

**21-VARIANCE-0007**

**S. 5<sup>th</sup> Street Variance**



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

**Zach Schwager, Planner I**

**March 1, 2021**

# Request

- **Variance:** from Land Development Code section 5.1.10.F and table 5.2.2 to allow a principal structure to encroach into the required side and street side yard setbacks

Location	Requirement	Request	Variance
Side Yard	2 ft.	1.65 ft.	0.35 ft.
Street Side Yard	3 ft.	1.6 ft.	1.4 ft.

# Case Summary / Background

- The subject property is zoned R-6 Residential Multi-Family in the Traditional Neighborhood Form District.
- It is on the southeast corner at the intersection of S. 5th Street and Iowa Avenue.
- The site is currently undeveloped but there is a foundation located in the same location as the original.

# Case Summary / Background

- The applicant is proposing to construct a 1 ½ story camelback single-family residence.
- The proposed structure will encroach into the required side and street side yard setbacks, therefore, a variance is required.

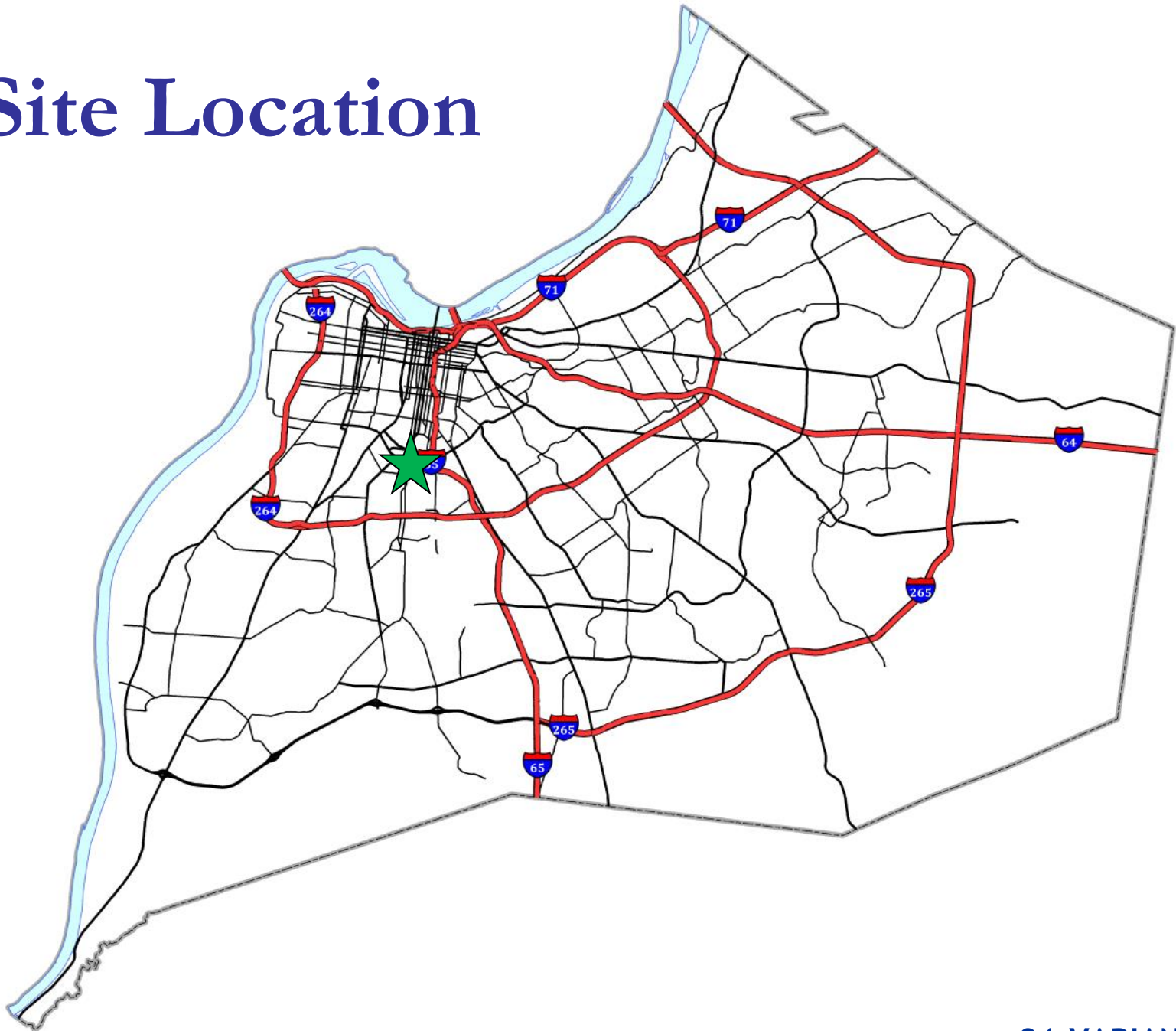
# Case Summary / Background

- The subject property is 20 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 feet.

# Case Summary / Background

- The applicant has provided staff with signatures from the affected property owner allowing access for construction and maintenance of the proposed structure.

