

# **21-VARIANCE-0067**

## **Bishop Lane Variance**



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

**Jon E. Crumbie, Planning & Design Coordinator**  
**July 12, 2021**

# Request

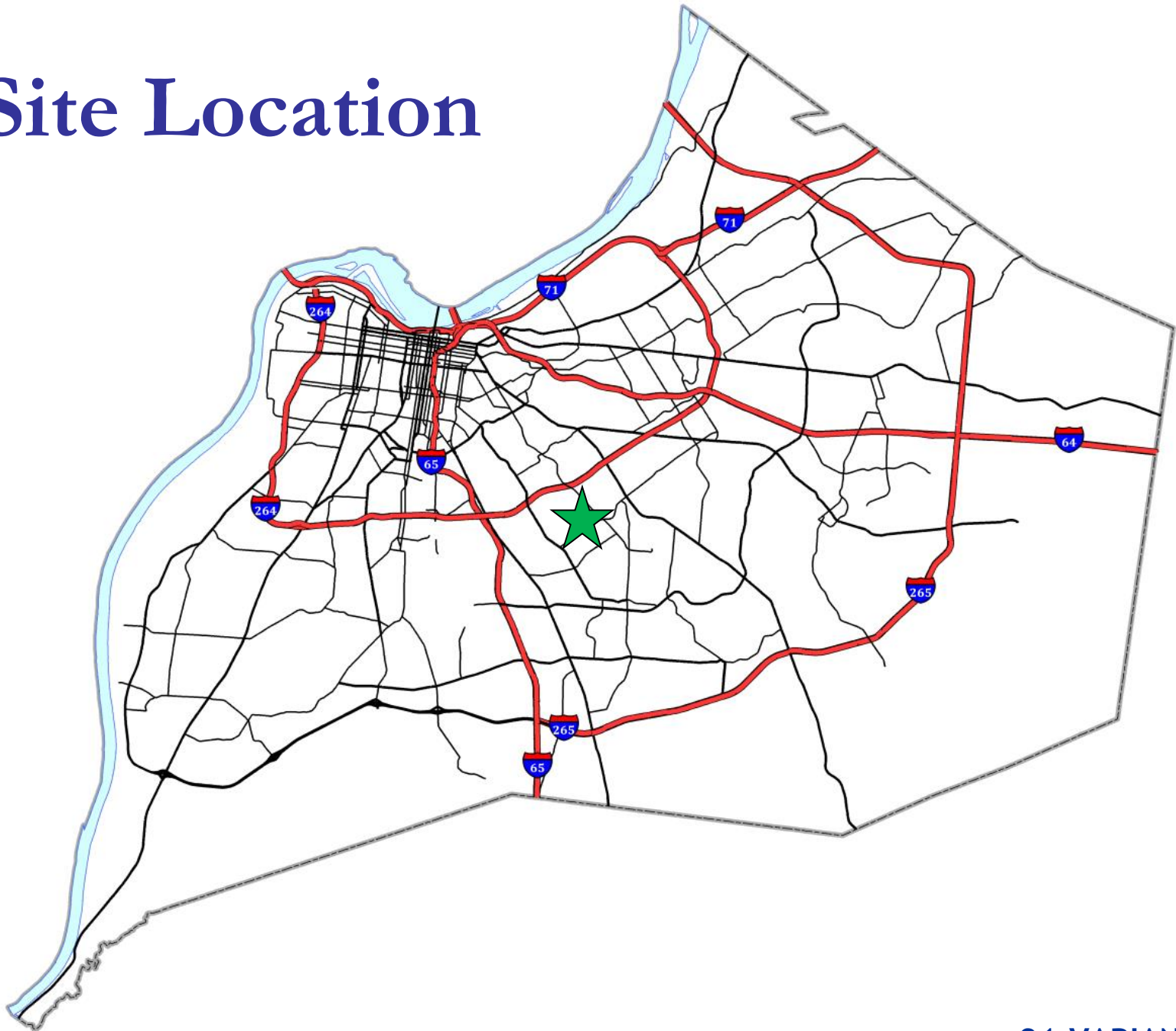
- Variances from Land Development Code Section 5.3.4.d.3.a to allow existing structures to encroach into the required Hathor Lane street side yard setback.

Location	Requirement	Request	Variance
Tract 5	25 ft.	10 ft.	15 ft.
Tract 6	25 ft.	10 ft.	15 ft.

