

21-VARIANCE-0036

Grand Avenue Variance



Louisville Metro Board of Zoning Adjustment
Public Hearing

Zach Schwager, Planner I
May 17, 2021

Request

- **Variance:** from Land Development Code table 5.2.2 to allow a principal structure to encroach into the required side yard setback.

Location	Requirement	Request	Variance
Side Yard	3 ft.	0 ft.	3 ft.

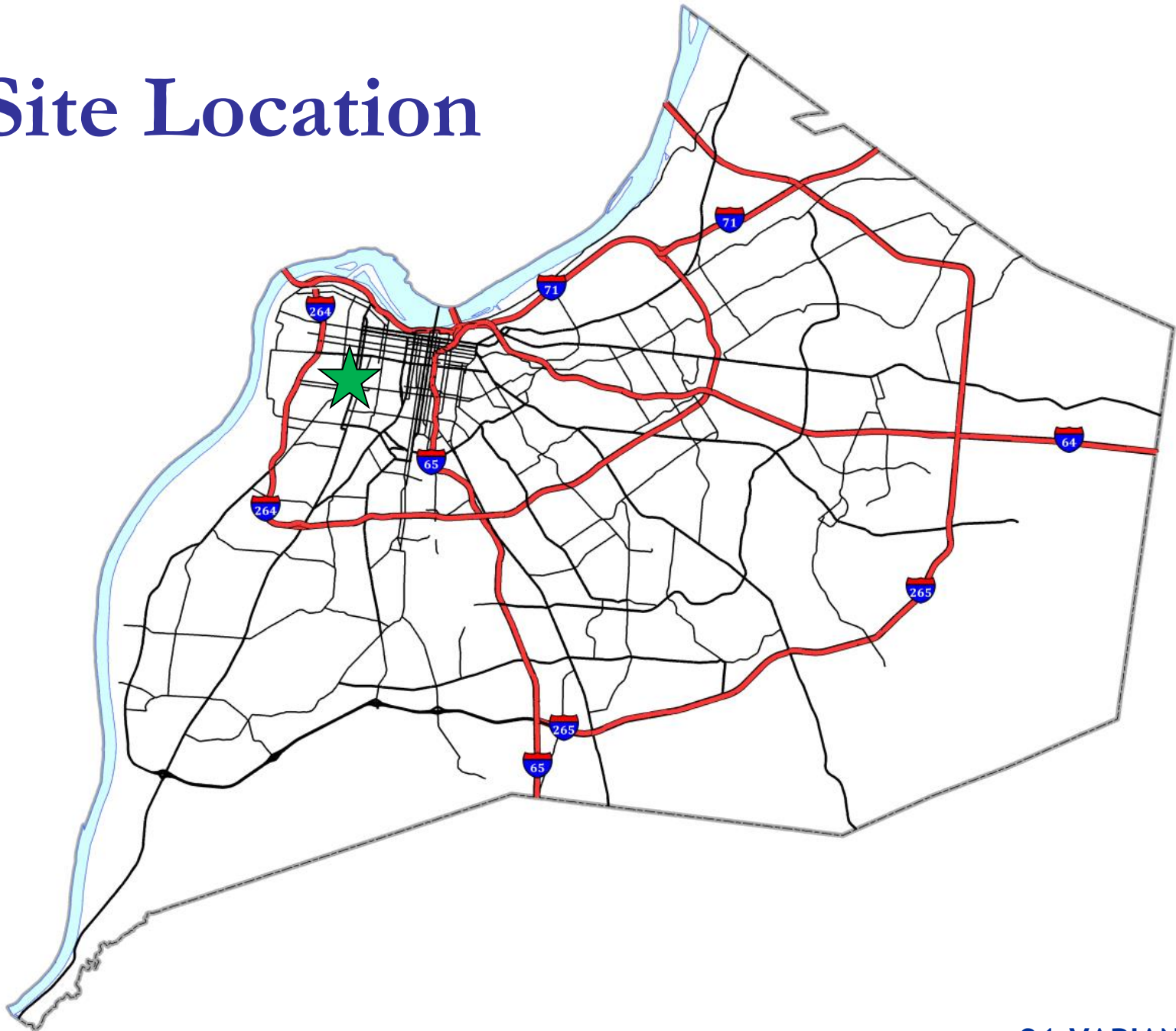
Case Summary / Background

- The subject property is zoned R-6 Residential Multi-Family in the Traditional Neighborhood Form District.
- It is on the north side of Grand Avenue in between S. 28th Street and S. 26th Street.

