratt Street.

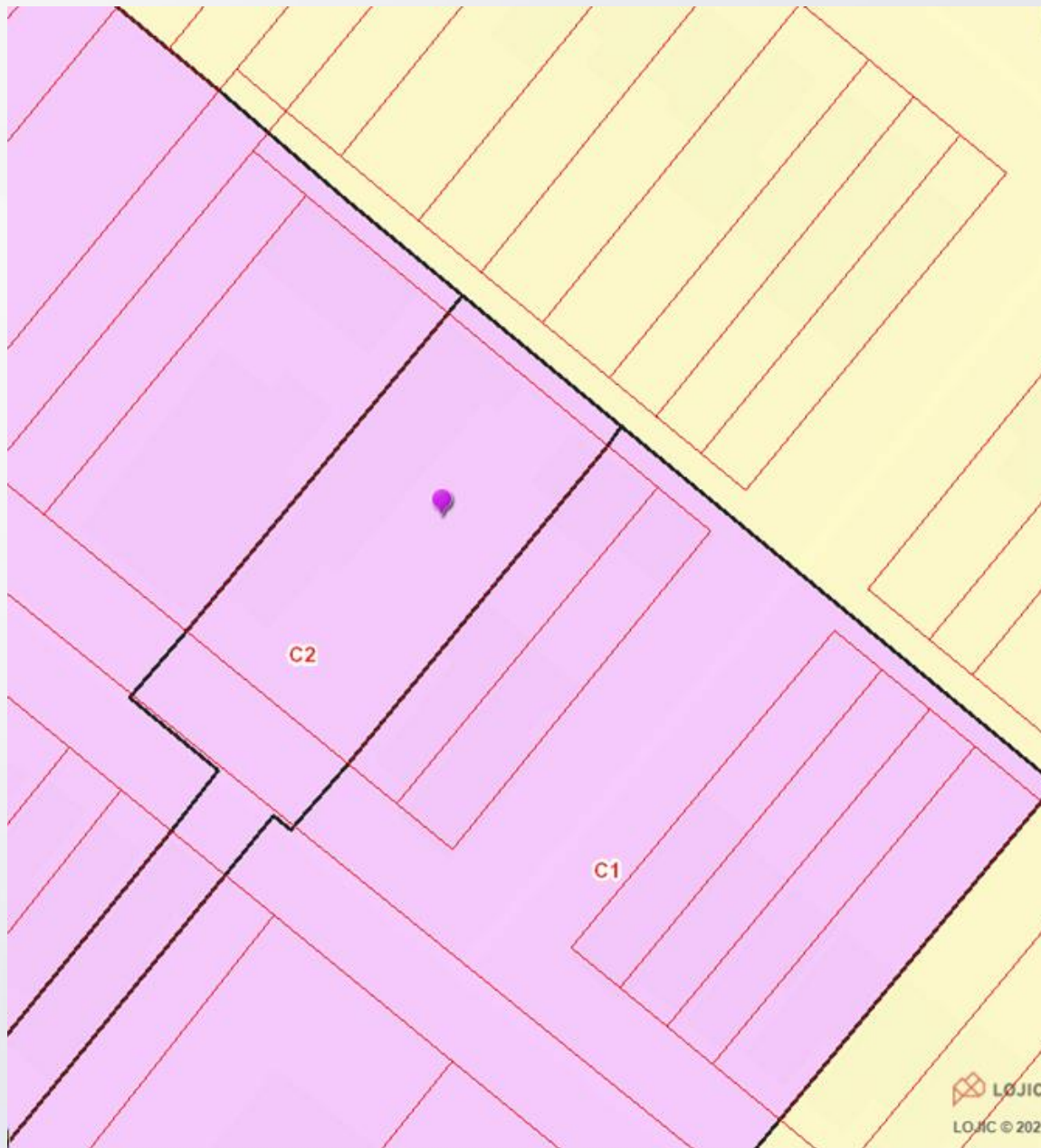
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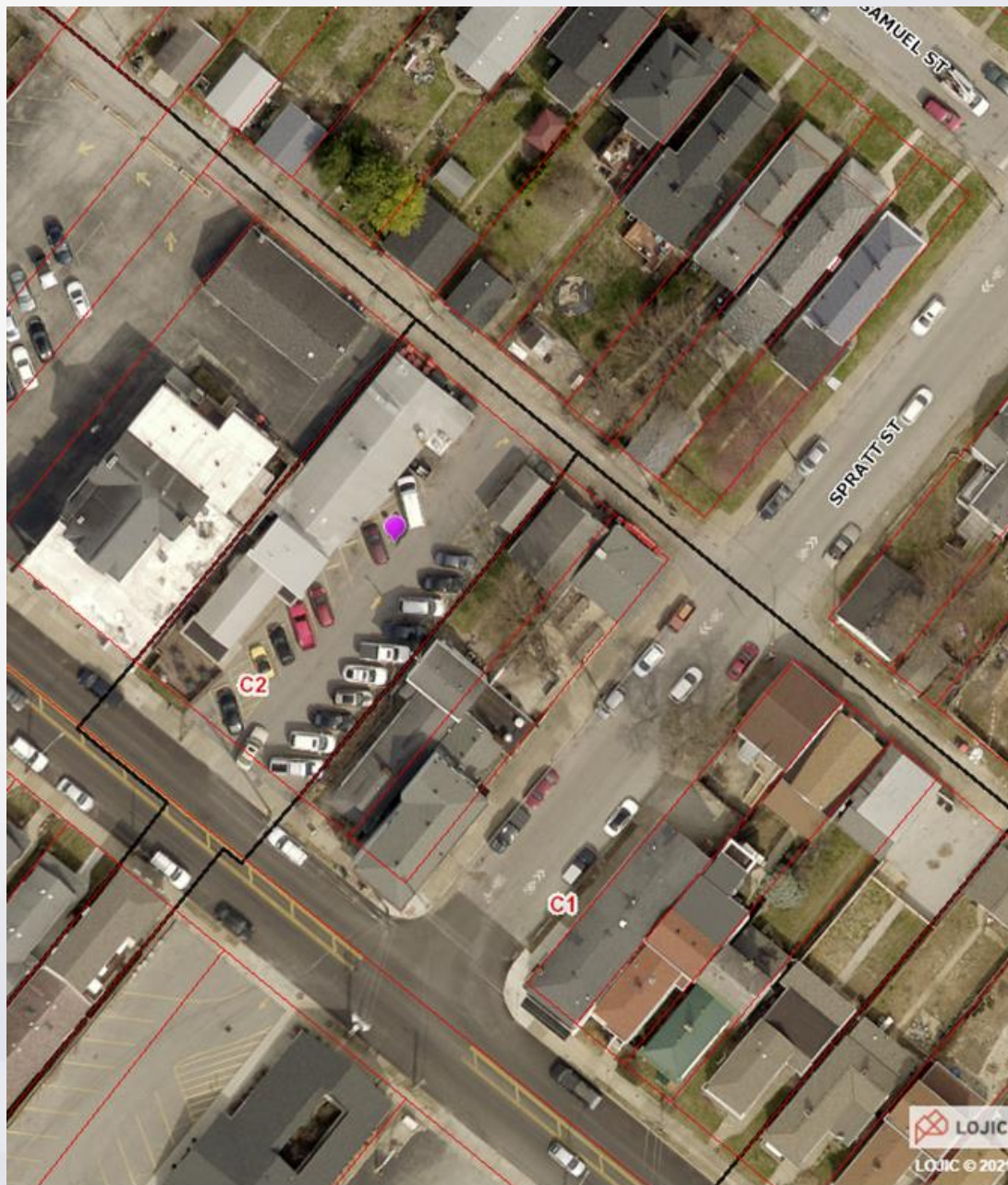
- The property was rezoned from C-1 to C-2 Commercial in 2014 and a variance was approved for a 375 sq. ft. deck to encroach into the minimum front yard setback.
- The applicant is requesting to expand the deck toward the parking lot. As of the date of this report, the applicant is revising the plan to address Transportation Planning comments.

