

# **21-VARIANCE-0038**

## **E. Burnett Avenue Variance**



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

**Zach Schwager, Planner I  
June 21, 2021**

# Request

- **Variance:** from Land Development Code section 5.1.10.F to allow a principal structure to encroach into the required side yard setback.

| Location       | Requirement | Request | Variance     |
|----------------|-------------|---------|--------------|
| East Side Yard | 2 ft. 6 in. | 7 in.   | 1 ft. 11 in. |

# 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 E. Burnett Avenue in between S. Hancock Street and S. Clay Street.

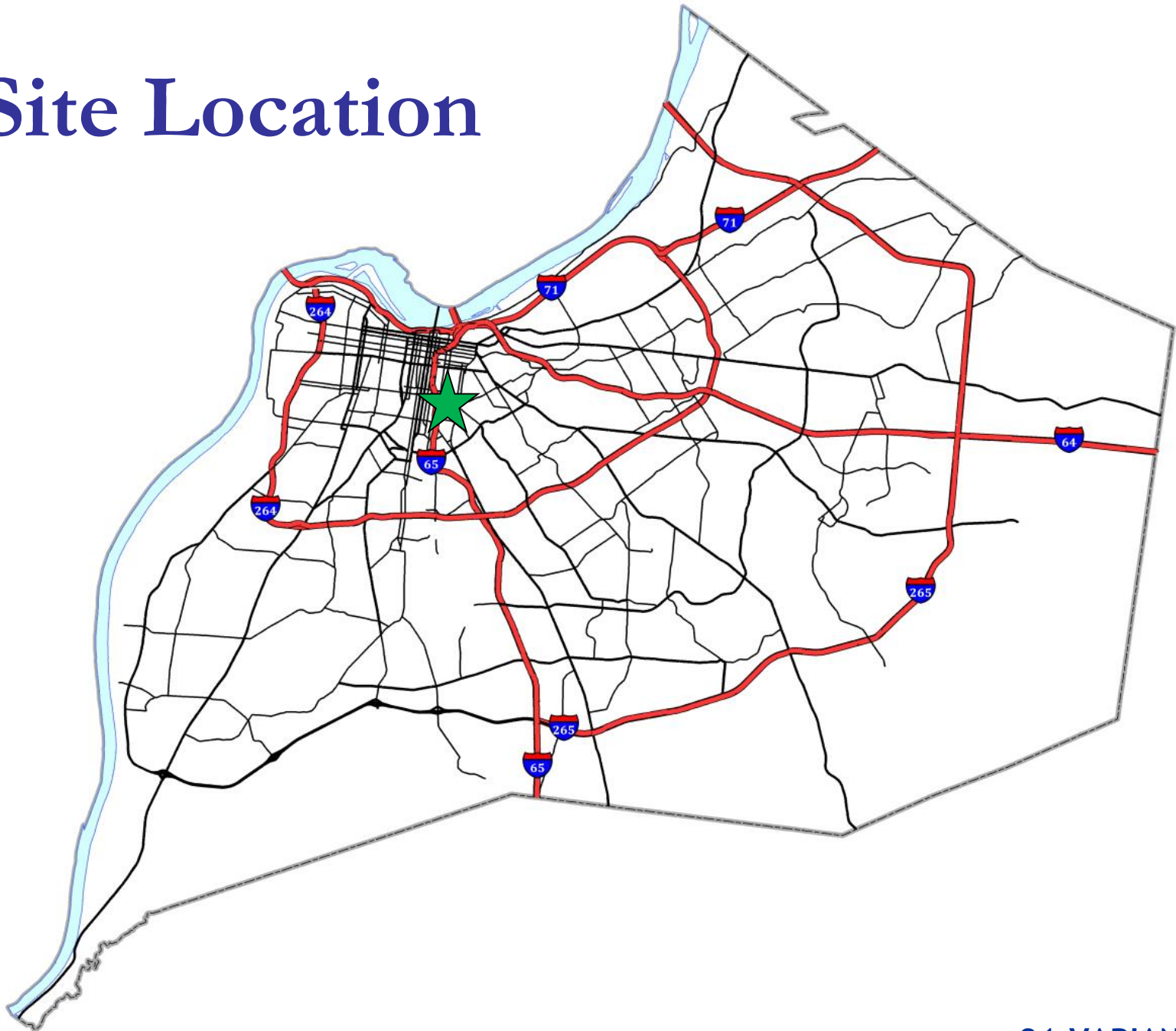
# Case Summary / Background

- The applicant is proposing to construct a single-family residence on the property that will encroach in the required side yard setback on the east side of the property.
- The applicant has provided staff with a letter from the affected property owner allowing access for construction and maintenance of the proposed addition.