Case Summary / Background

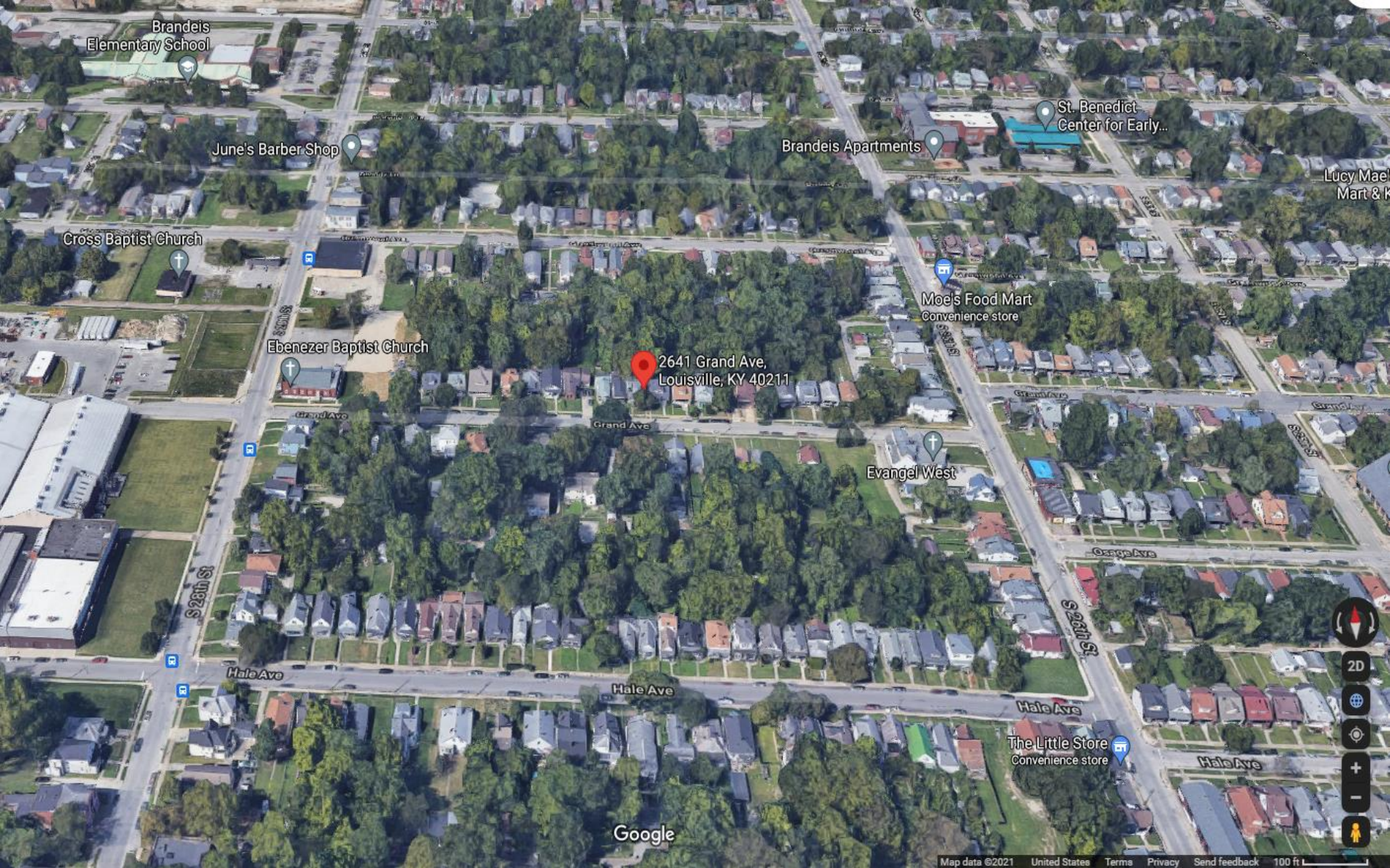
- The applicant removed the existing structure, except for the front porch, and built the new structure on the existing foundation and footprint.
- The original structure, which had an overhang similar to the new overhang, was set back zero ft. from the side property line.

Site Location

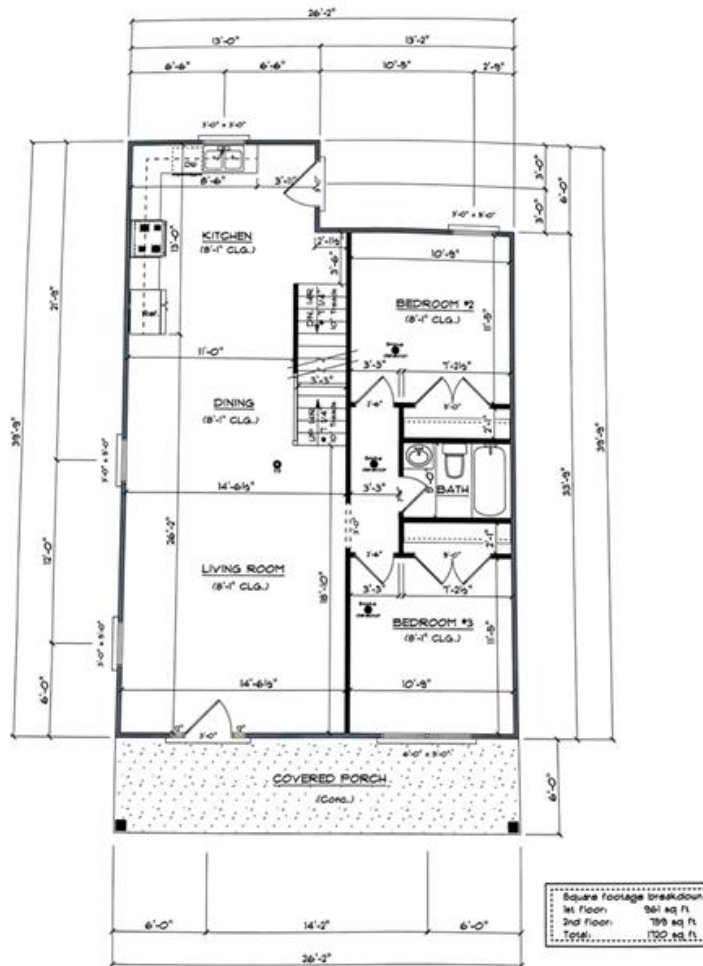








Site Plan



1st FLOOR PLAN

DON UNDERWOOD DESIGN

Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Conclusion

- Staff finds that the requested variance meets standards (b), (c), and (d), but staff is concerned that the variance request does not meet standard (a) because construction and maintenance of the addition may have an adverse impact on the adjoining property owner.

Required Action

- **Variance:** from Land Development Code table 5.2.2 to allow a principal structure to encroach into the required side yard setback. Approve/Deny

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Side Yard	3 ft.	0 ft.	3 ft.