

21-VARIANCE-0009

Cherokee Road Variance



Louisville Metro Board of Zoning Adjustment
Public Hearing

Rachel Mandell, Planner I

March 1st, 2021

Request

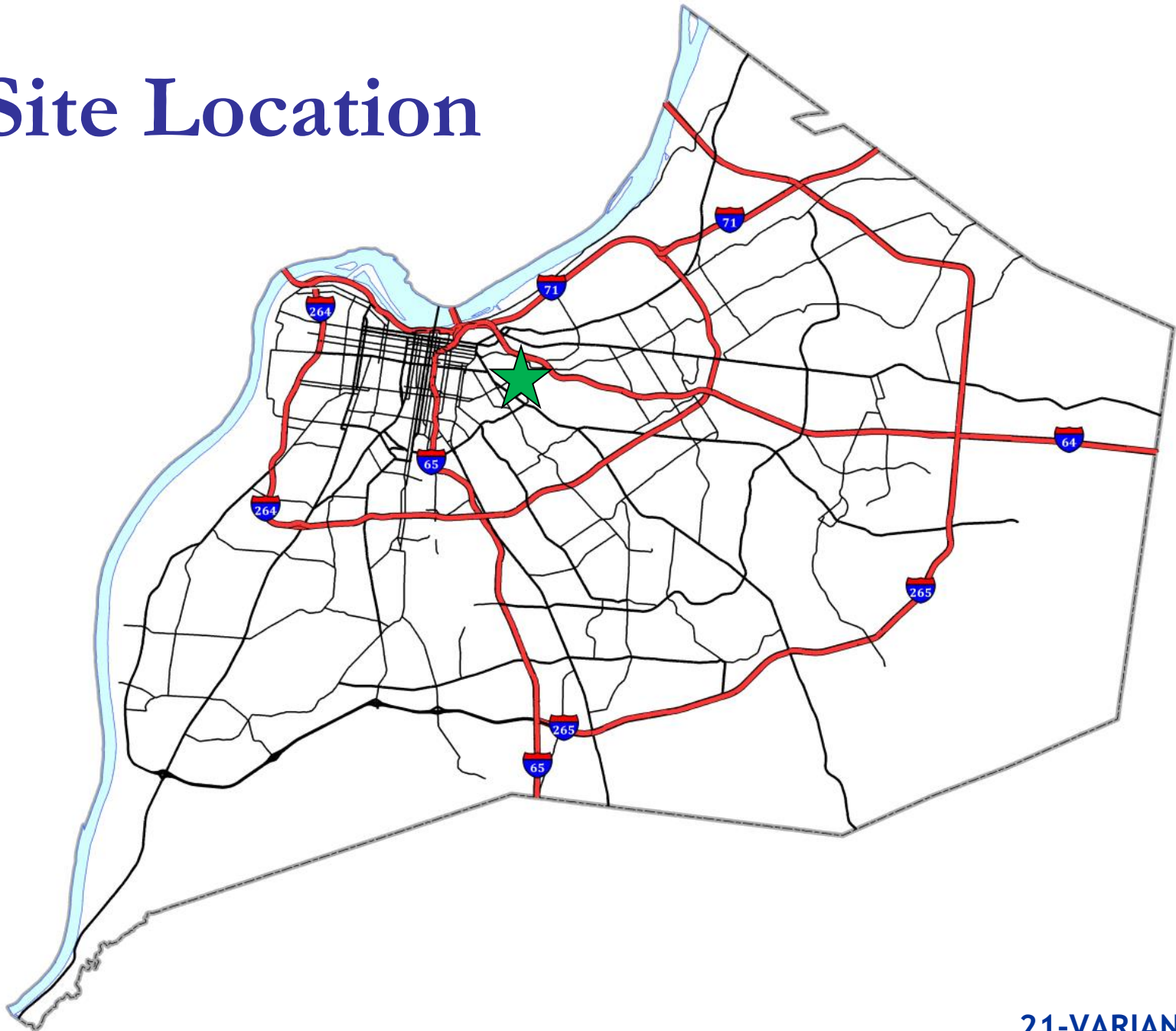
- **Variance:** from Land Development Code Table 5.4.1.D.2 to provide less than 30% private yard area.

