

21-VARIANCE-0048

Trevilian Way Variance



Louisville Metro Board of Zoning Adjustment
Public Hearing

Zach Schwager, Planner I
June 21, 2021

Request

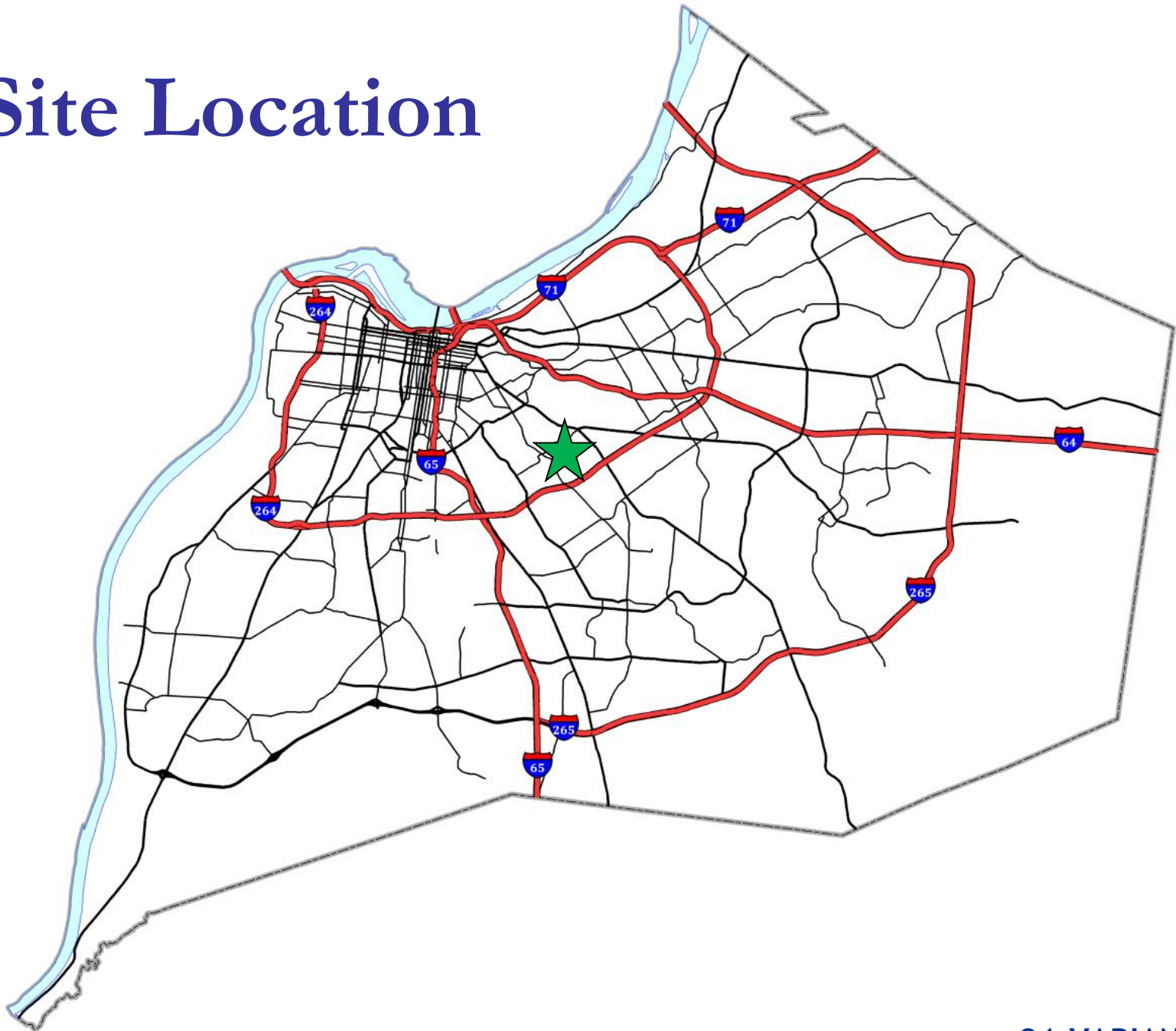
- **Variance:** from Land Development Code table 5.3.1 to allow an addition to a principal structure to encroach into the required side yard setback.

