

**21-MVARIANCE-0002**

**E. Wellington Avenue**

**Modified Variance**



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

**Zach Schwager, Planner I**

**May 3, 2021**

# Request

- **Modified Variance** to allow an addition to an existing accessory structure to encroach into the required rear yard setback.

# Request

Location	Requirement	Request	Variance
Rear Yard	5 ft.	2 ft.	3 ft.

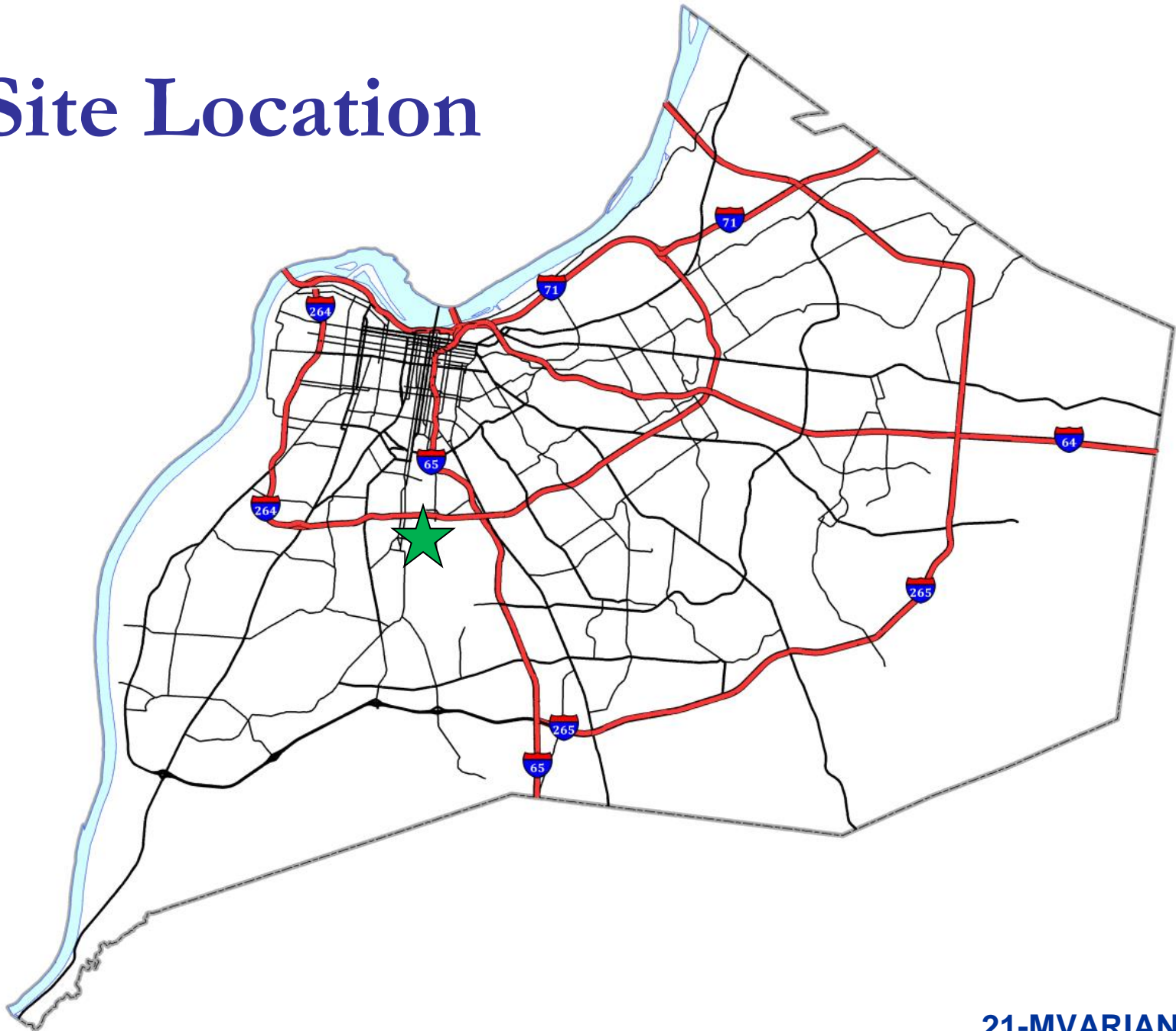
# Case Summary / Background

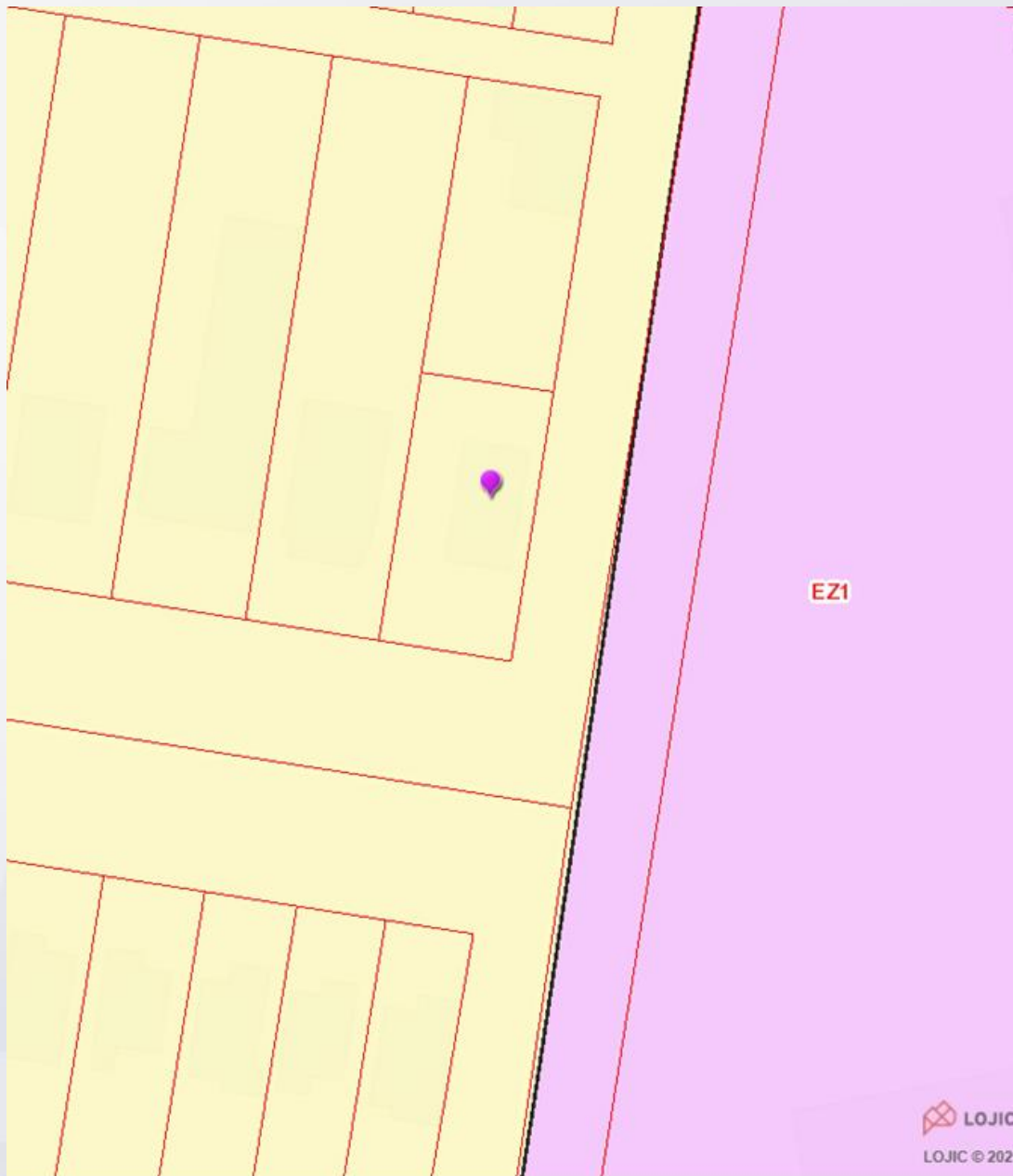
- The subject property is located on the northwest corner of the intersection of E. Wellington Avenue and Allmond Avenue.
- The property contains a single-family residence and a detached garage.

