

21-VARIANCE-0028

Zane Street Variance



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

Zach Schwager, Planner I

August 2, 2021

Request

- **Variance:** from Land Development Code section 5.1.12.A.2.e to allow a principal structure to encroach into the required street side yard setback.

Location	Requirement	Request	Variance
Street Side Yard	3 ft.	1.5 ft.	1.5 ft.

Case Summary / Background

- The subject property is in the Traditional Neighborhood Zoning District (TNZD) and the Traditional Neighborhood Form District.
- It is on the southern side of S. Zane Street in between S. 7th Street and S. 8th Street and is in the Limerick neighborhood and preservation district.

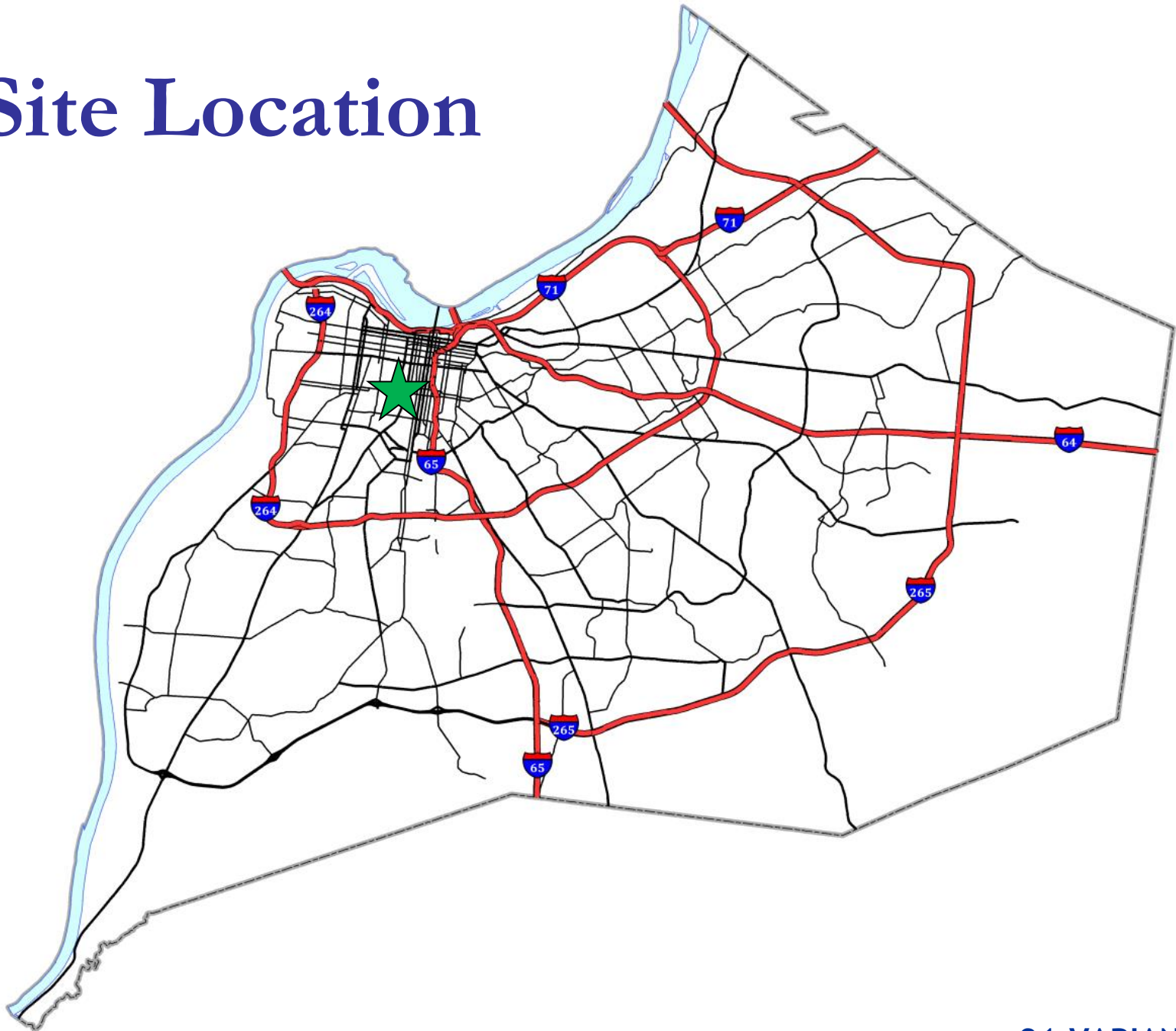
Case Summary / Background

- The site is currently undeveloped, and the applicant is proposing to construct a new single-family residence.
- The proposed structure will encroach into the required street side yard setback.

