

**20-VARIANCE-0174**

**Ash Street Variance**



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

**Rachel Mandell, Planner I  
January 25<sup>th</sup>, 2021**

# Request

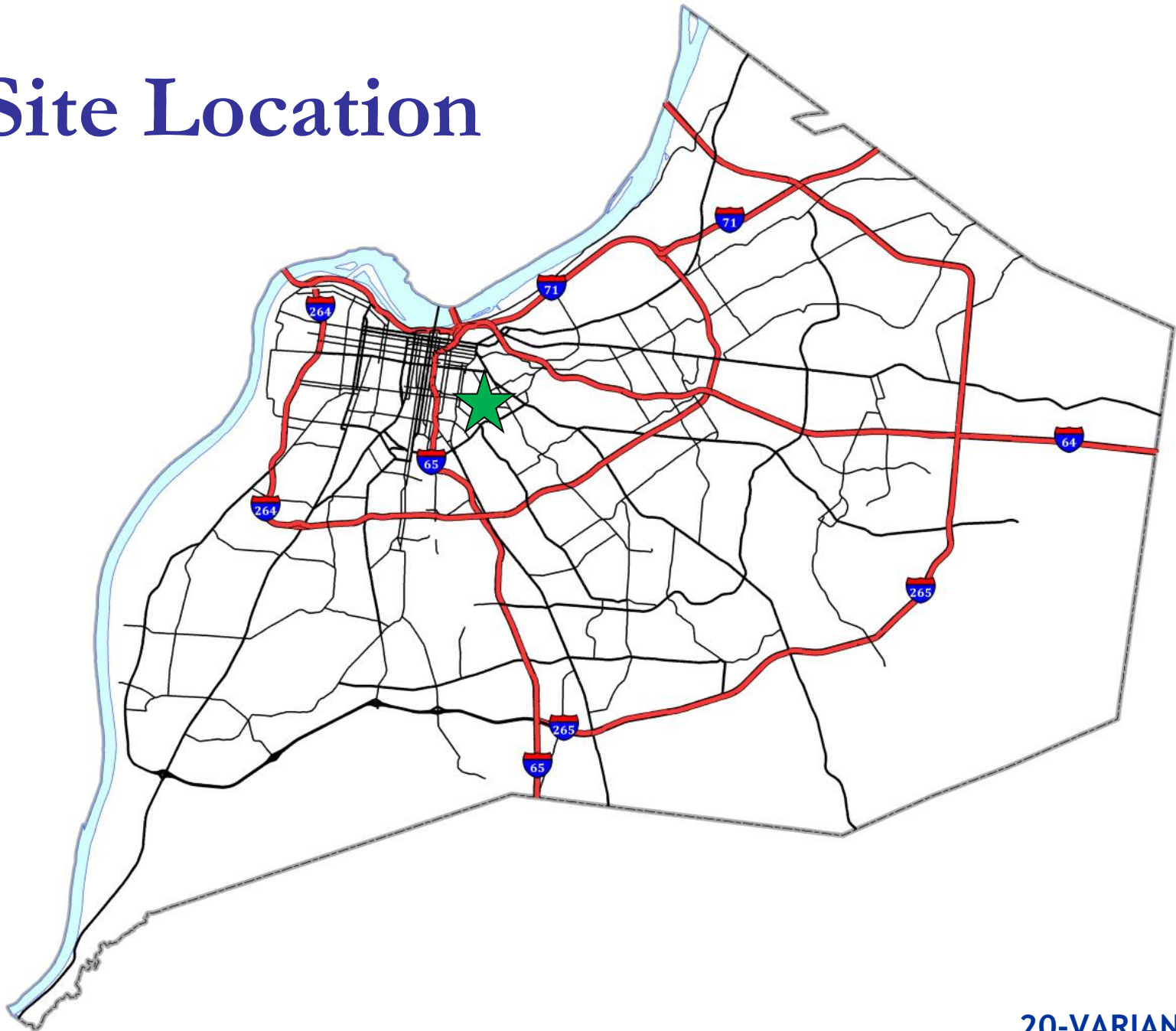
- **Variance:** from Land Development Code Table 5.2.2 to allow a principle structure to encroach into the required side yard setback.

