21-VARIANCE-0027
Brighton Drive Variance

Louisville Metro Board of Zoning Adjustment

Public Hearing

Rachel Mandell, Planner I

April 19th, 2021

Request

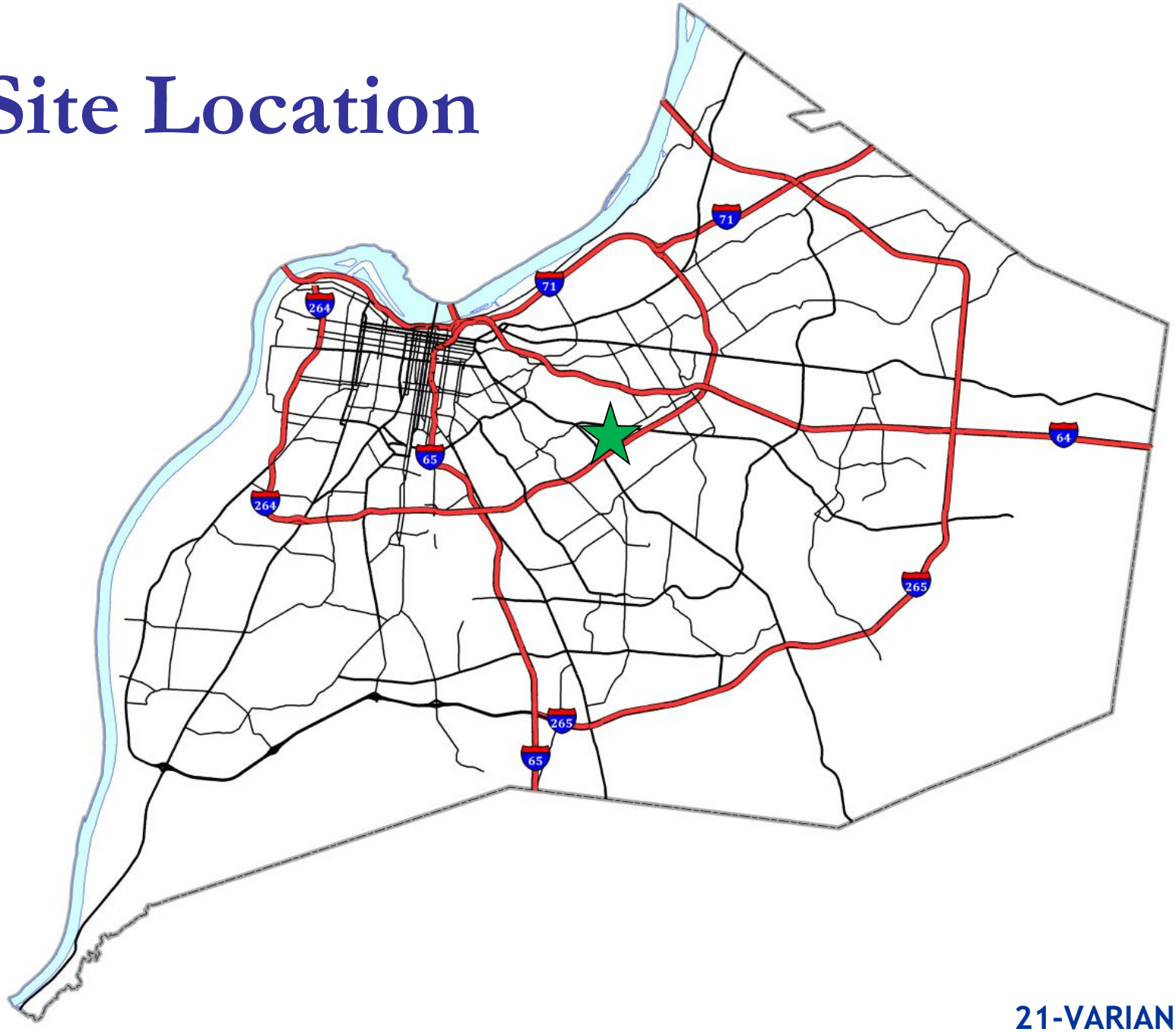
- **Variance:** from Land Development Code Table 5.3.1 to allow a principal structure to encroach into the required side yard setback.