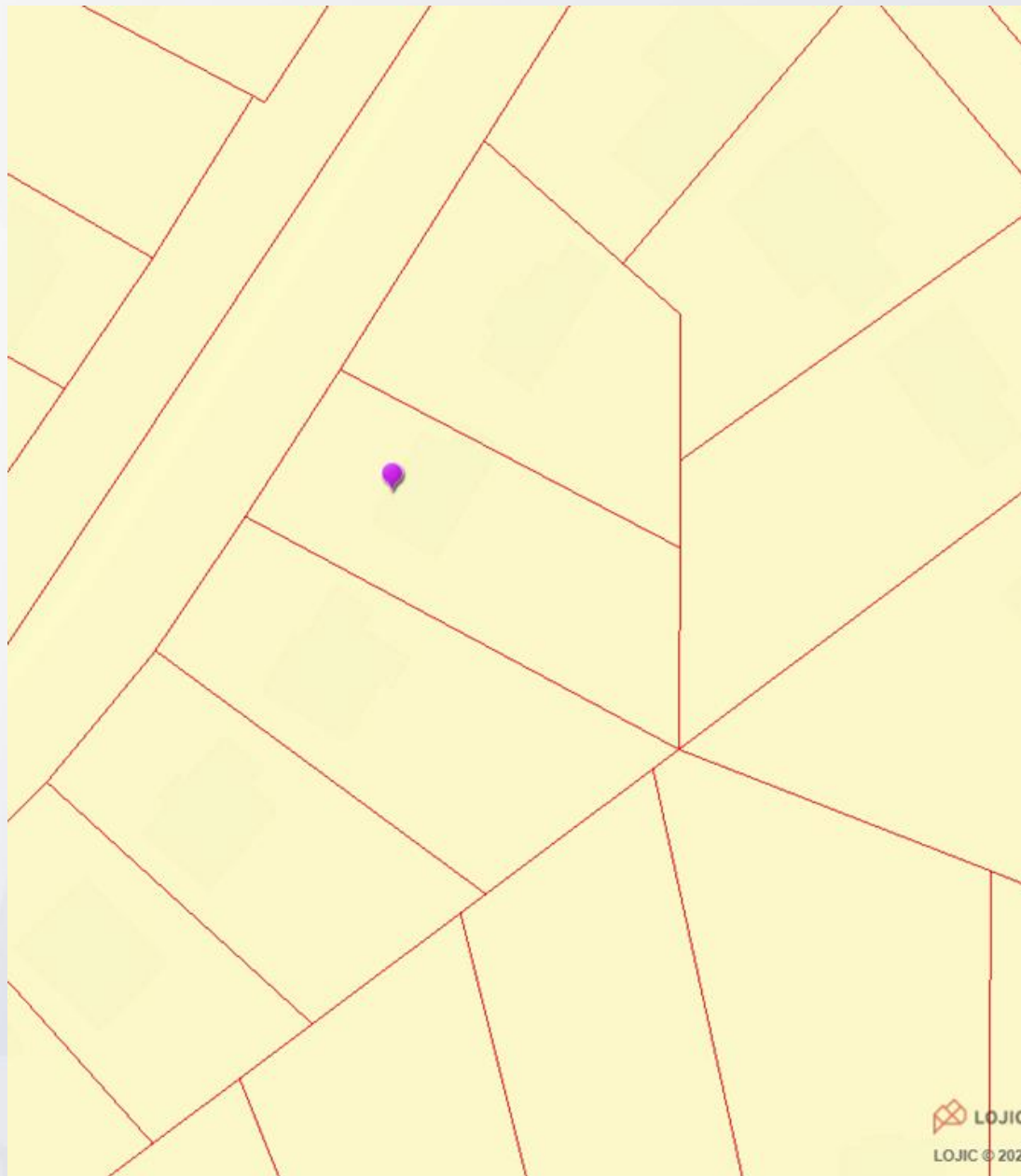
Location	Requirement	Request	Variance
Side Yard	5 ft.	1 ft.	4 ft.