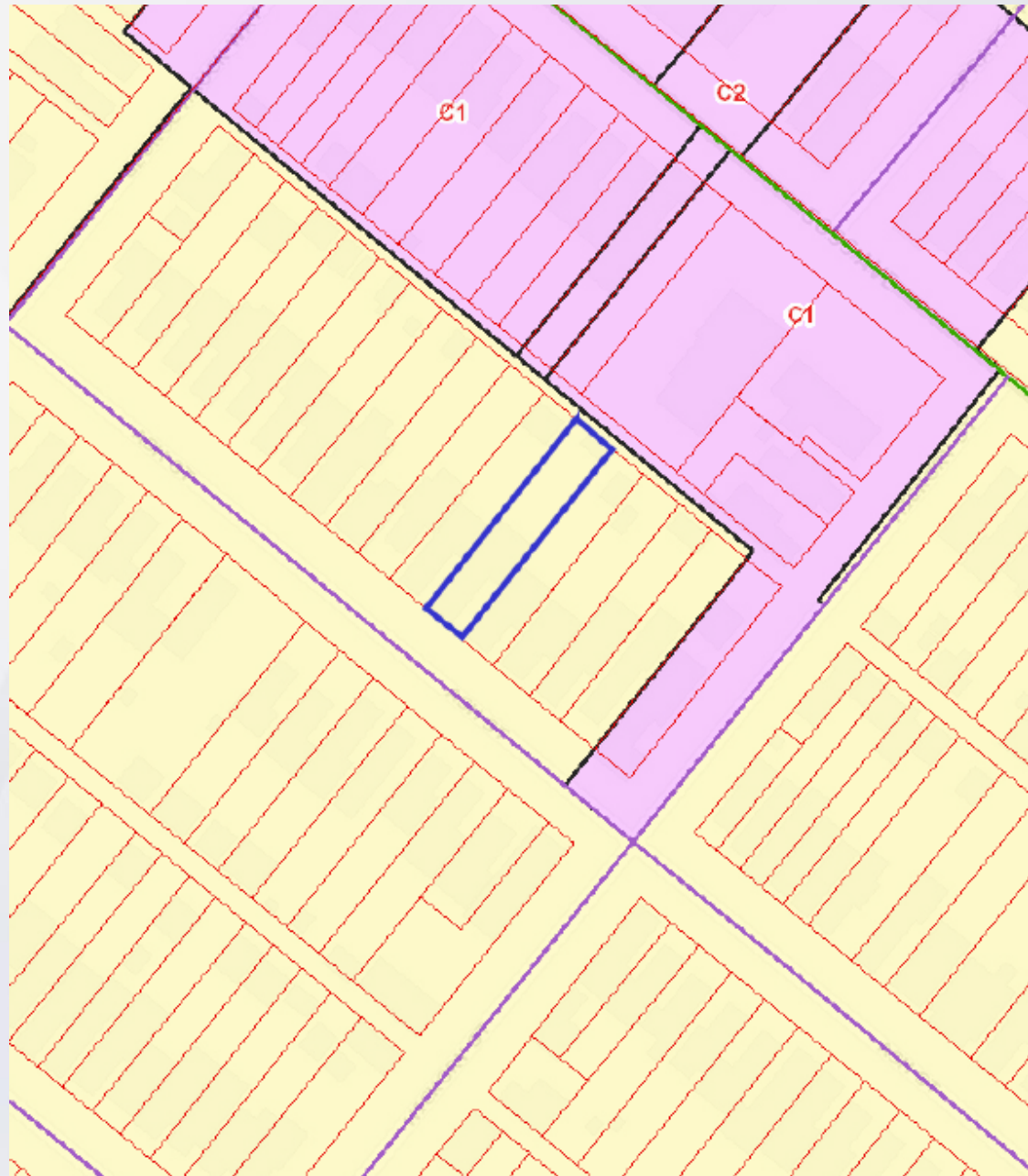
Location	Requirement	Request	Variance
East Side Yard	3ft	0ft	0ft

