21-VARIANCE-0017
Breckenridge Lane Variance

Louisville Metro Board of Zoning Adjustment

Public Hearing

Zach Schwager, Planner I

March 1, 2021

Request

- **Variance:** from Land Development Code section 5.3.3.C.2.b to allow a principal structure to encroach into the required rear yard setback

Location	Requirement	Request	Variance
Rear Yard	50 ft.	20.2 ft.	29.8 ft.

Case Summary / Background

- The subject property is zoned C-1 Commercial in the Regional Center Form District.

- It is in the Hikes Point neighborhood on the west side of Breckenridge Lane in between Lyndon Avenue and Hikes Lane.

Case Summary / Background

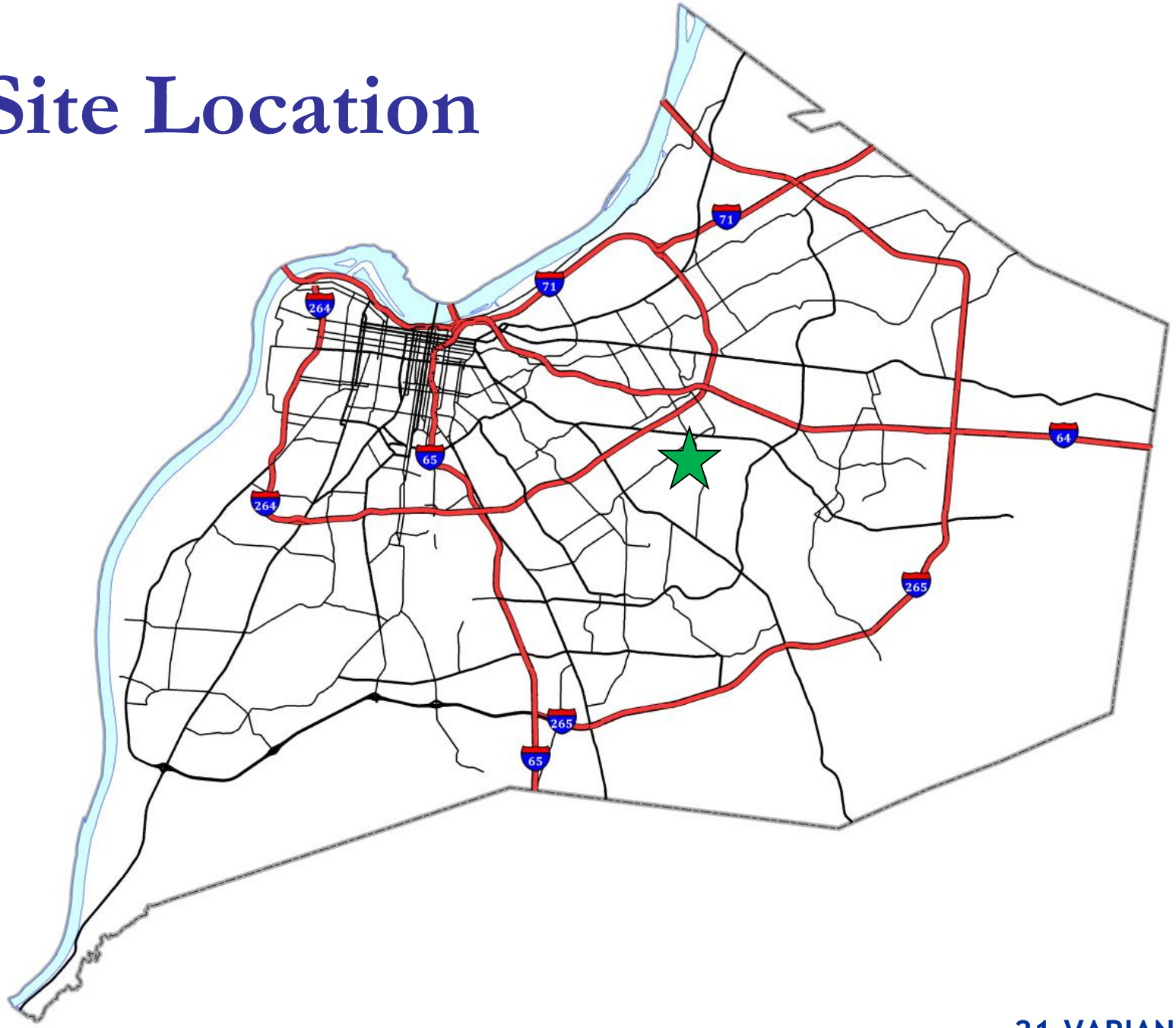
- The site currently has a vacant restaurant that the applicant is proposing to convert into a package liquor store.
- The applicant is also proposing to construct a 561 sq. ft. addition onto the north side of the existing structure for a walk-in cooler.
- The existing structure is 20.2 ft. from the rear property line, which abuts a property that is zoned R-5 Single-Family Residential.