Case Summary / Background

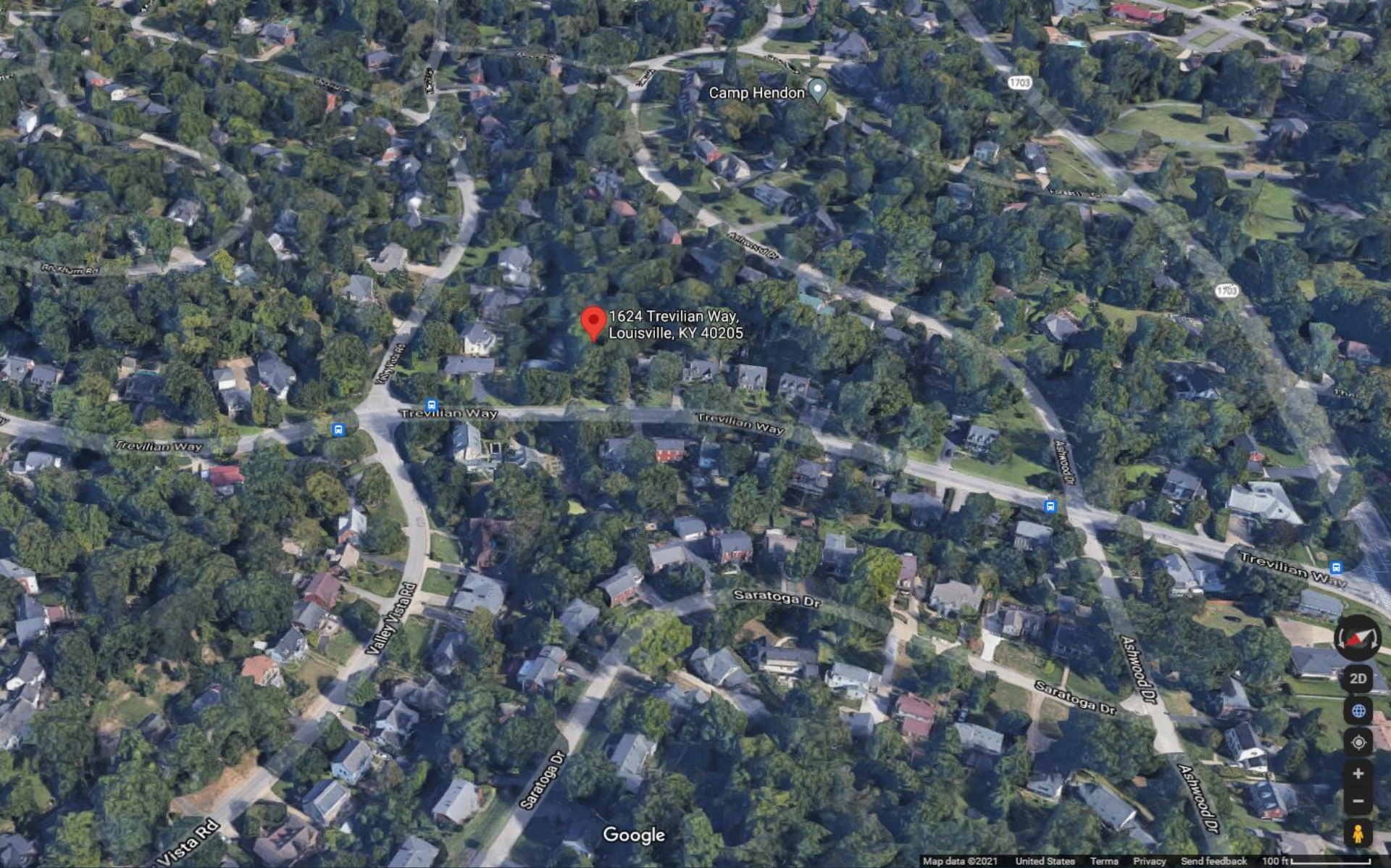
- The subject property is zoned R-5 Residential Single Family in the Neighborhood Form District.
- It is on the east side of Trevilian Way in between Valley Vista Road and Ashwood Drive.
- The applicant is proposing to add a second story addition above the existing covered porch that will encroach into the required side yard setback.