# Case Summary / Background

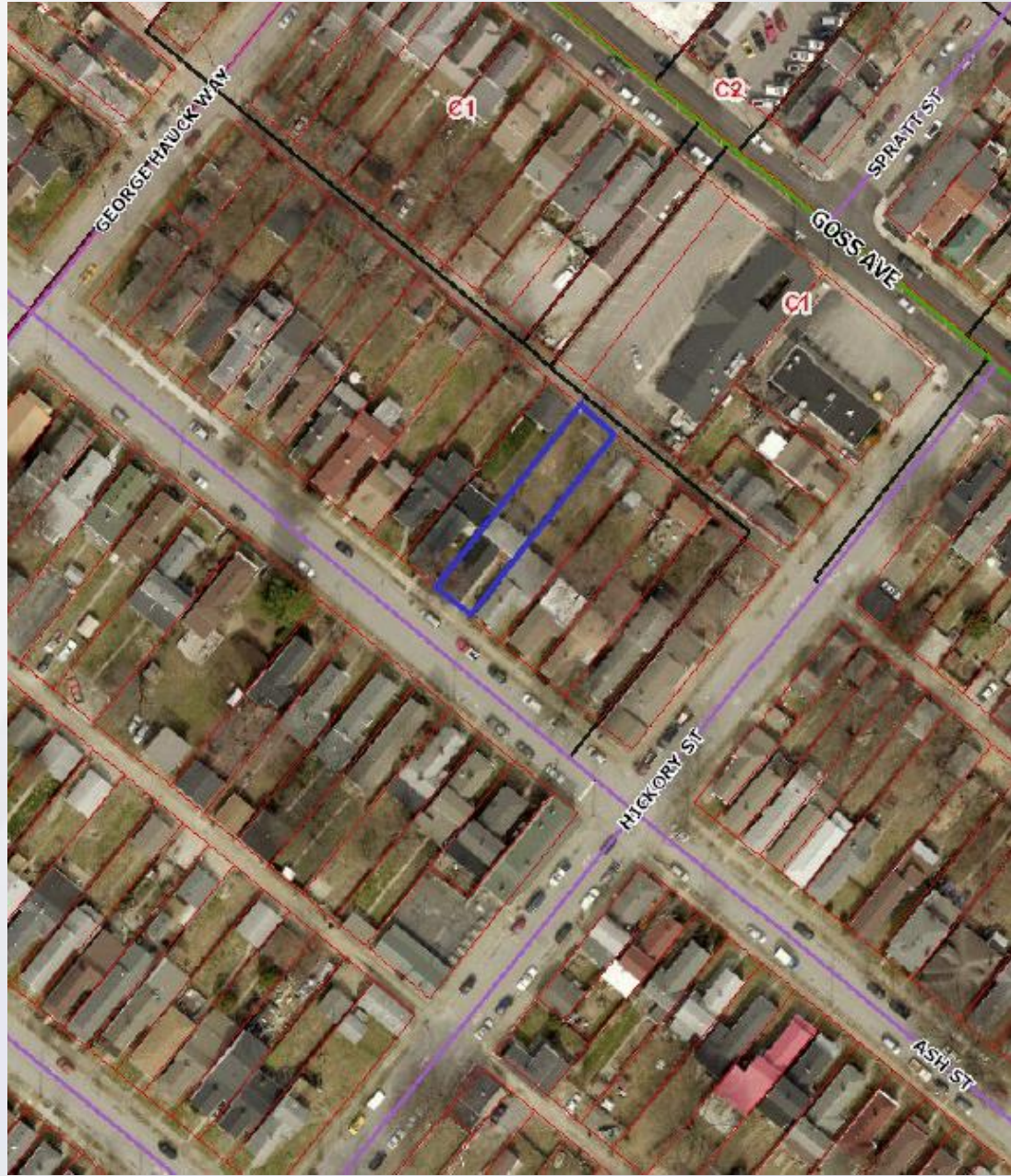
- The site is zoned R-5 Single-Family in the Traditional Neighborhood Form District
- The structure is currently a duplex being converted into a single dwelling unit home and is located in the Schnitzelburg neighborhood.
- The applicant is proposing to add a 170 sqft addition towards the front of the existing second story.