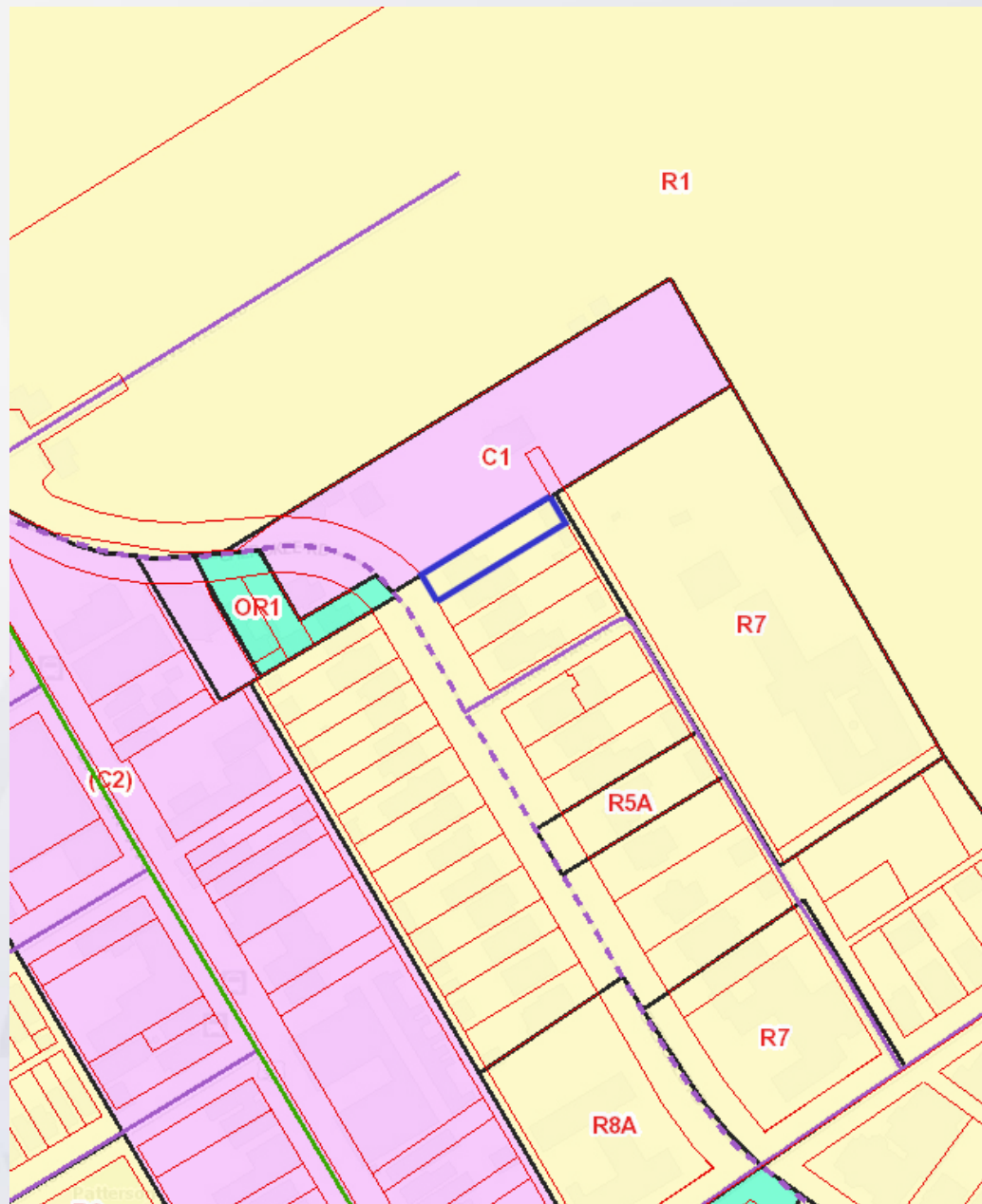
Location	Requirement	Request	Variance
Private Yard Area	2,435 SF	2,218 SF	217 SF