# Case Summary / Background

- The subject property is 25 feet in width. Land Development Code section 5.1.10.F allows for a lot less than 50 feet in width to have a side yard setback requirement of 10% of the width of the lot. The required side yard setbacks are therefore 2.5 feet.

# Site Location

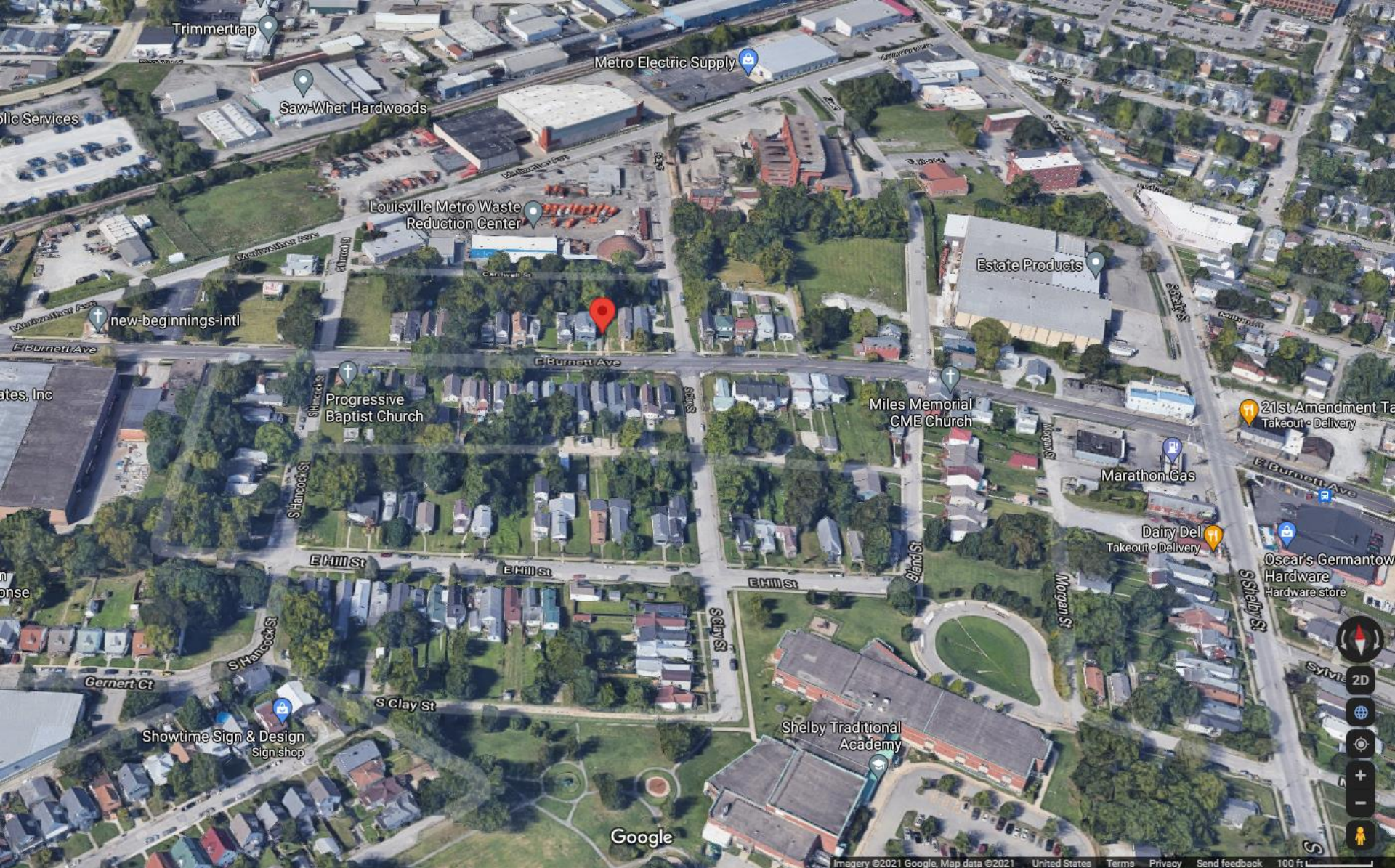






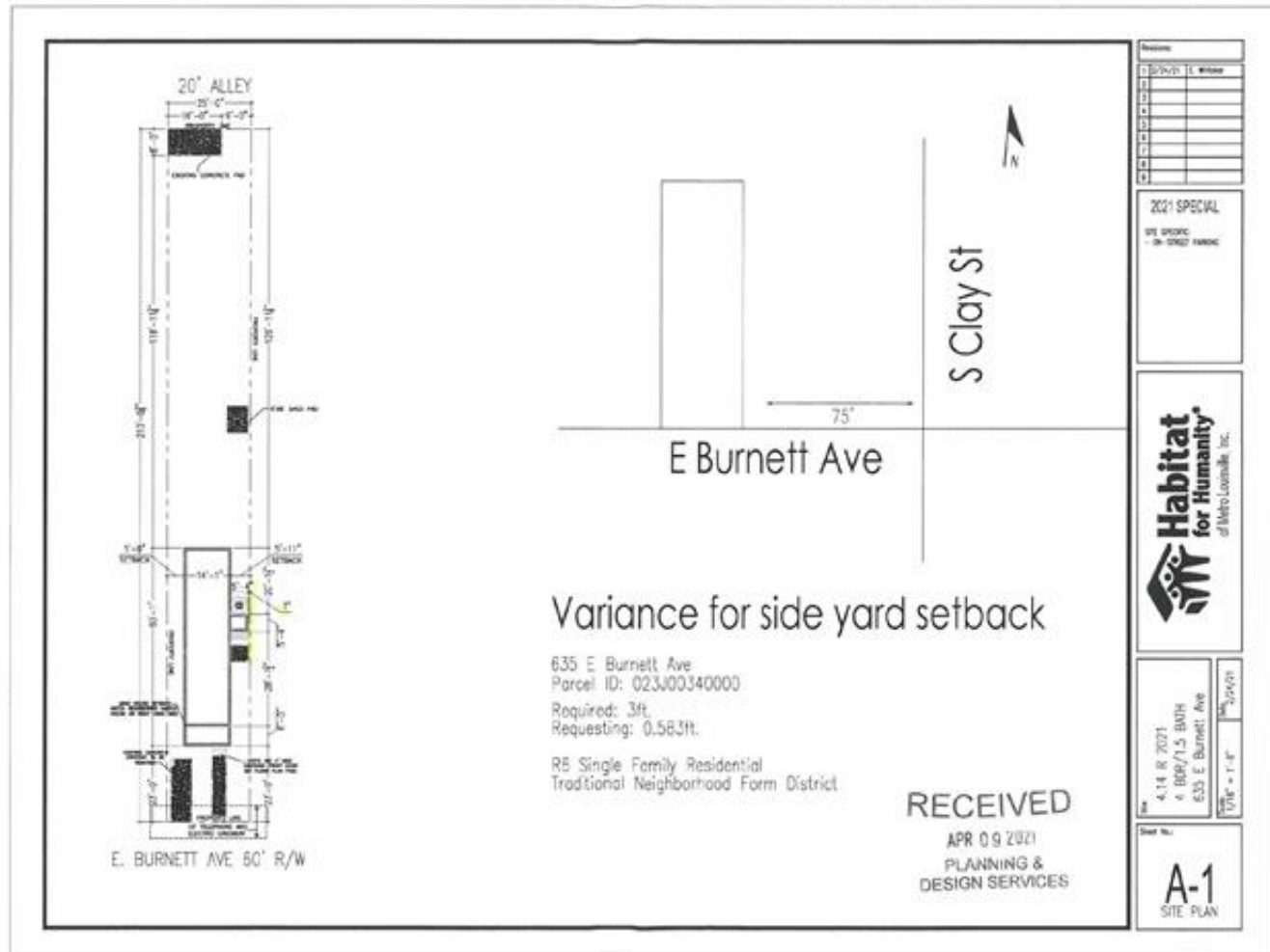








# Site Plan



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# Site Photos-Subject Property



Front of subject property.

# Site Photos-Subject Property





# Site Photos-Subject Property



Variance area.



# Site Photos-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 section 5.1.10.F to allow a principal structure to encroach into the required side yard setback. Approve/Deny

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