# Site Location

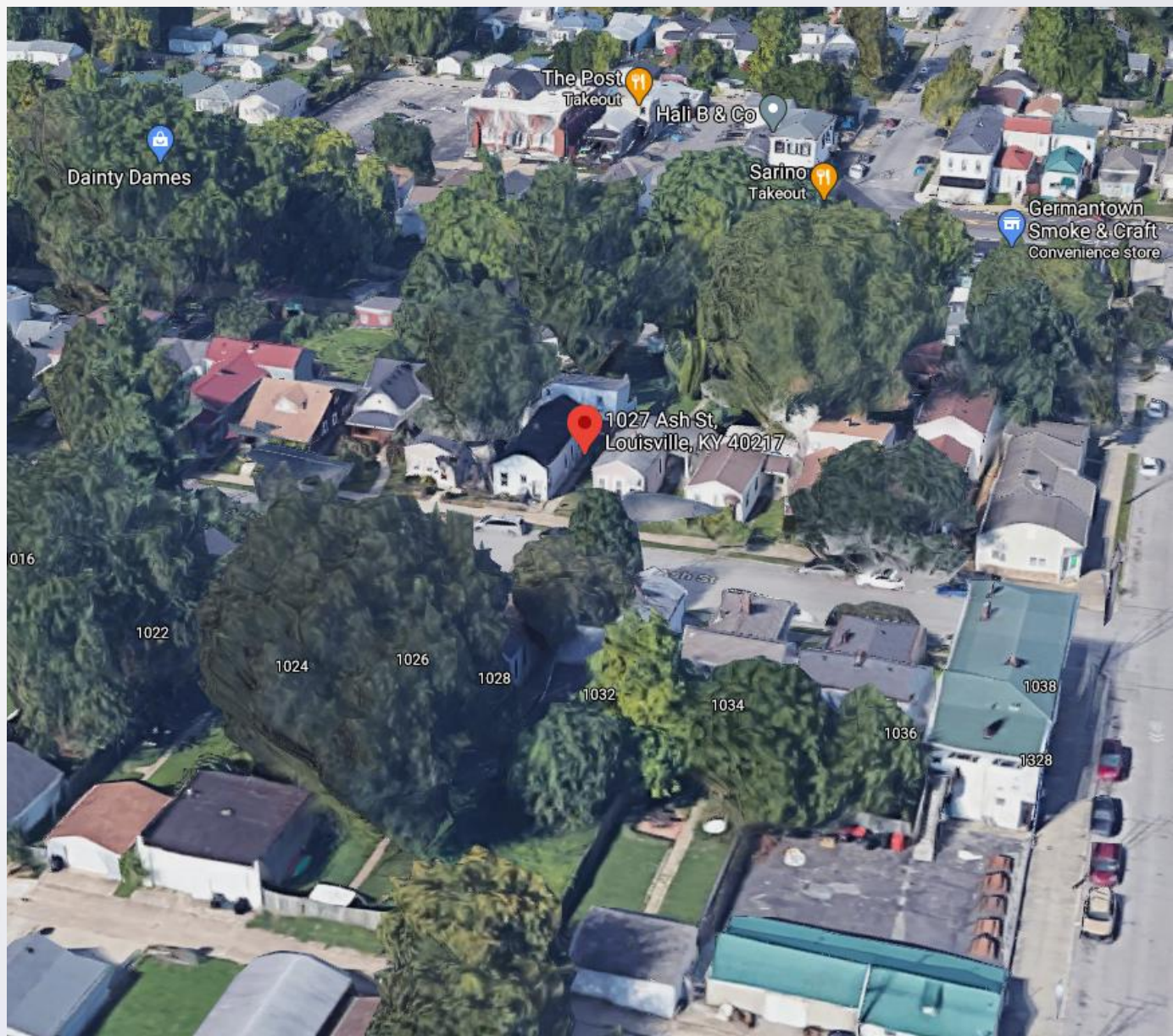




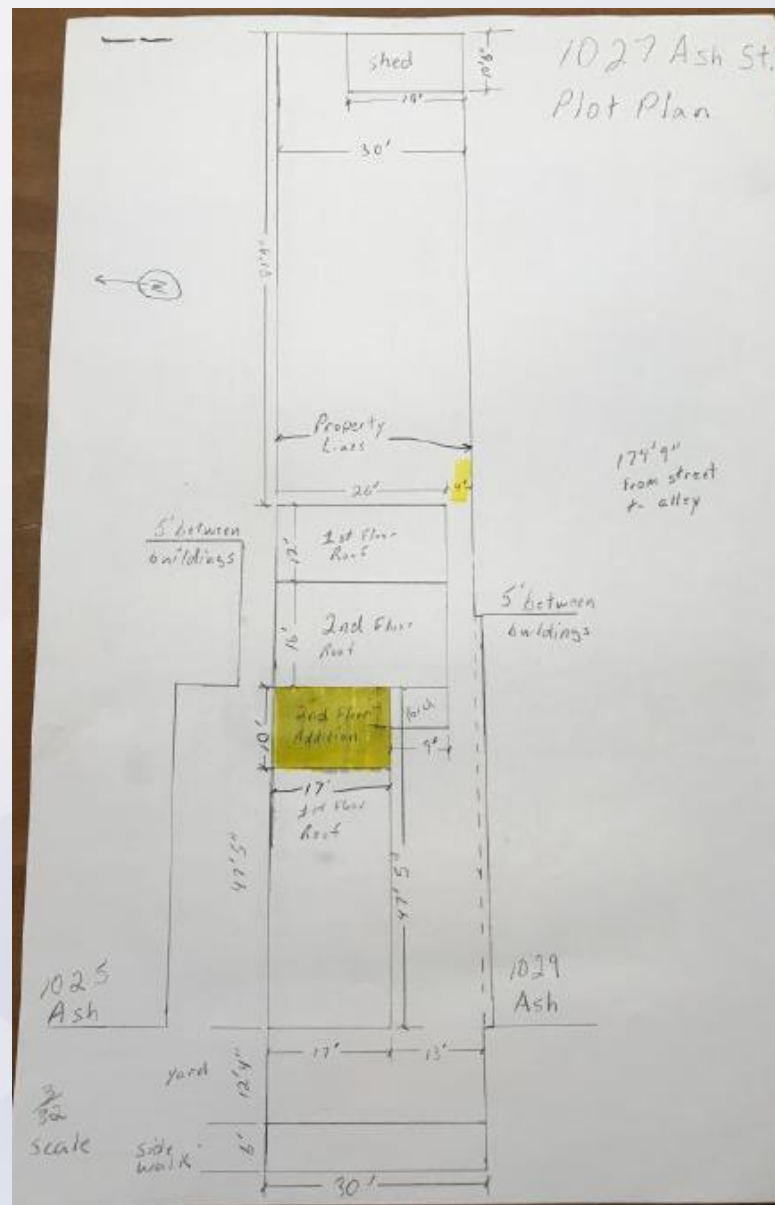








# Site Plan





# Site Photos





# Subject Property





# Subject Property





# Subject Property



# Conclusion

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

# Required Action

- **Variance:** from Land Development Code Table 5.2.2 to allow a principle structure to encroach into the required side yard setback. Approve/Deny

Location	Requirement	Request	Variance
Street Side Yard	3ft	0ft	3ft