# Site Location



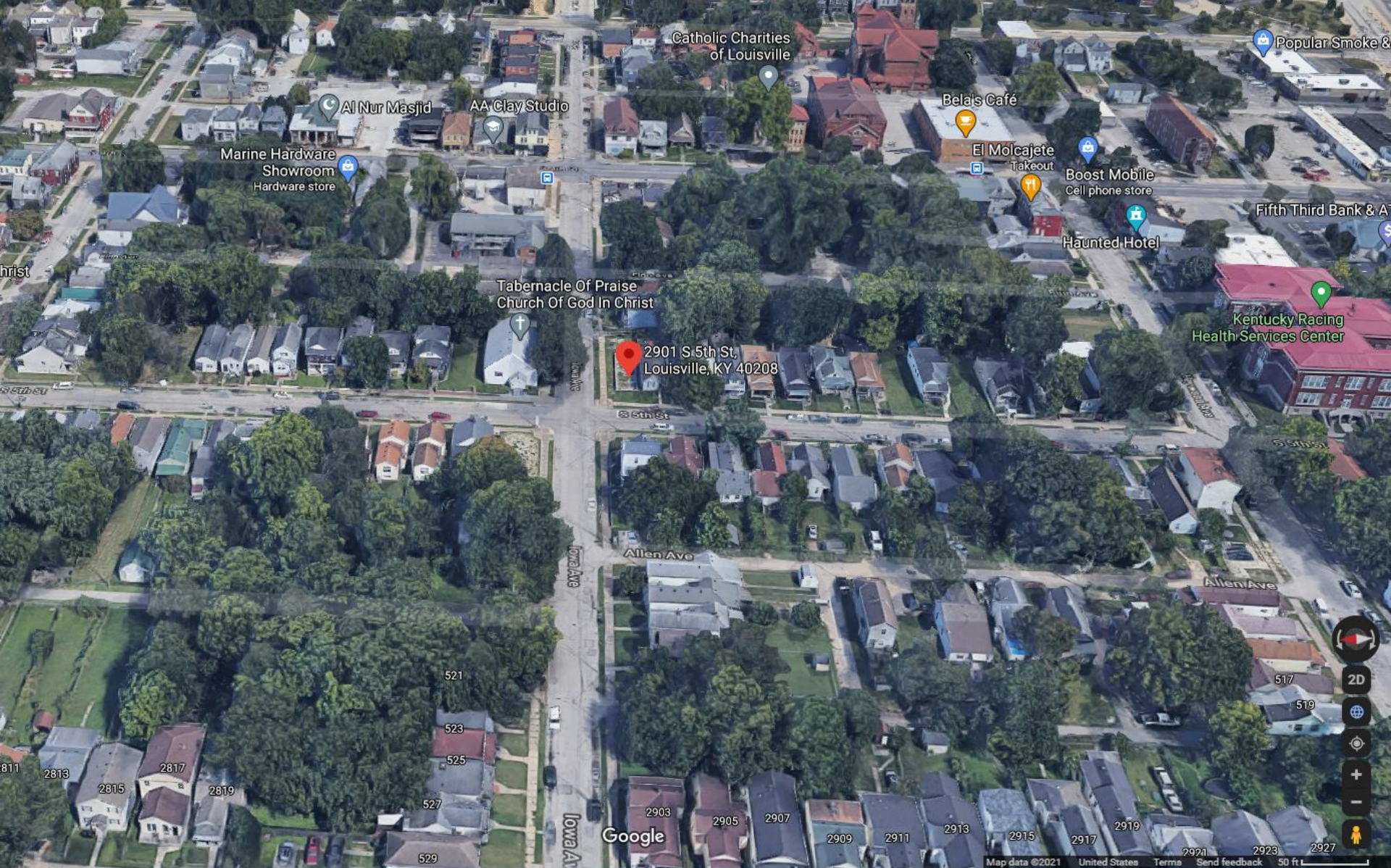






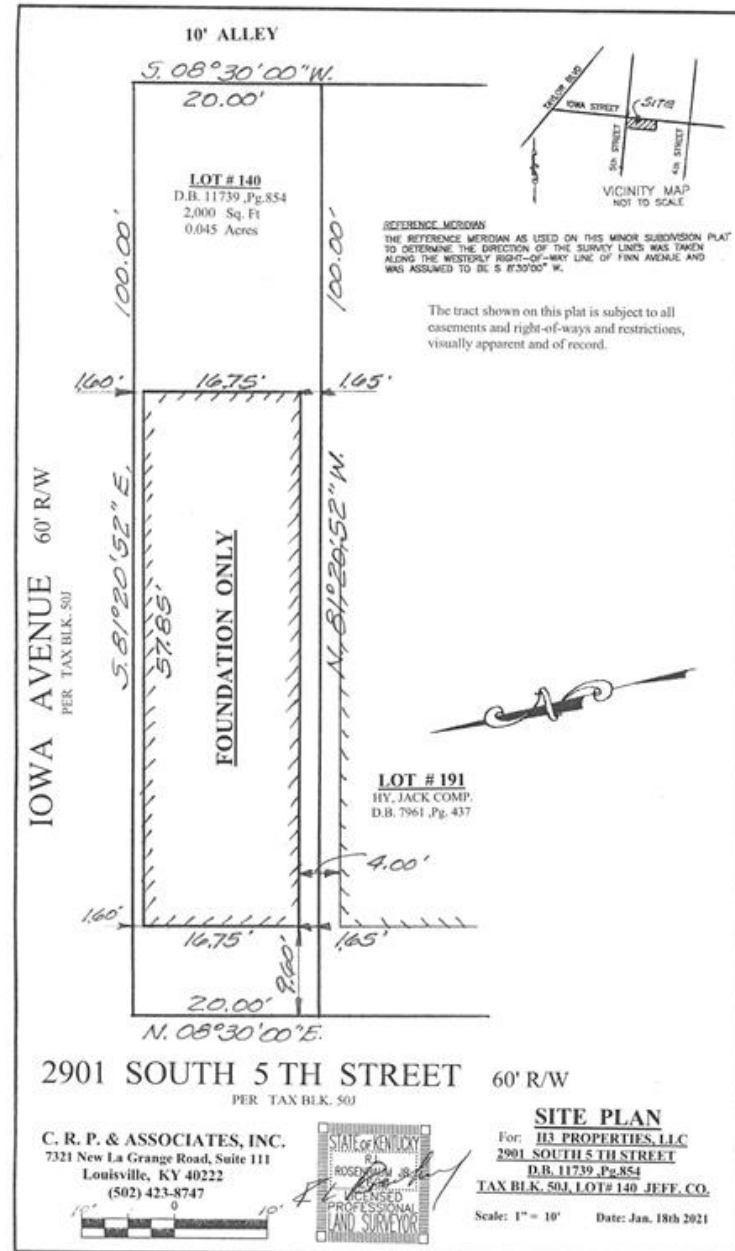








# Site Plan



# Site Photos-Subject Property



Front of subject property.

# Site Photos-Subject Property





# Site Photos-Subject Property



Property to the right.



# Site Photos-Subject Property



# Site Photos-Subject Property



# Site Photos-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 section 5.1.10.F and table 5.2.2 to allow a principal structure to encroach into the required side and street side yard setbacks. Approve/Deny

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