Location	Requirement	Request	Variance
Eastern Side Yard	5ft	2ft	3ft

Case Summary / Background

- The site is zoned R-5 Single-Family in the Neighborhood Form District
- It's located in the Wellington Subdivision and is also in the municipality of Wellington.
- The applicant is proposing a 485 SF addition and 169 SF open deck toward the rear on the Eastern side of the existing structure

Site Location



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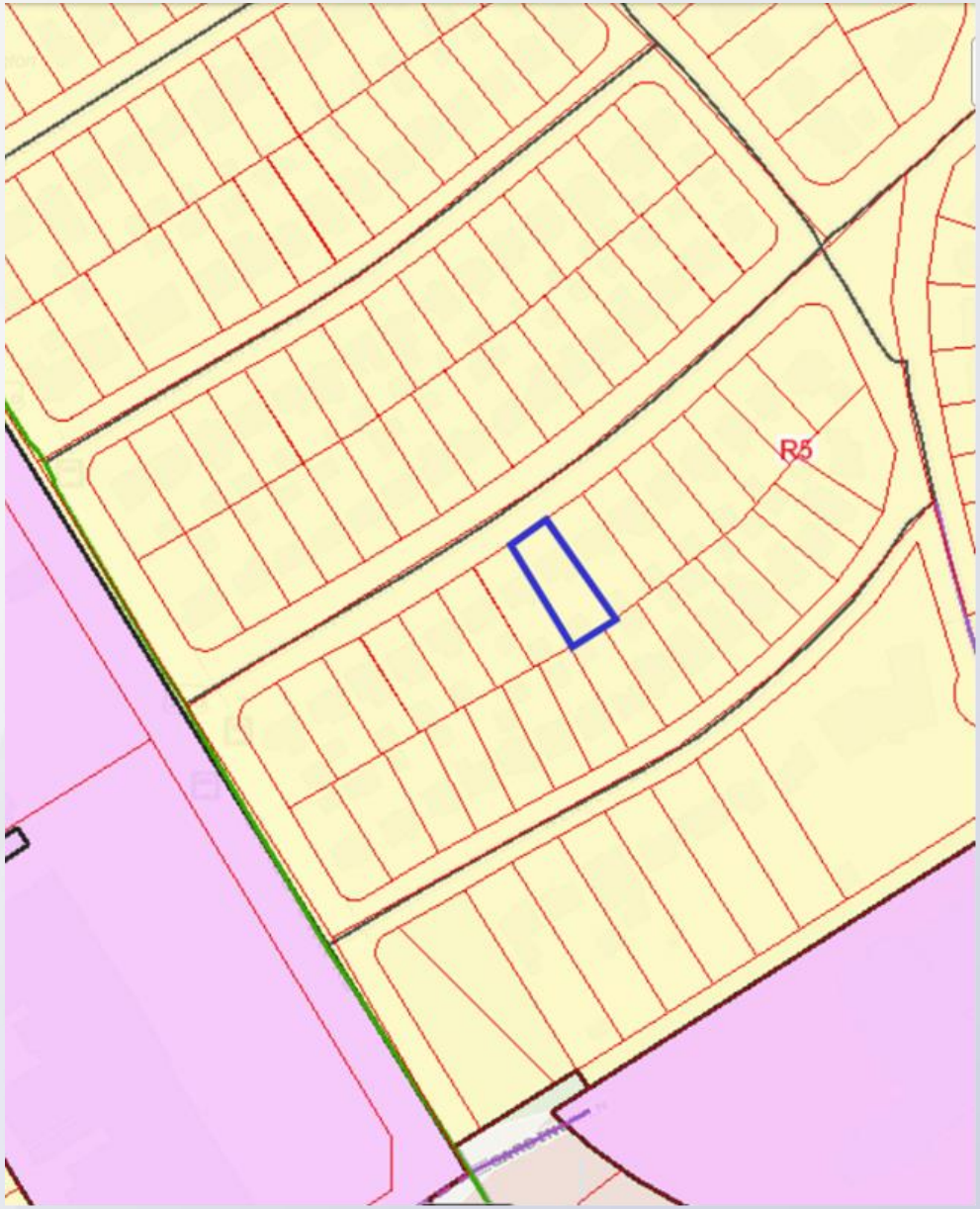

