

21-VARIANCE-0038

Mulberry Street Variance



Louisville Metro Board of Zoning Adjustment
Public Hearing

Zach Schwager, Planner I
June 21, 2021

Request

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

Location	Requirement	Request	Variance
Side Yard	2 ft.	0.2 ft.	1.8 ft.

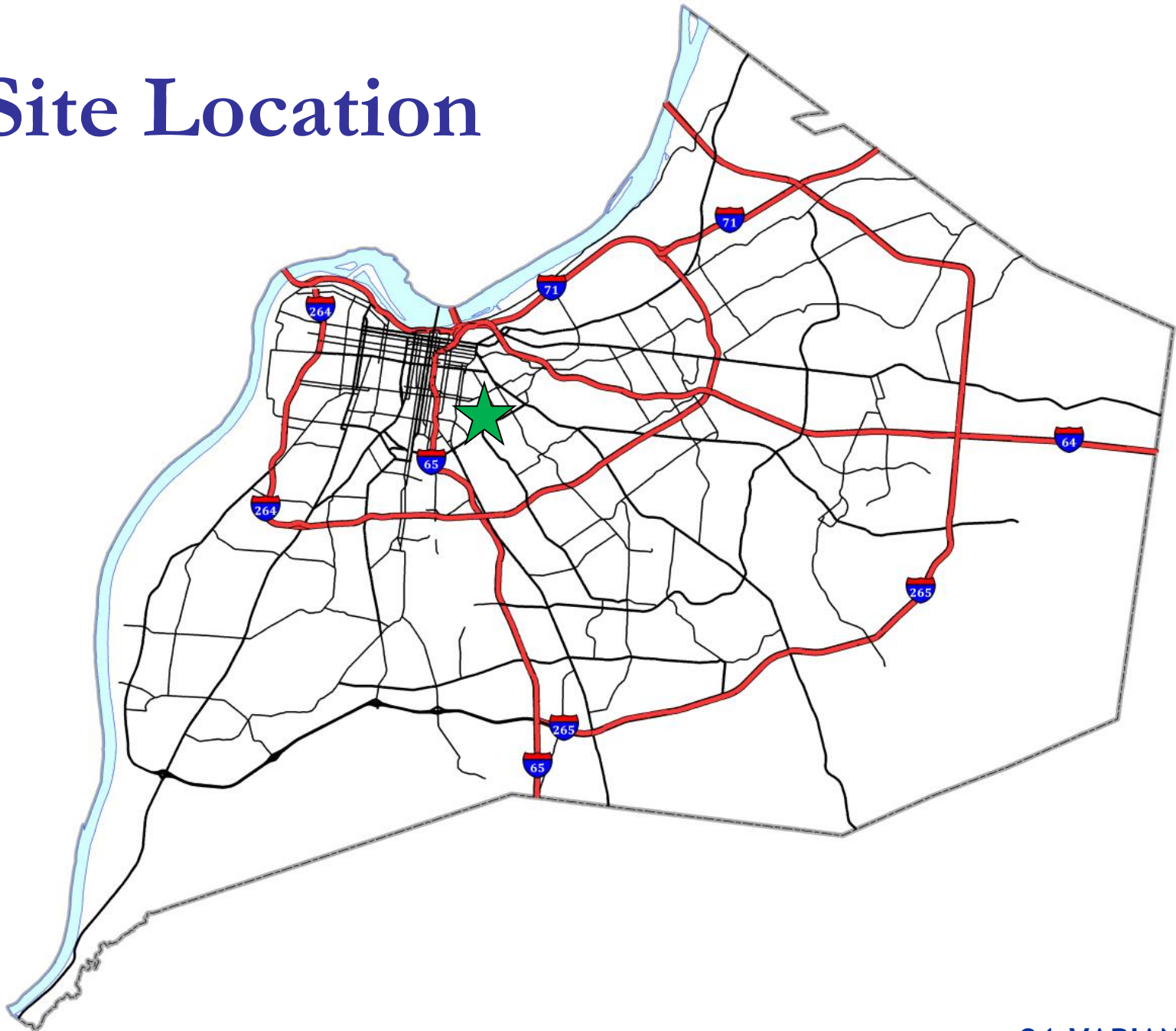
Case Summary / Background