# Case Summary / Background

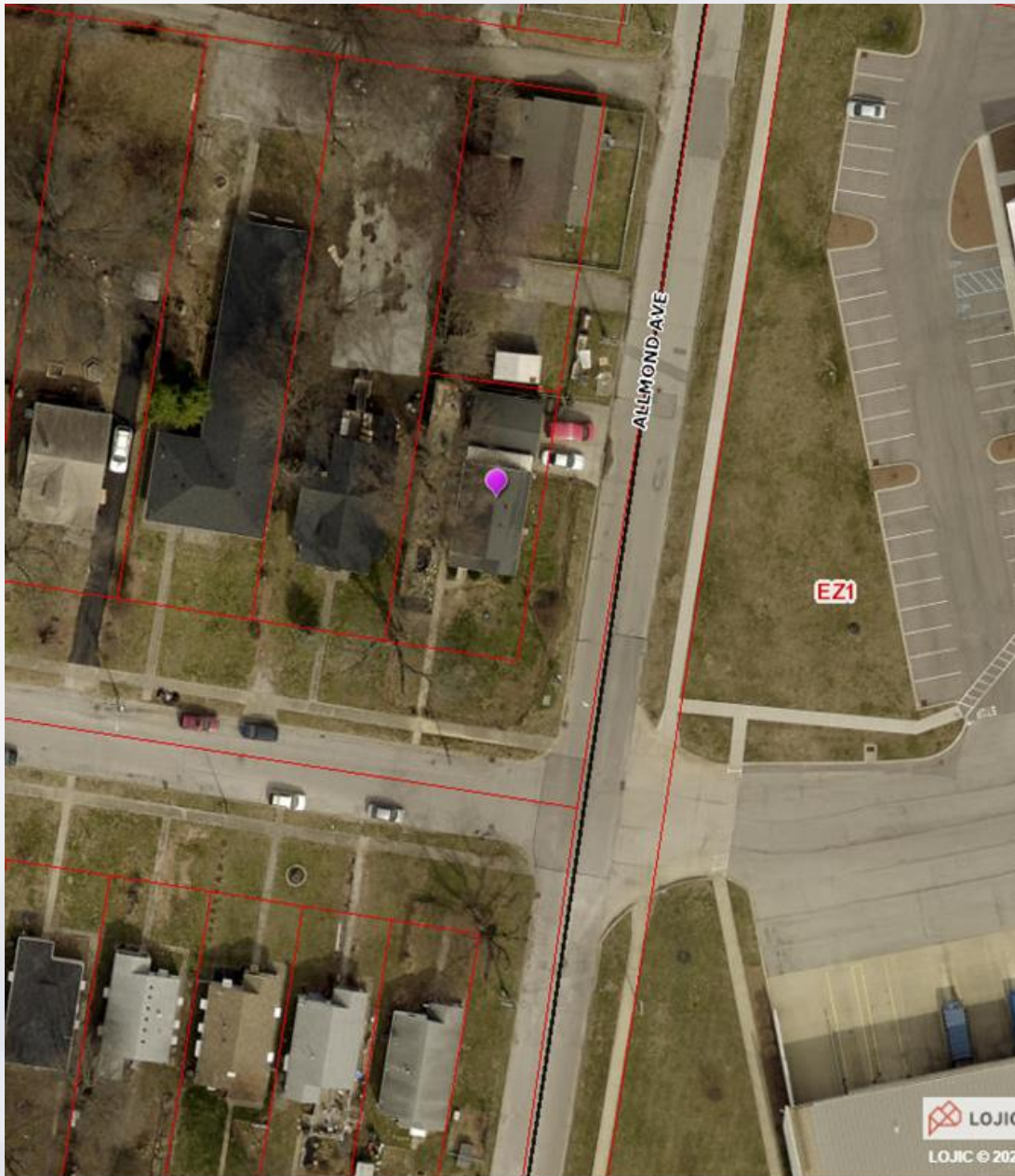
- The Board of Zoning Adjustment approved a variance on July 6, 1992 to permit the garage to encroach into the required rear yard setback.
- The existing garage is two feet from the rear property line and the applicant is proposing an addition onto the rear that would also be two feet from the rear property line.