# Site Location

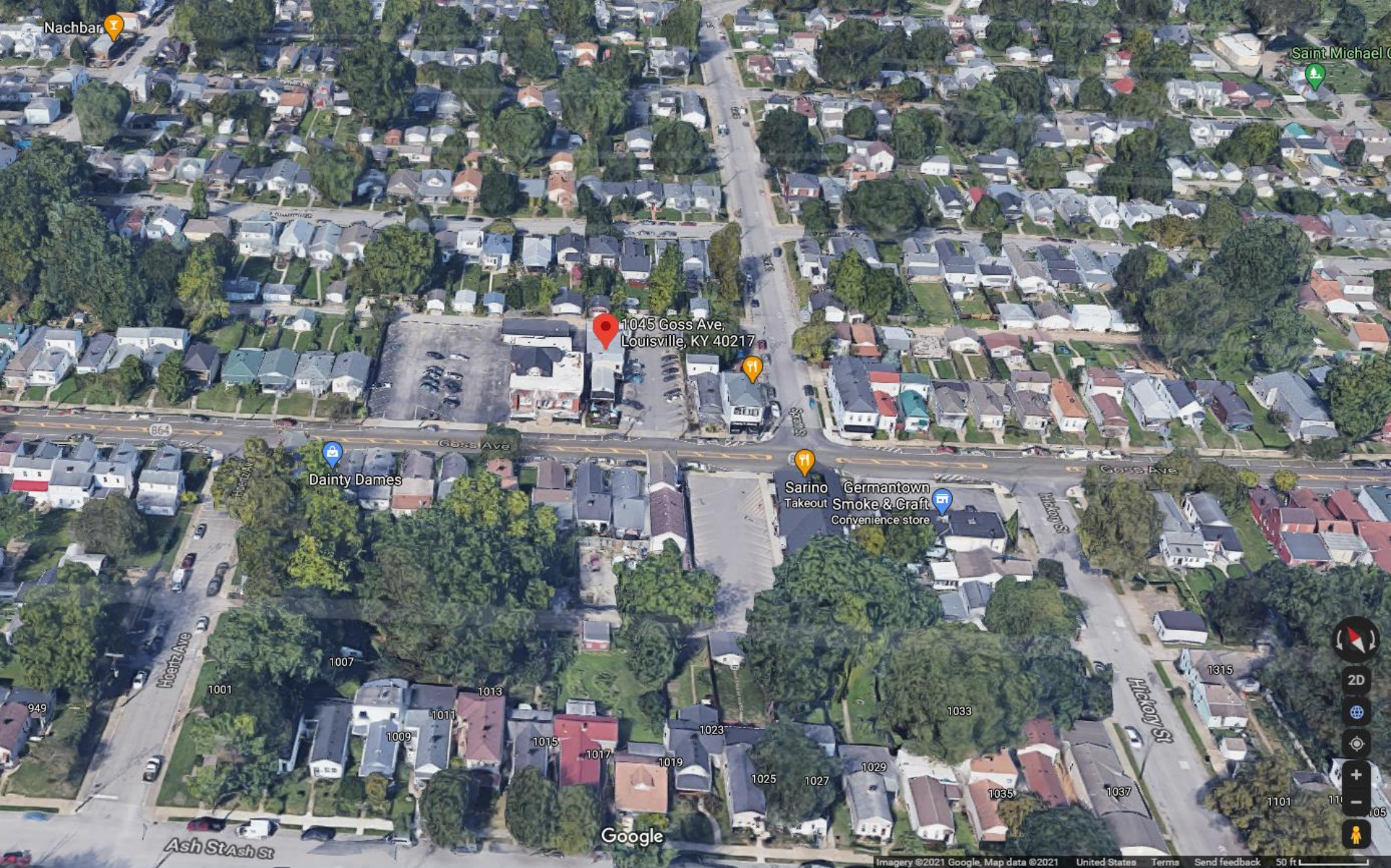




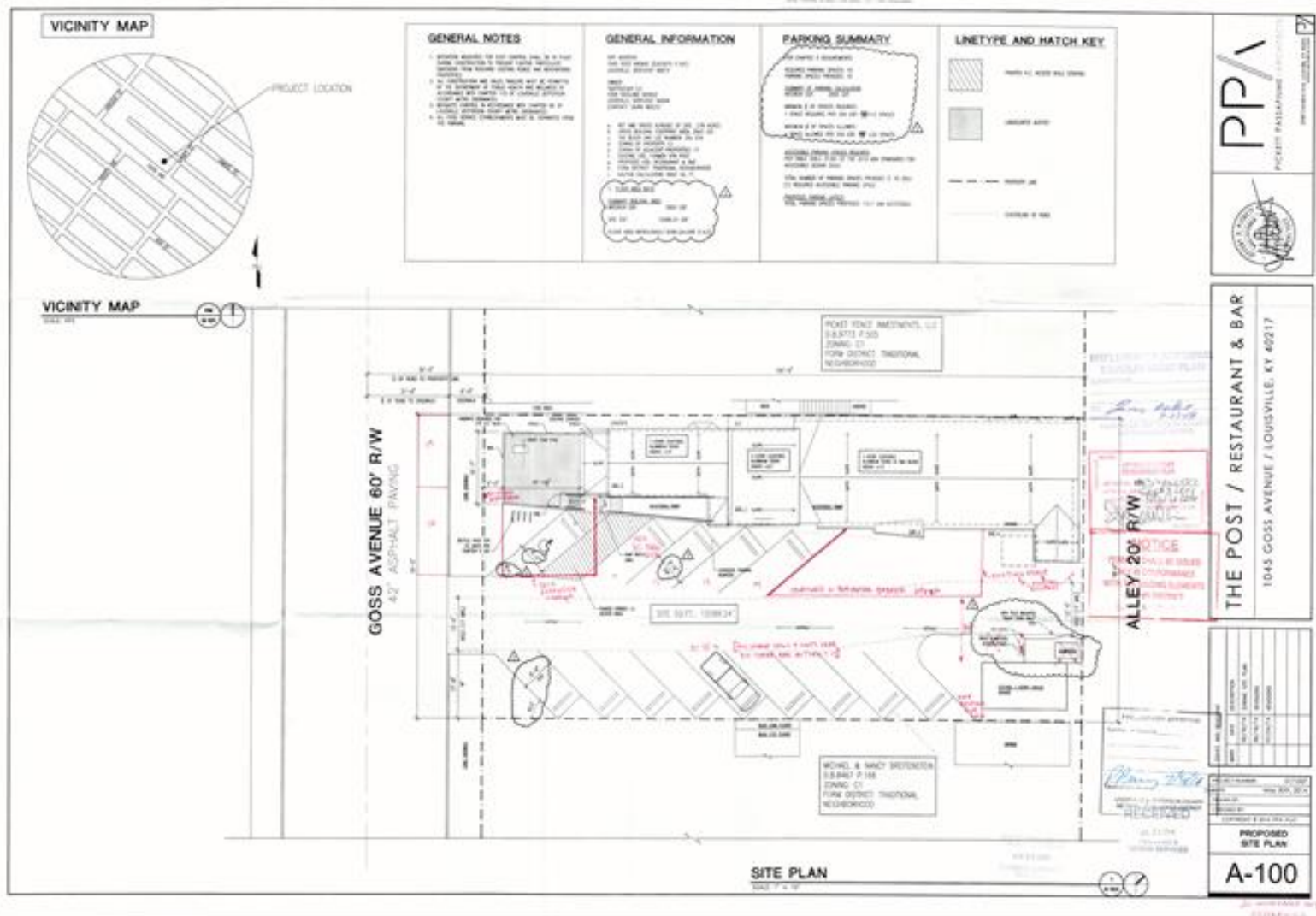












# Site Photos-Subject Property





# Site Photos-Subject Property





# Site Photos-Subject Property





# Site Photos-Subject Property





# Site Photos-Subject Property





# Conclusion

- Staff finds that the requested modified 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 second story addition to an existing structure to encroach into the required side yard setbacks. Approve/Deny

Location	Requirement	Request	Variance
Minimum Front Yard	15 ft.	5 ft.	10 ft.