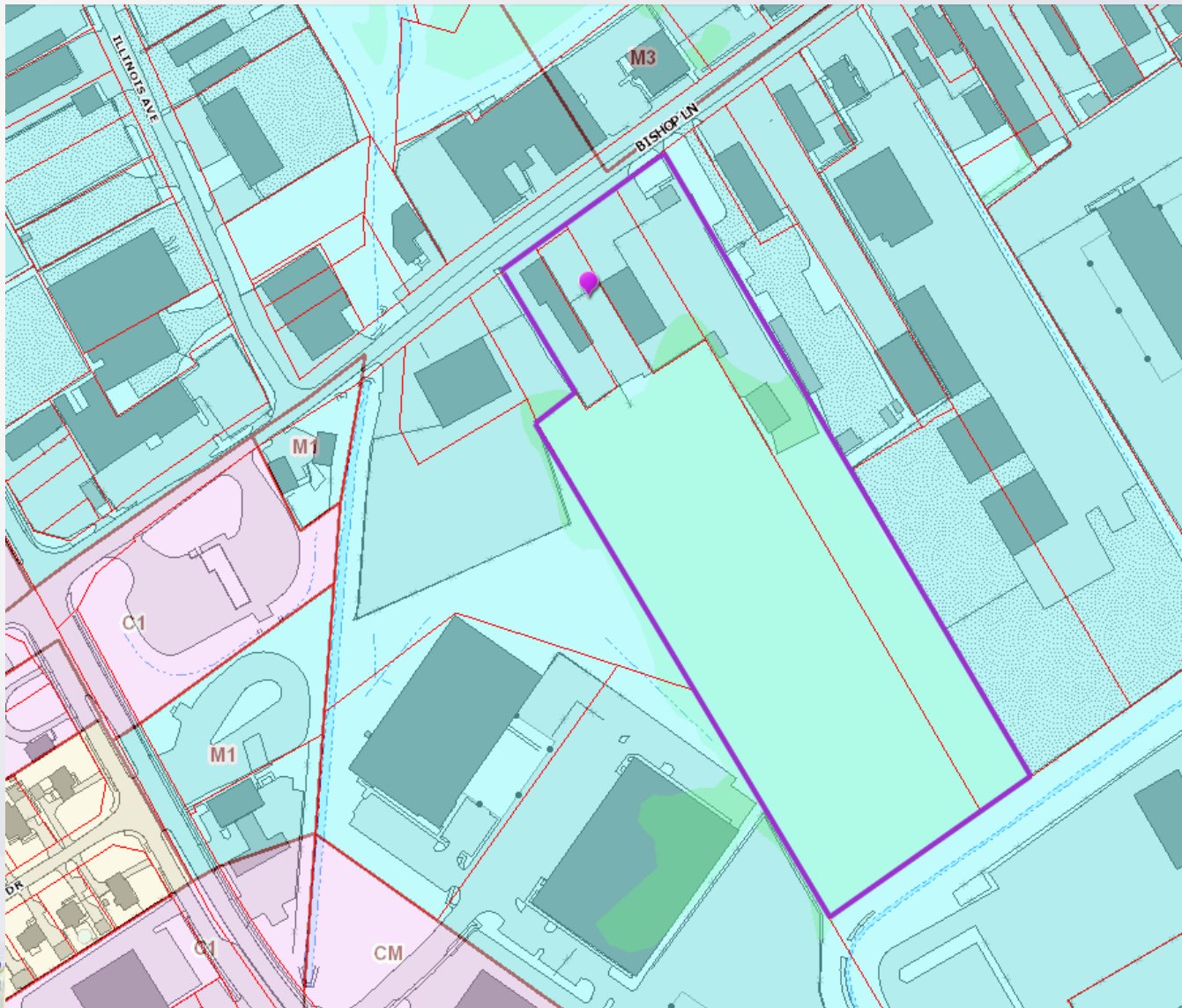
# Case Summary / Background

- The subject site is zoned M-2 Industrial in the Suburban Workplace Form District. The applicant has submitted a minor subdivision plat to shift property lines.
- In order to complete the minor subdivision plat process variances are needed to allow the existing structures to encroach into the proposed Hathor Lane street side yard.
- An access easement must be created so the lots at the rear will not be land locked.

# Site Location



# Zoning/Form Districts





# Aerial Photo

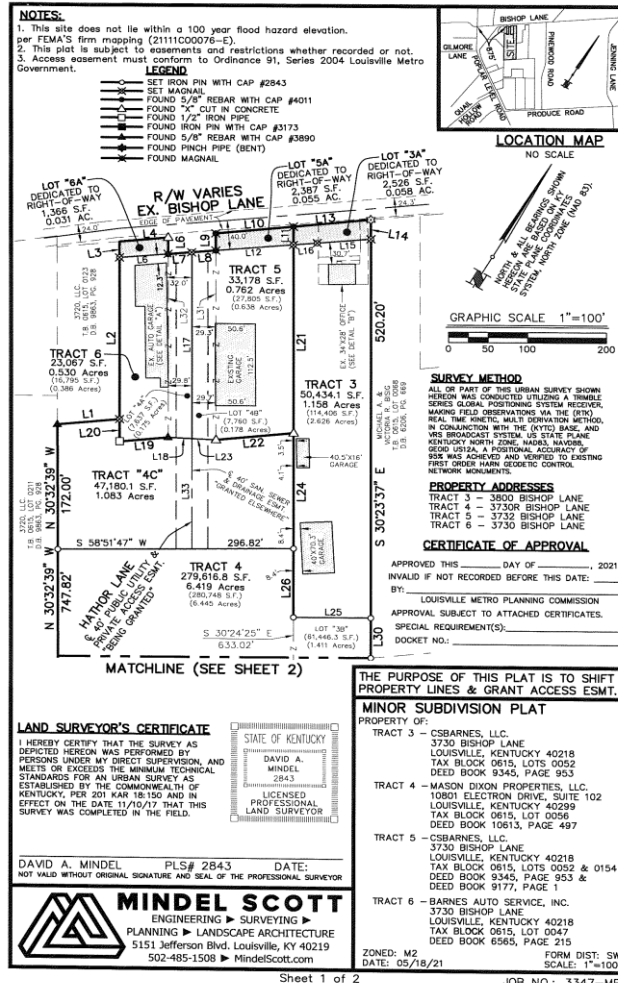








# Site Plan





# Site Photos-Subject Property



# Site Photos-Subject Property





# Site Photos-Subject Property





# Conclusion

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

# Required Action

- Variances from Land Development Code Section 5.3.4.d.3.a to allow existing structures to encroach into the required Hathor Lane street side yard setback.
- Approve/Deny

Location	Requirement	Request	Variance
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