# Site Location





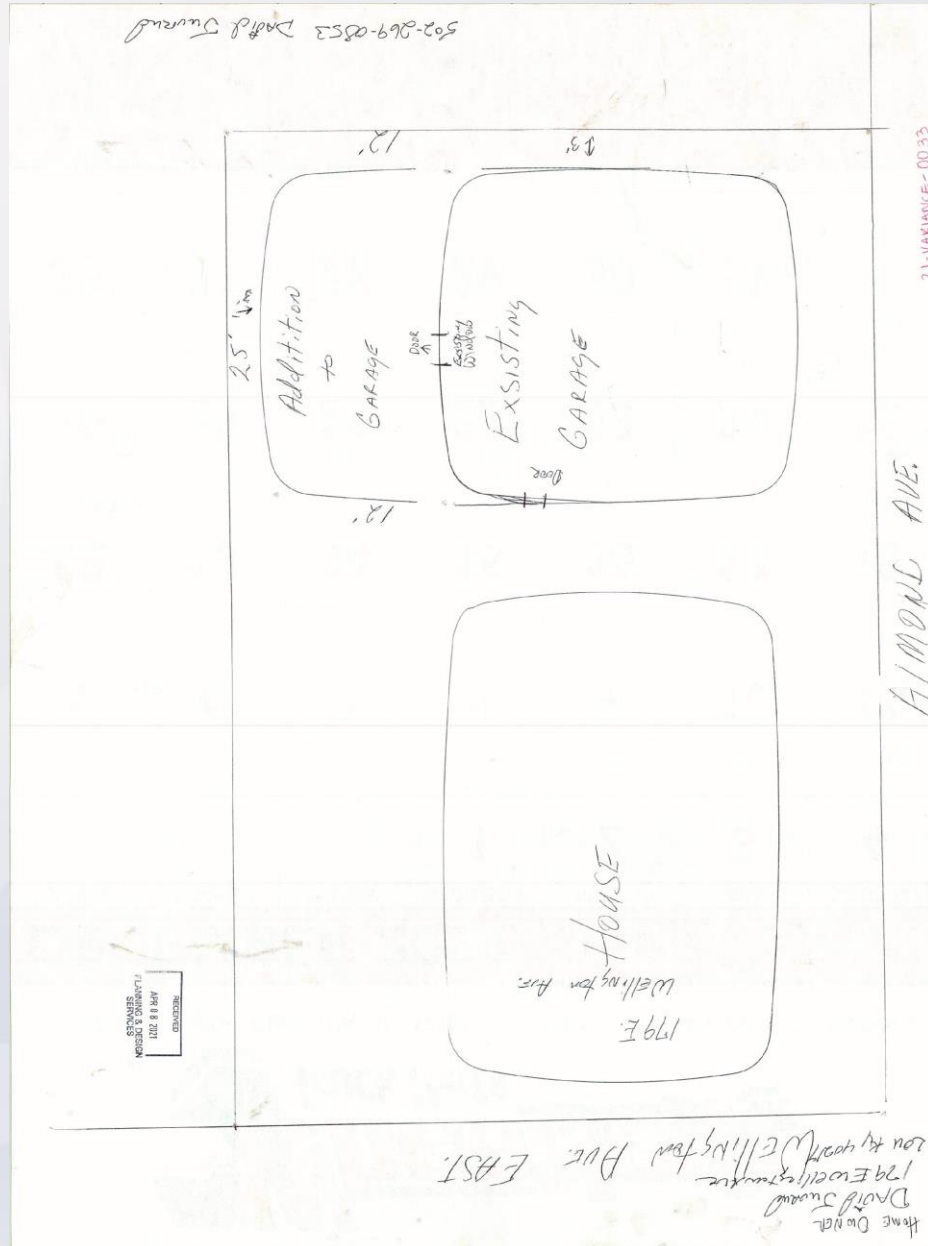








# Site Plan





# Site Photos-Subject Property



Front of subject property.

# Site Photos-Subject Property



Property to the left.



# Site Photos-Subject Property





# Site Photos-Subject Property



Existing garage.

# Site Photos-Subject Property



Existing setback.



# Site Photos-Subject Property



# Conclusion

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

# Required Action

- Modified Variance to allow an addition to an existing accessory structure to encroach into the required rear yard setback. Approve/Deny



# Required Action

Location	Requirement	Request	Variance
Rear Yard	5 ft.	2 ft.	3 ft.