Case Summary / Background

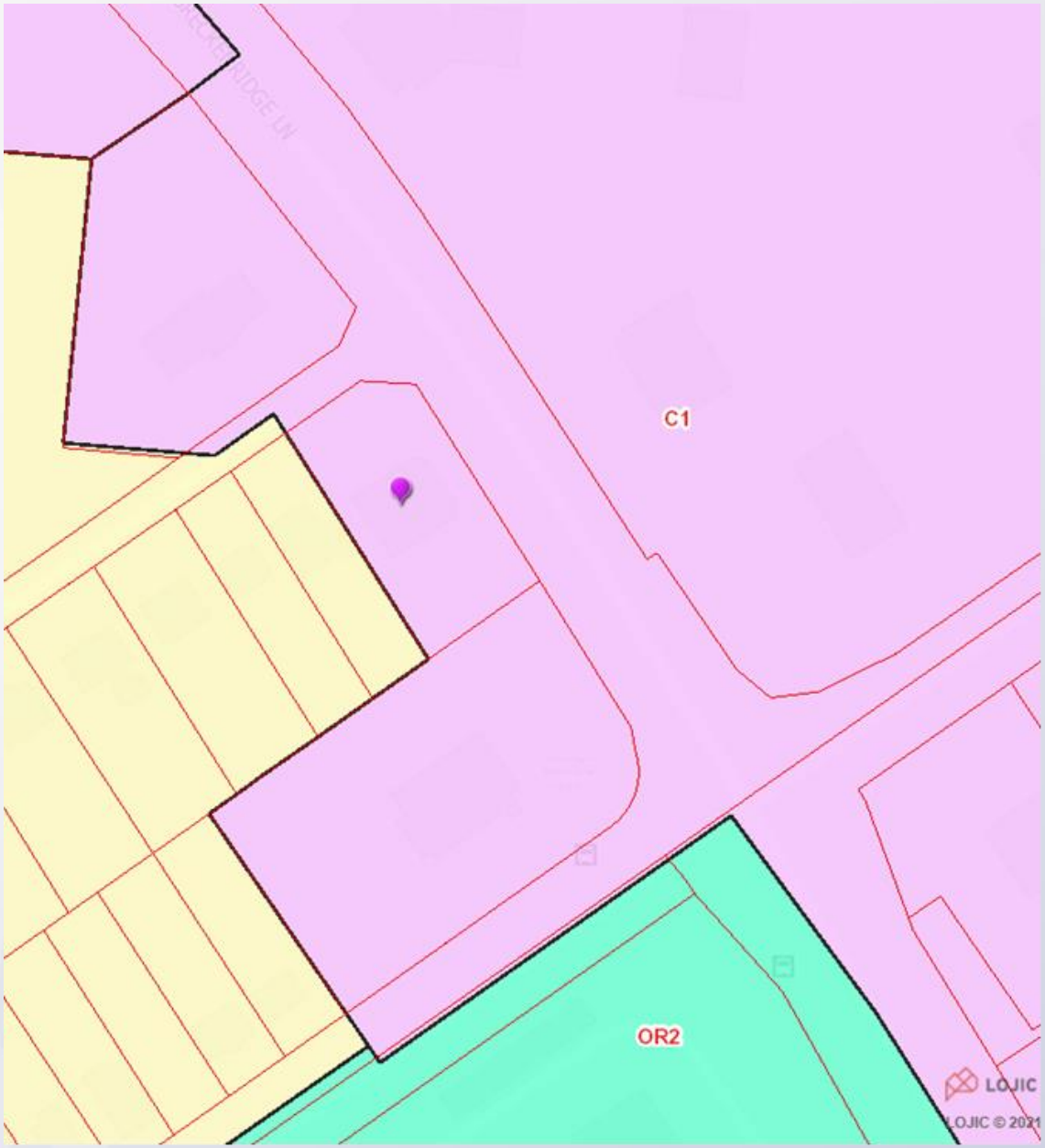
- The rear yard requirement in the Regional Center Form District is zero ft. except where adjacent to a residential zoning district or structure with residential use on the first floor, in which case a minimum setback of 50 feet shall be maintained.