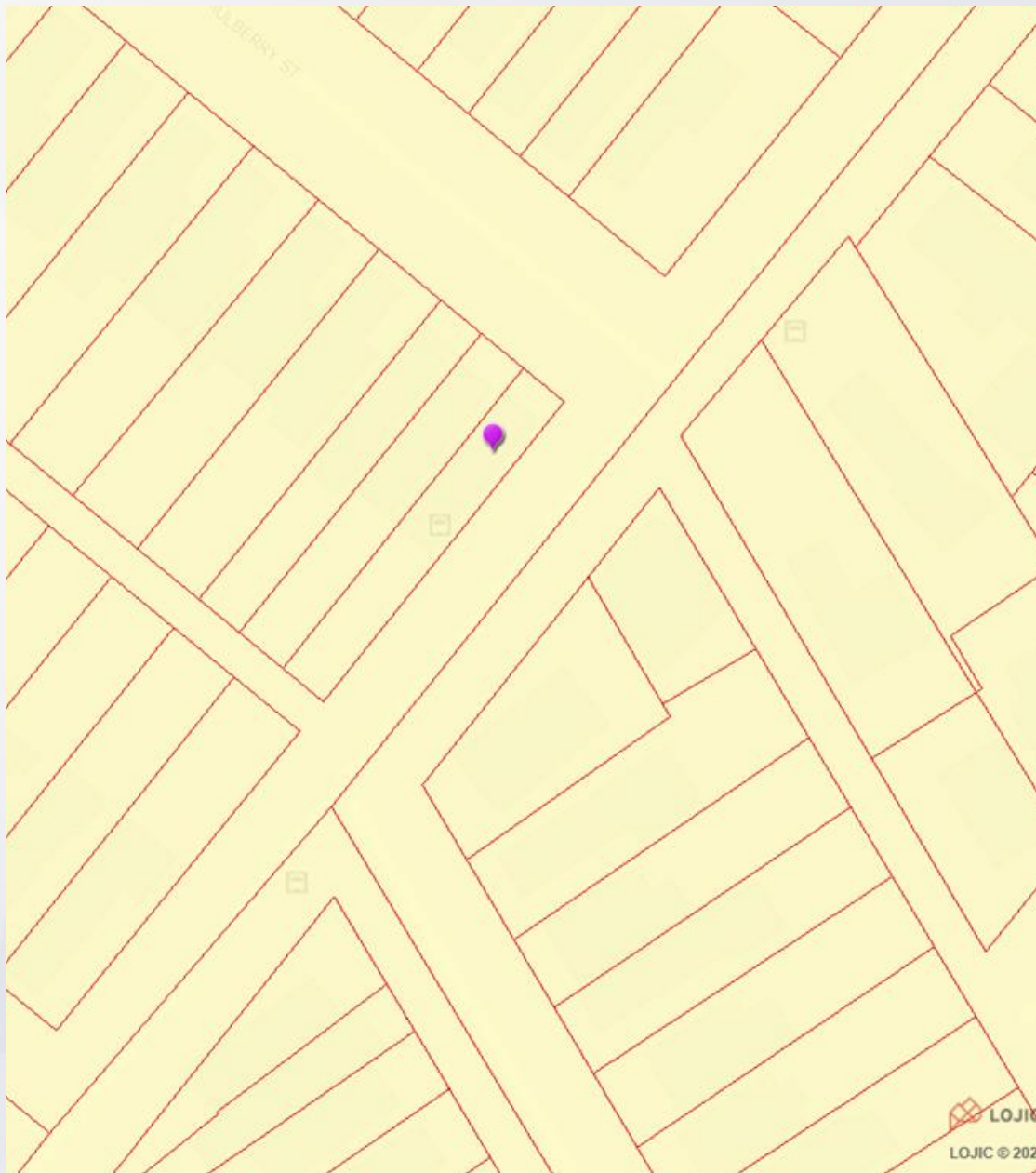
- The subject property is zoned R-5 Residential Single Family in the Traditional Neighborhood Form District.
- It is on the west side of Mulberry Street at the intersection of Mulberry Street and Texas Avenue.
- The applicant is proposing to add a second story that will encroach into the required side yard setback.