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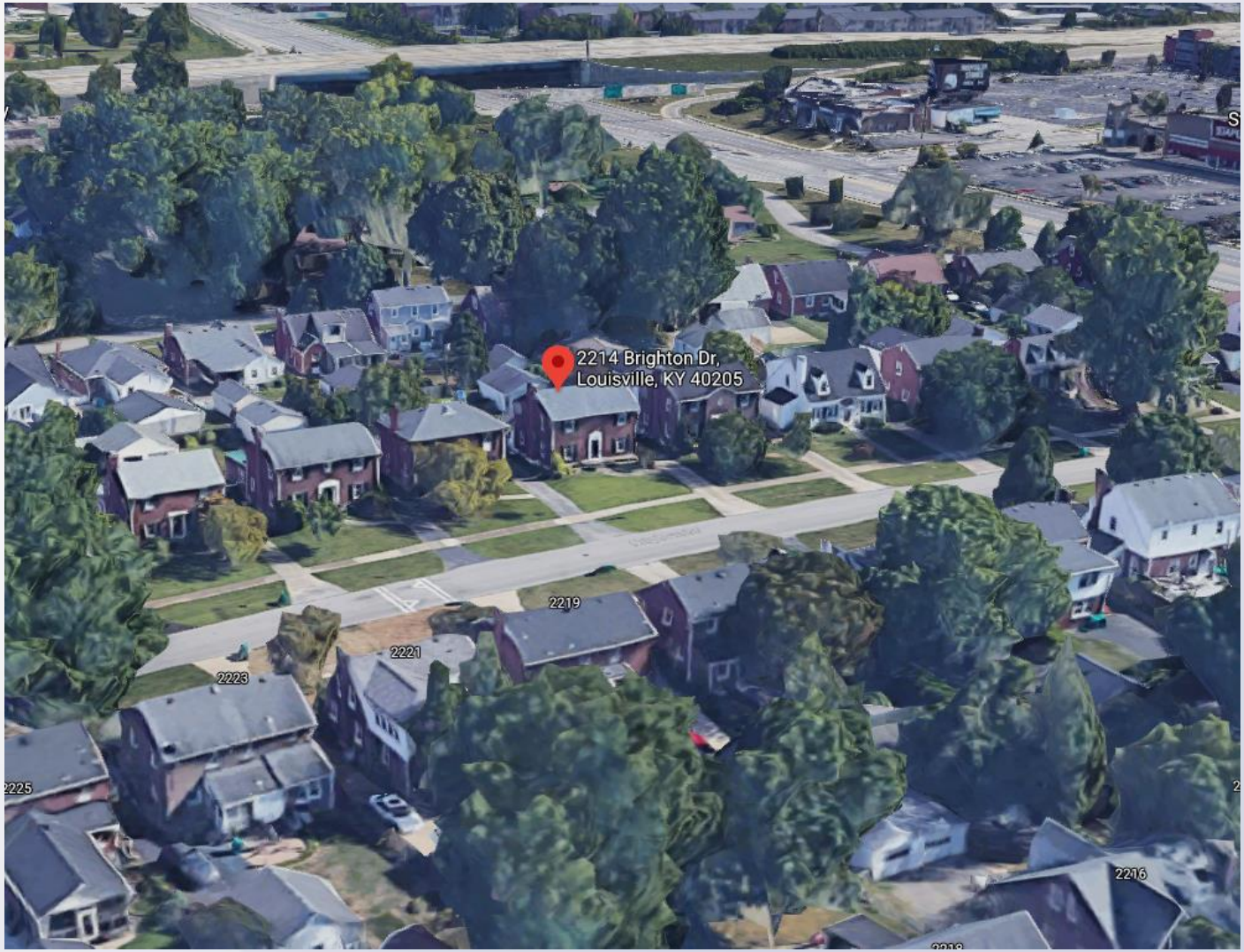

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Site Photos

Front of subject property.

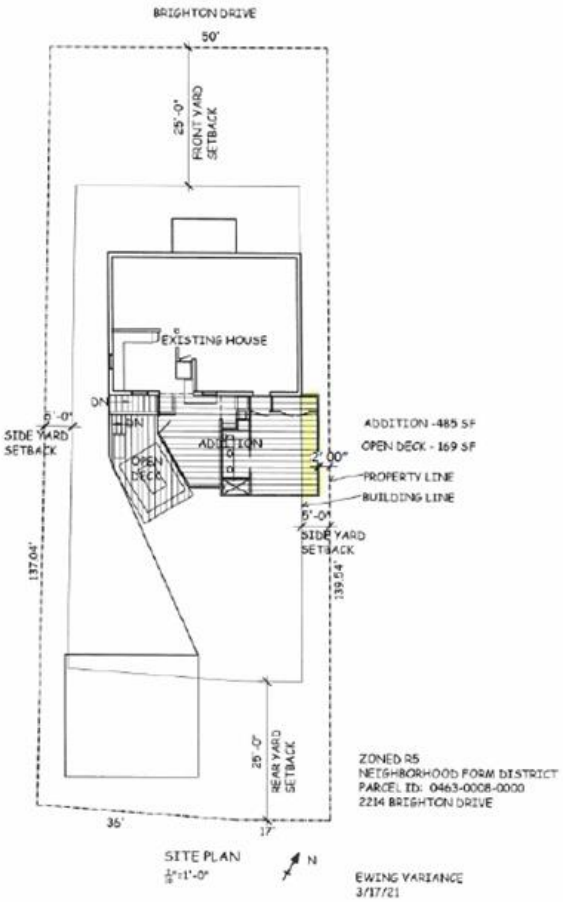
Subject Property

Variance Area

Subject Property

Variance Area

Site Plan



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Conclusion

- Staff finds that the requested variance meets the standard of review.

Required Action

- **Approve or Deny** the **variance** from Land Development Code Table 5.3.1 to allow a principal structure to encroach into the required side yard setback.

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Eastern Side Yard	5ft.	2ft.	3ft.