

# **21-VARIANCE-0075**

## **S. 20<sup>th</sup> Street Variance**



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

**Zach Schwager, Planner I**  
**July 26, 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
Southern Side Yard	3 ft.	2.38 ft.	0.62 ft.

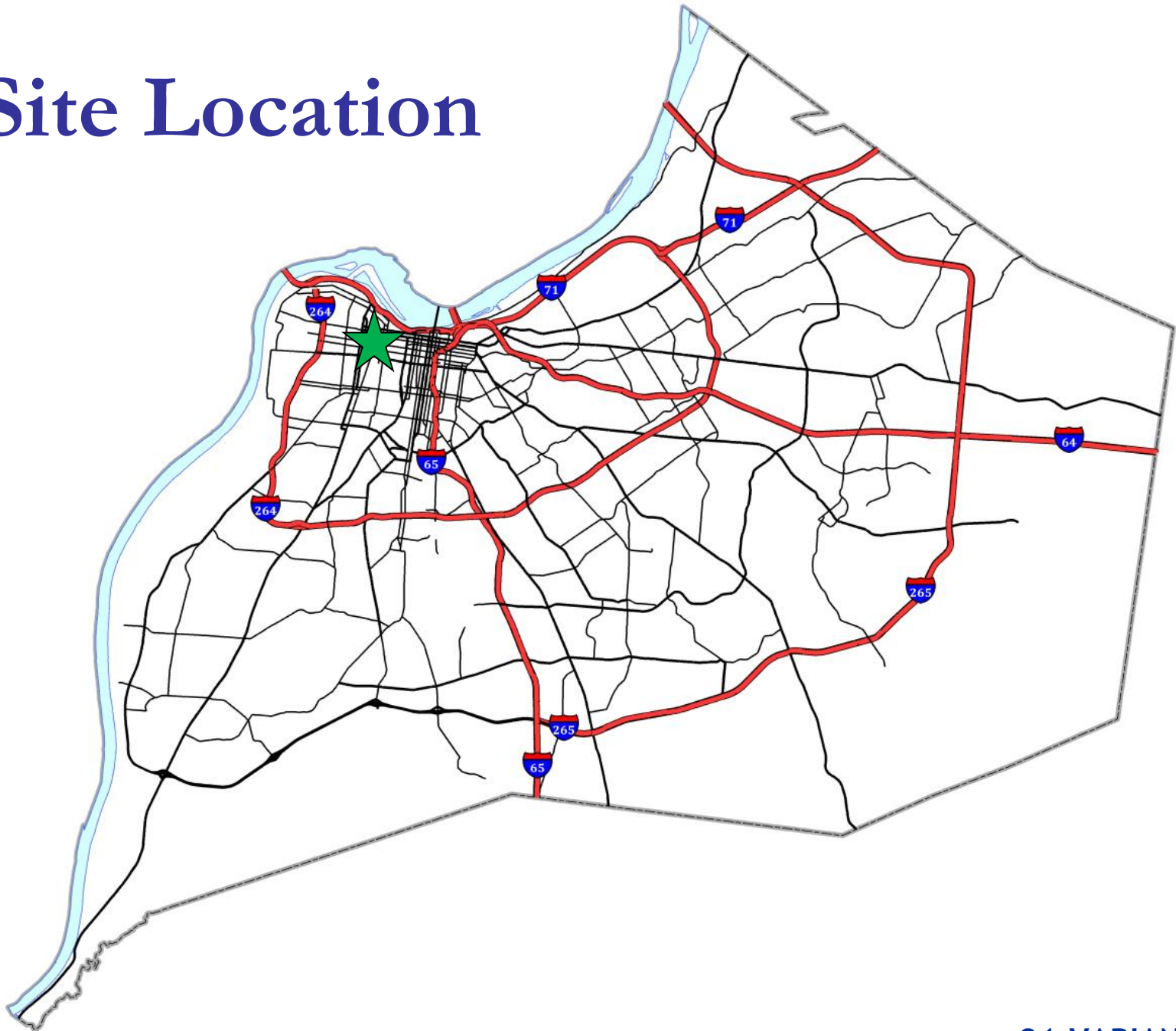
# Case Summary / Background

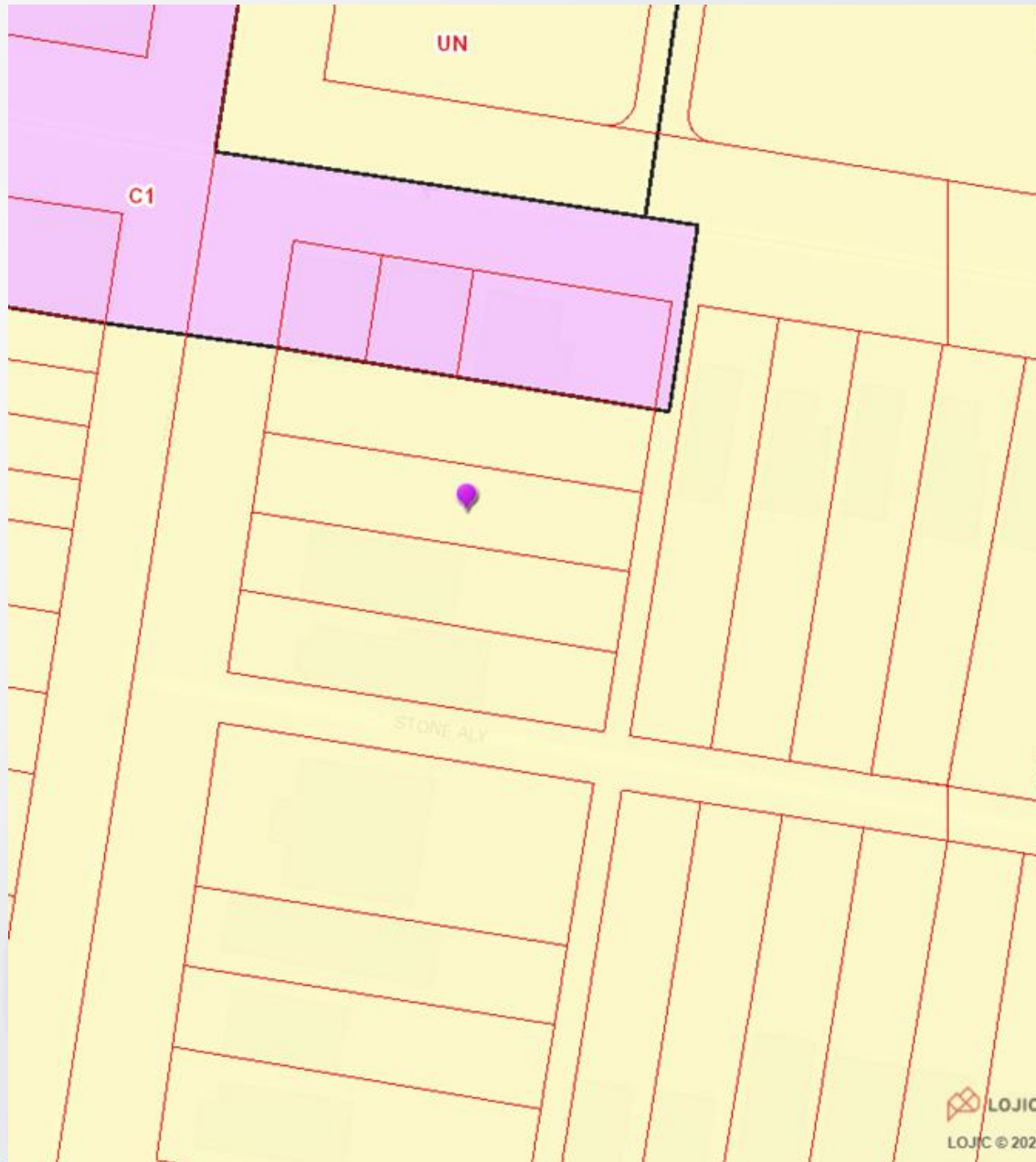
- The subject property is zoned R-6 Residential Multi-Family in the Traditional Neighborhood Form District.
- It is on the eastern side of S 20th Street in between W. Muhammad Ali Boulevard and W. Madison Street in the Russell neighborhood.

# Case Summary / Background

- The site is currently undeveloped but there is a foundation where the applicant is proposing to construct a two-story single-family residence.
- The proposed structure will encroach into the required side yard setback.