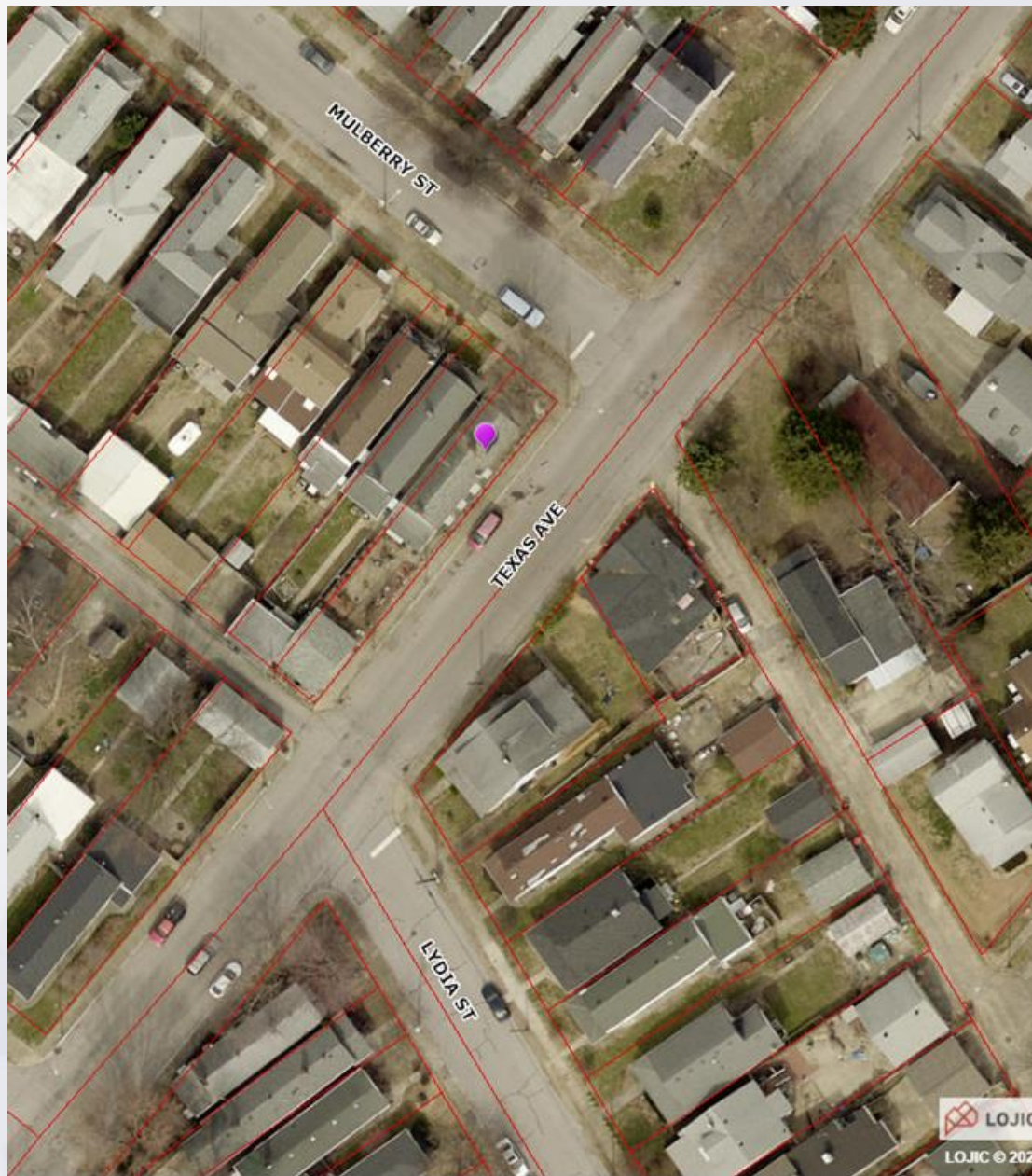
Case Summary / Background

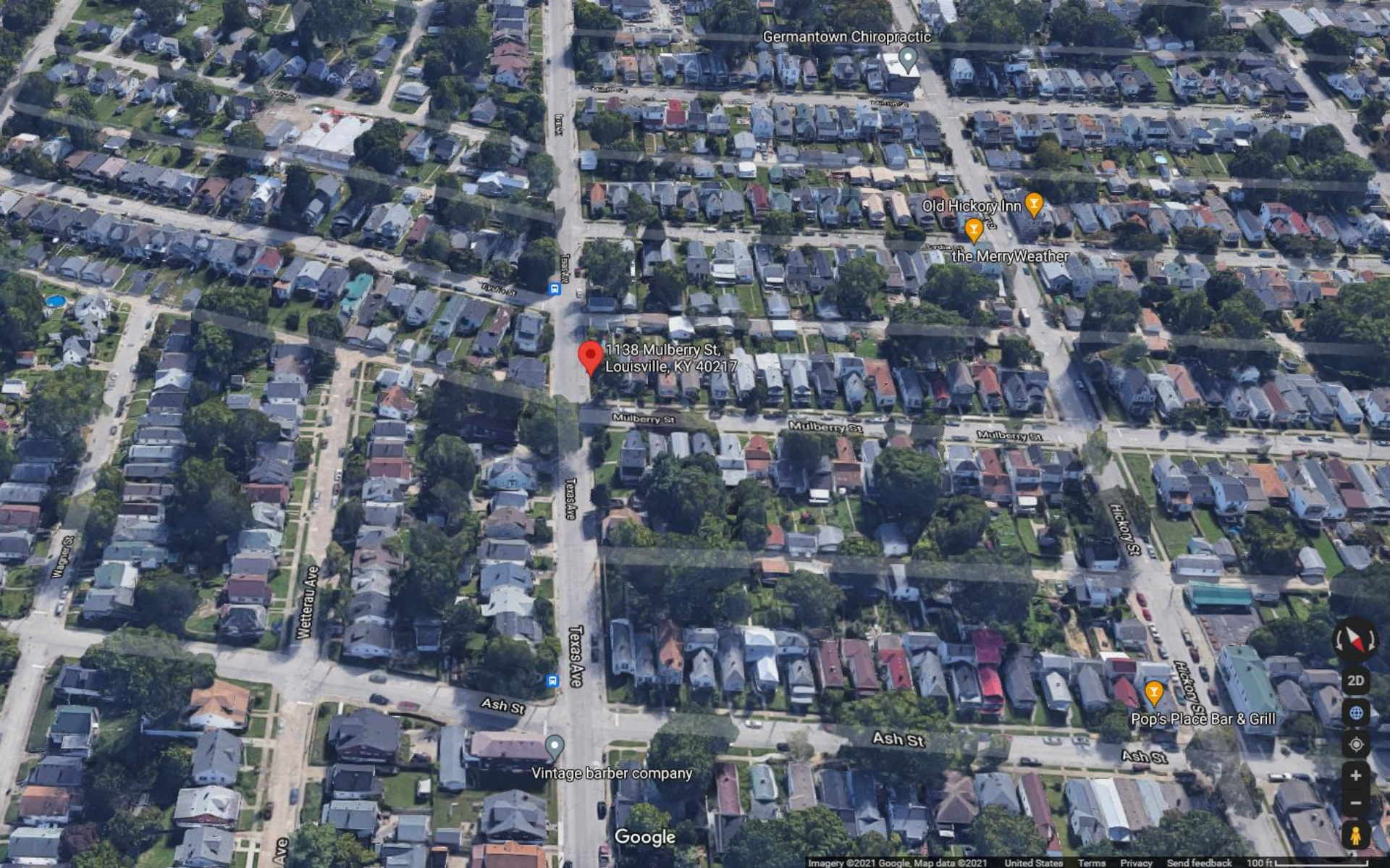
- The subject property is 20 feet in width. Land Development Code section 5.1.10.F allows for a lot less than 50 feet in width to have a side yard setback requirement of 10% of the width of the lot. The required side yard setback is therefore 2 feet.