Case Summary / Background

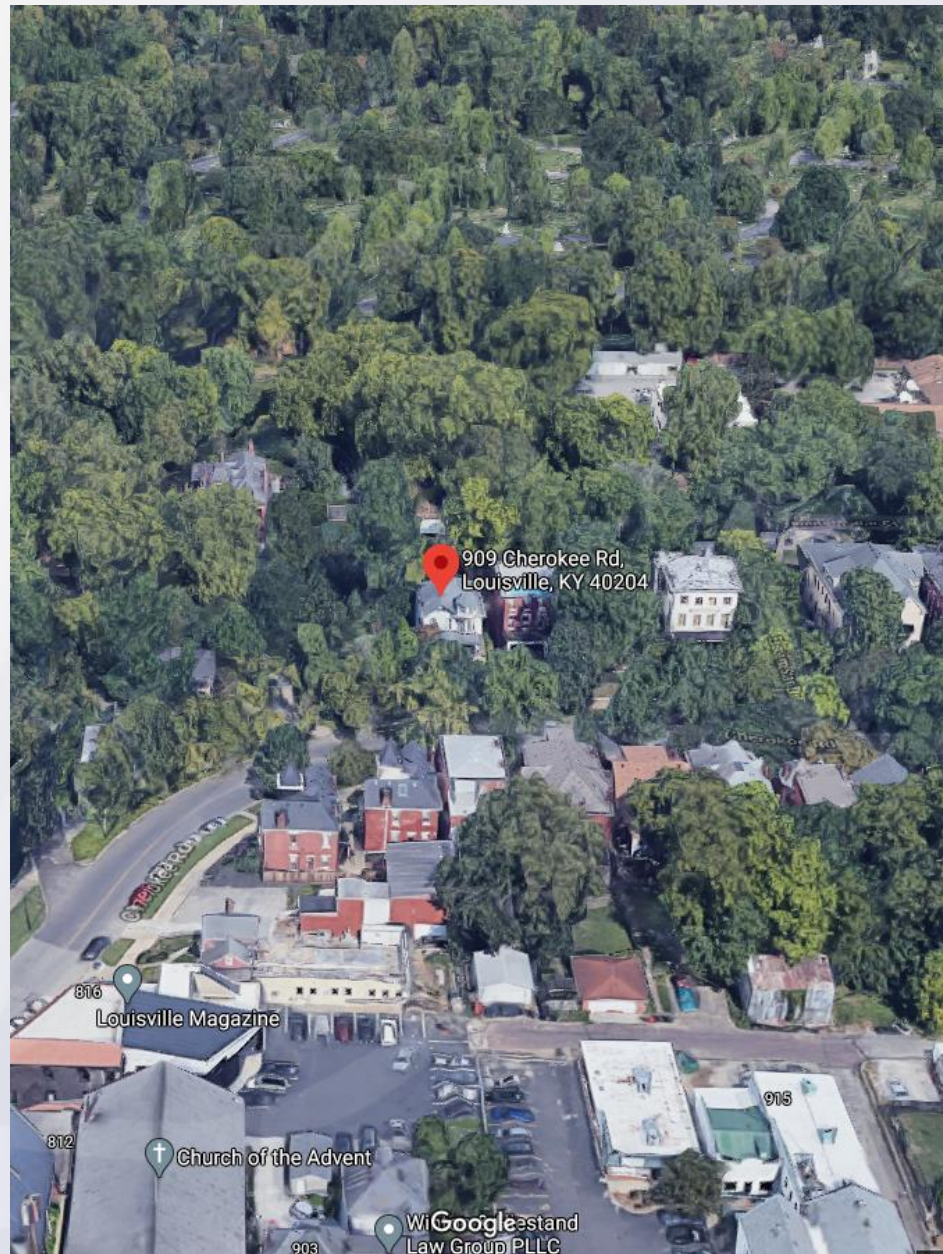
- The site is zoned R-5B Two-Family in the Traditional Neighborhood Form District
- It located in the Cherokee Triangle neighborhood and the proposal was approved by the Historic Landmarks and Preservation Commission in January 2021.
- The applicant is proposing an addition to the principle structure and a detached garage.

Site Location

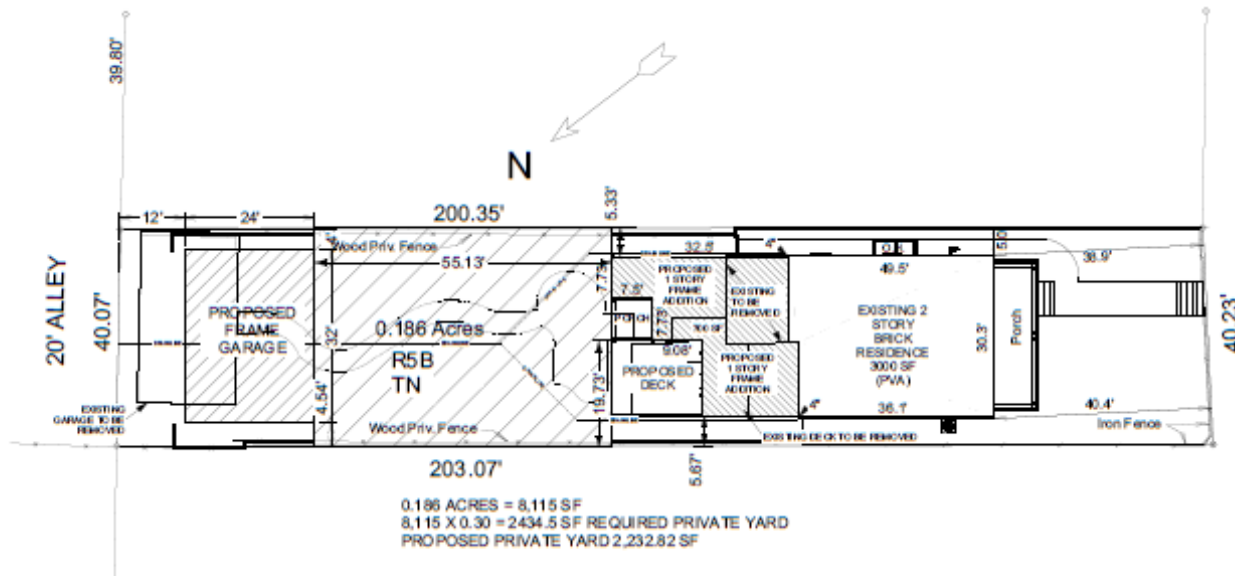








Site Plan



SITE PLAN

SCALE 1"=20'

CHARLIE WILLIAM
 1626 WINDSOR
 LOUISVILLE, KY
 502 459 1

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