- The proposed addition will require a variance to bring the existing structure into compliance.

Site Location



21-VARIANCE-0017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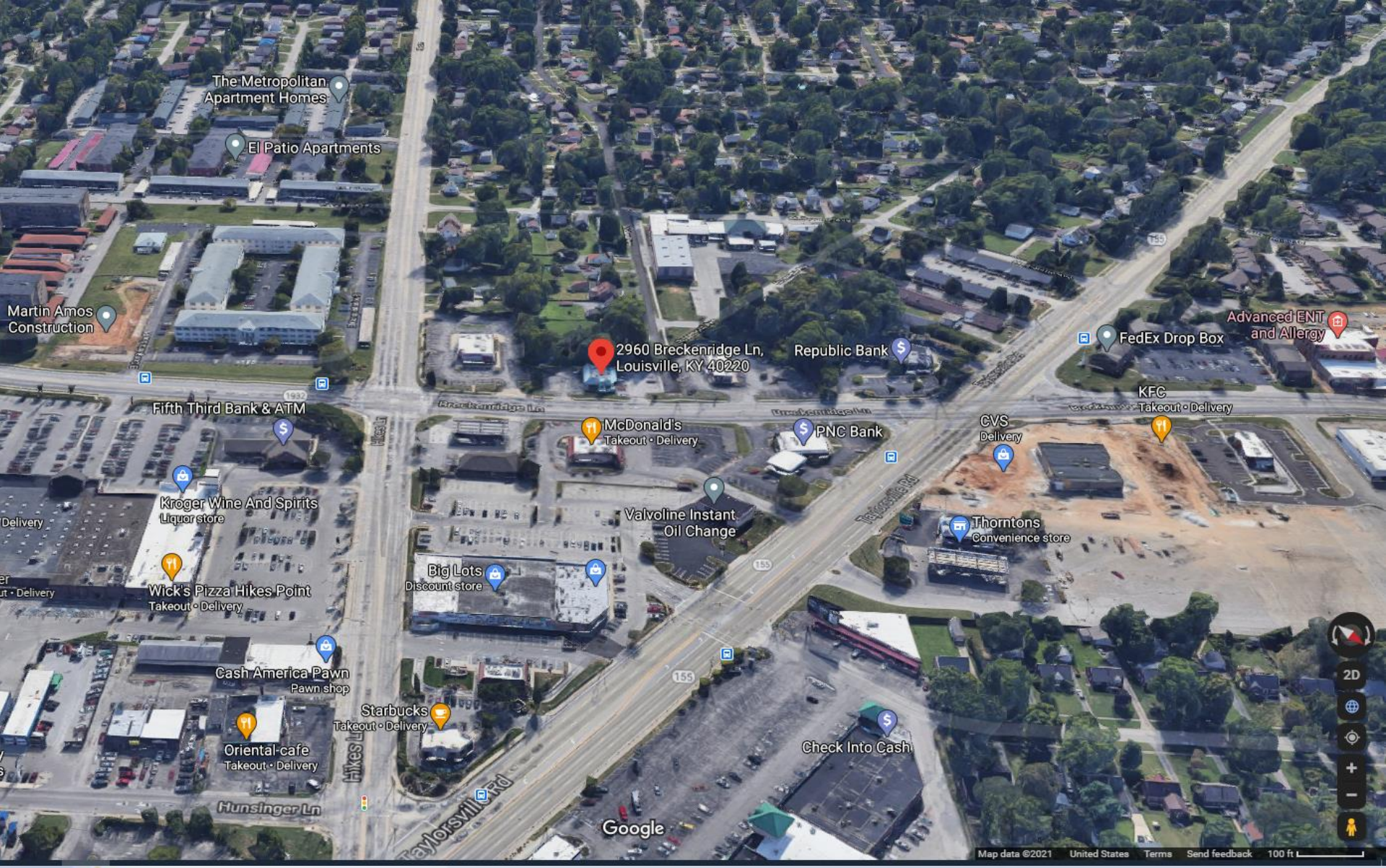

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Site Plan

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Site Photos-Subject Property

Front of subject property.

Site Photos-Subject Property

Property to the left.

Site Photos-Subject Property

Property to the right.

Site Photos-Subject Property

Properties across Breckenridge Lane.

Site Photos-Subject Property

Existing structure and rear yard setback.

Conclusion

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

Required Action

- **Variance:** from Land Development Code section 5.3.3.C.2.b to allow a principal structure to encroach into the required rear yard setback . Approve/Deny

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Rear Yard	50 ft.	20.2 ft.	29.8 ft.

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