Site Location

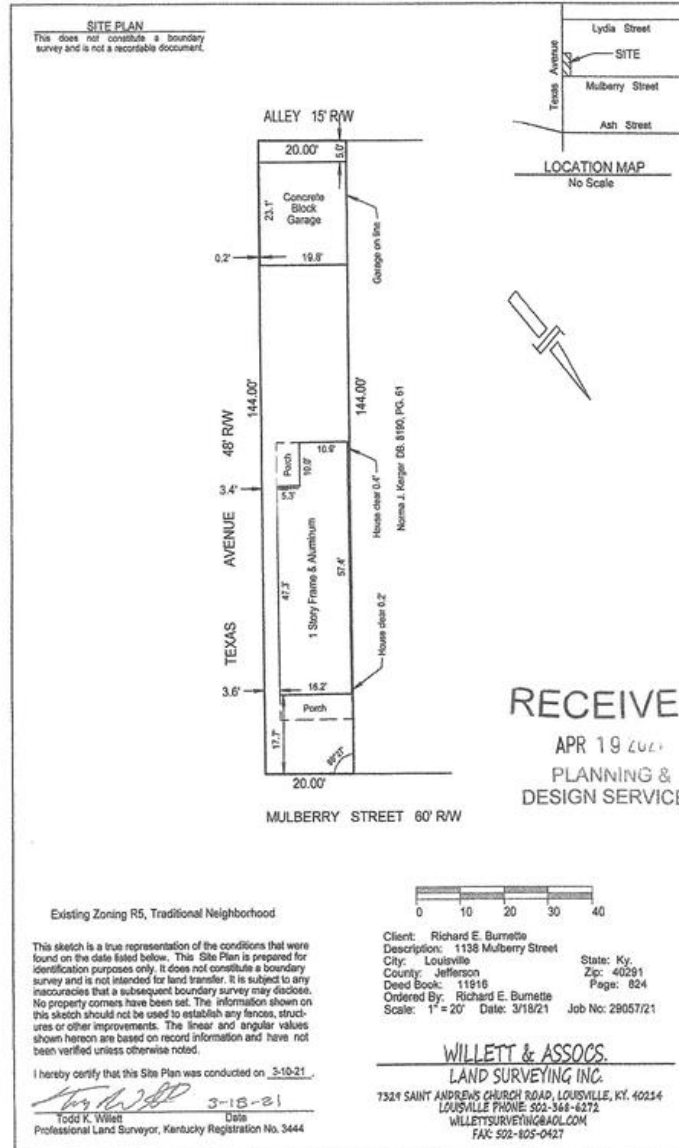








Site Plan



Site Photos-Subject Property

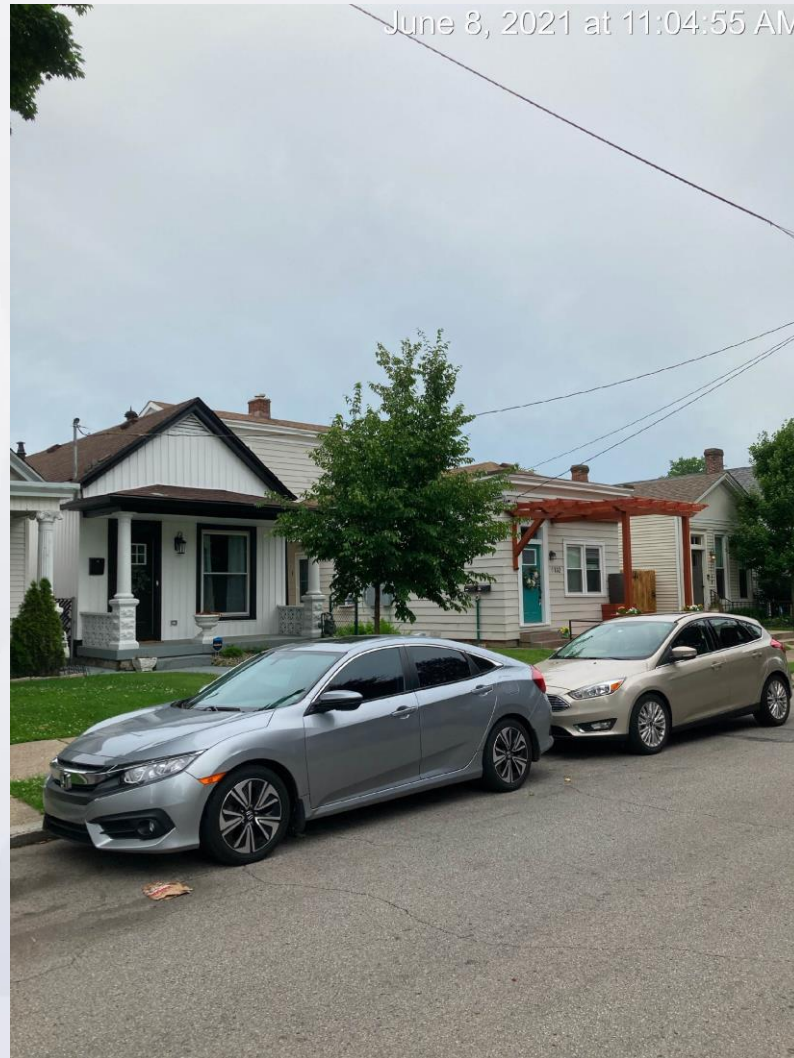


Front of subject property.

Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Variance area.

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 5.1.10.F to allow an addition to a principal structure to encroach into the required side yard setback.
Approve/Deny

Location	Requirement	Request	Variance
Side Yard	2 ft.	0.2 ft.	1.8 ft.