Site Location

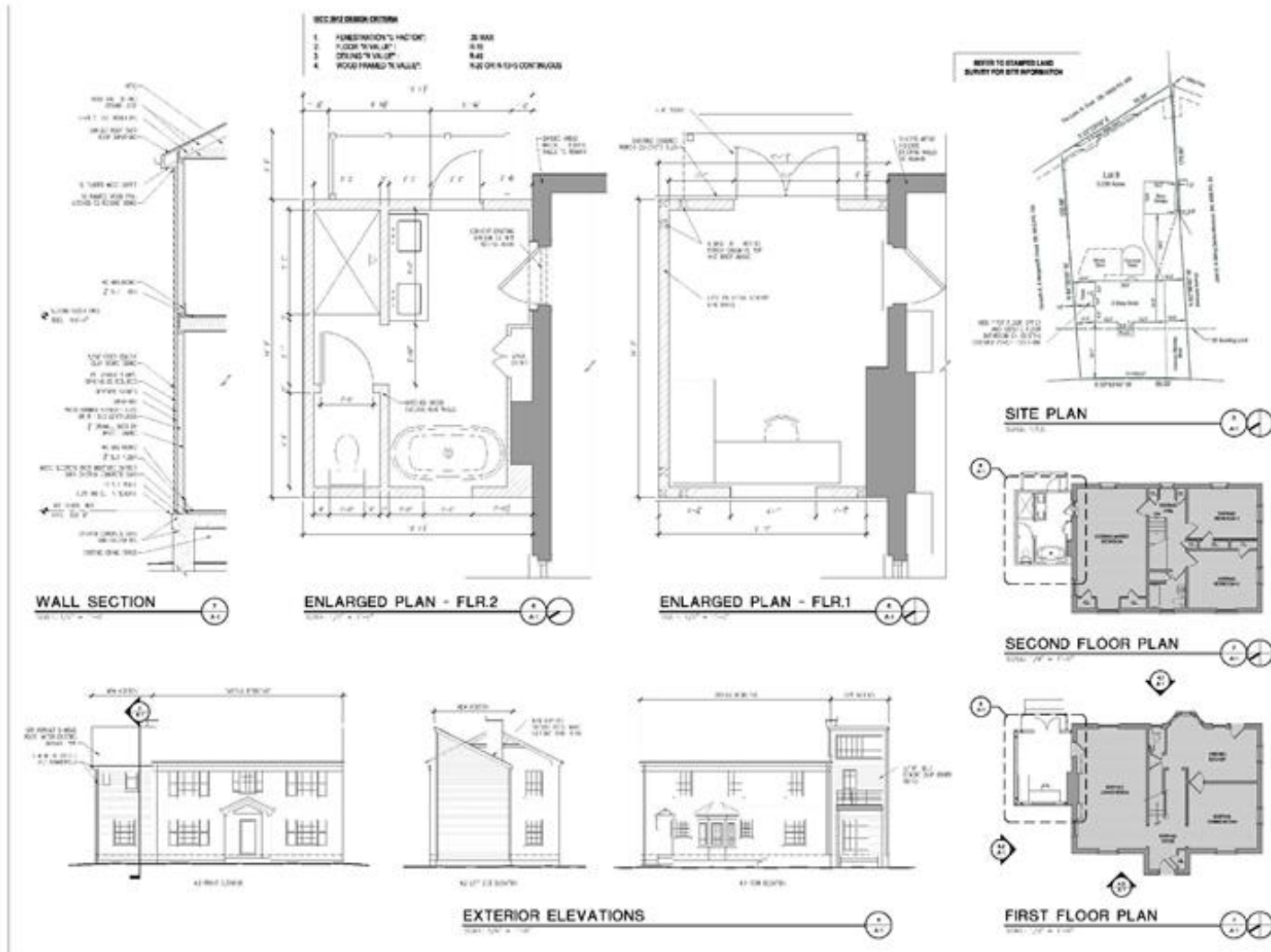








Site Plan



Site Photos-Subject Property



Front of subject property.

Site Photos-Subject Property



Property to the left.

Site Photos-Subject Property



Property to the right.

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

Location	Requirement	Request	Variance
Side Yard	5 ft.	1 ft.	4 ft.