# Site Location









# Site Plan

## AGENCY / UTILITY COMPANY CONTACTS

**SEWER & DRAINAGE**  
LOUISVILLE & JEFFERSON COUNTY  
METROPOLITAN SEWER DISTRICT  
700 WEST LIBERTY STREET  
LOUISVILLE, KENTUCKY 40201  
PHONE: 502.546.6000

**GAS & ELECTRIC**  
LOUISVILLE GAS & ELECTRIC  
METROPOLITAN SEWER DISTRICT  
230 WEST MAIN STREET  
LOUISVILLE, KENTUCKY 40202  
PHONE: 502.583.1941

**TELEPHONE**  
AT&T TELECOMMUNICATIONS  
3719 BARDSTOWN ROAD  
LOUISVILLE, KENTUCKY 40218  
PHONE: 502.454.8645

**WATER**  
LOUISVILLE WATER COMPANY  
700 SOUTH THIRD STREET  
LOUISVILLE, KENTUCKY 40202  
PHONE: 502.589.5800

**TRAVEL**  
METRO PUBLIC WORKS  
404 SOUTH 5TH STREET  
LOUISVILLE, KENTUCKY 40202  
PHONE: 502.576.5810

**FIRE**  
LOUISVILLE FIRE DEPARTMENT  
2700 GREYFOLD AVE  
LOUISVILLE, KENTUCKY 40212  
PHONE: 502.578.8708

**KENTUCKY TRANSPORTATION CABINET**  
DISTRICT 5  
8019 WESTPORT ROAD  
LOUISVILLE, KENTUCKY 40244  
PHONE: 502.575.5400

**HEALTH DEPARTMENT**  
LOUISVILLE & JEFFERSON COUNTY  
400 EAST GRAY STREET  
LOUISVILLE, KENTUCKY 40201  
PHONE: 502.574.6526



"CALL BEFORE YOU DIG"  
1-800-752-8077

NOTE: THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. NO UTILITIES MARKING PERFORMED BY THIRD PARTIES BEFORE YOU DIG SERVICES AND/OR LOCATION SERVICES.

NOTE: THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION AND SHALL CONTACT THE KENTUCKY UNDERGROUND PROTECTION LINE A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO DIGGING AT TELEPHONE 1-800-752-8077. NO EXCAVATION SHALL COMMENCE UNTIL ALL APPLICABLE UTILITIES HAVE BEEN CLEARED.

NOTE: PRIOR TO ANY EXCAVATION FOR UNDERGROUND UTILITIES, CONTRACTOR SHALL EXPOSE AND VERIFY LOCATIONS HORIZONTALLY & VERTICALLY OF ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER & SANITARY SEWER. ANY CONFLICTS SHALL BE IMMEDIATELY REPORTED IMMEDIATELY TO THE DESIGNER, ENGINEER AND THE APPROPRIATE AUTHORITIES.

## NOTE:

1. CONTRACTOR SHALL REVIEW GENERAL NOTE SHEET PRIOR TO STARTING CONSTRUCTION.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. IF THERE IS AN ERROR OR QUESTION WITH THE DIMENSIONS OR DESIGN CONCEPT, CONTRACTOR SHALL CONTACT HODS, INC. WITHOUT NOTIFICATION THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR HOLDERS INFORMATION OF THE DESIGN AND CONSTRUCTION.
3. CONTRACTOR SHALL REFERENCE STRUCTURAL NOTES PRIOR TO CONSTRUCTION ON SHEET 001.
4. THIS SITE LAYOUT PLAN IS SOLELY A GRAPHICAL REPRESENTATION. THE ACTUAL STAKING & SITE PLAN WILL BE PROVIDED BY OTHERS.

**ZONING DISTRICT: "R-4"**  
MIN. LOT AREA: 4,500.0 SQ FT  
MIN. LOT WIDTH: 35 FEET  
MIN. FRONT SETBACK: 15 FEET  
MIN. SIDE YARD SETBACK: 3 FEET  
MIN. FRONT SETBACK: 15 FEET  
MIN. SIDE YARD SETBACK: 3 FEET  
MIN. REAR YARD SETBACK: 5 FEET  
MAX. BUILDING HEIGHT: 45 FEET





# Site Photos-Subject Property



# 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 is adequately justified and meets the standard of review.

# 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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