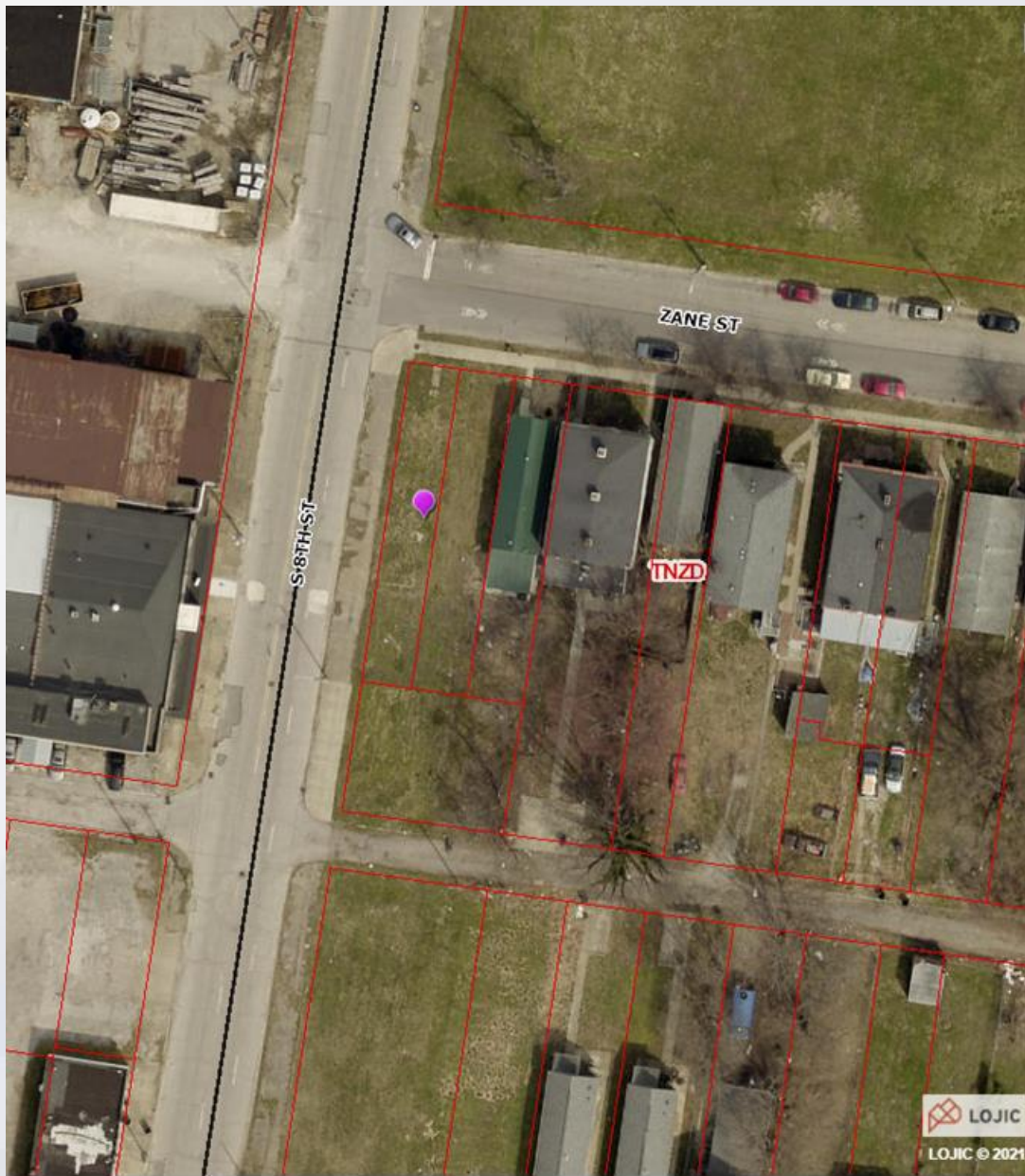
Case Summary / Background

- The Limerick Architectural Review Committee approved the new construction on condition under case number 21-COA-0058 on June 30, 2021. Planning & Design Staff does not have any recommended conditions.

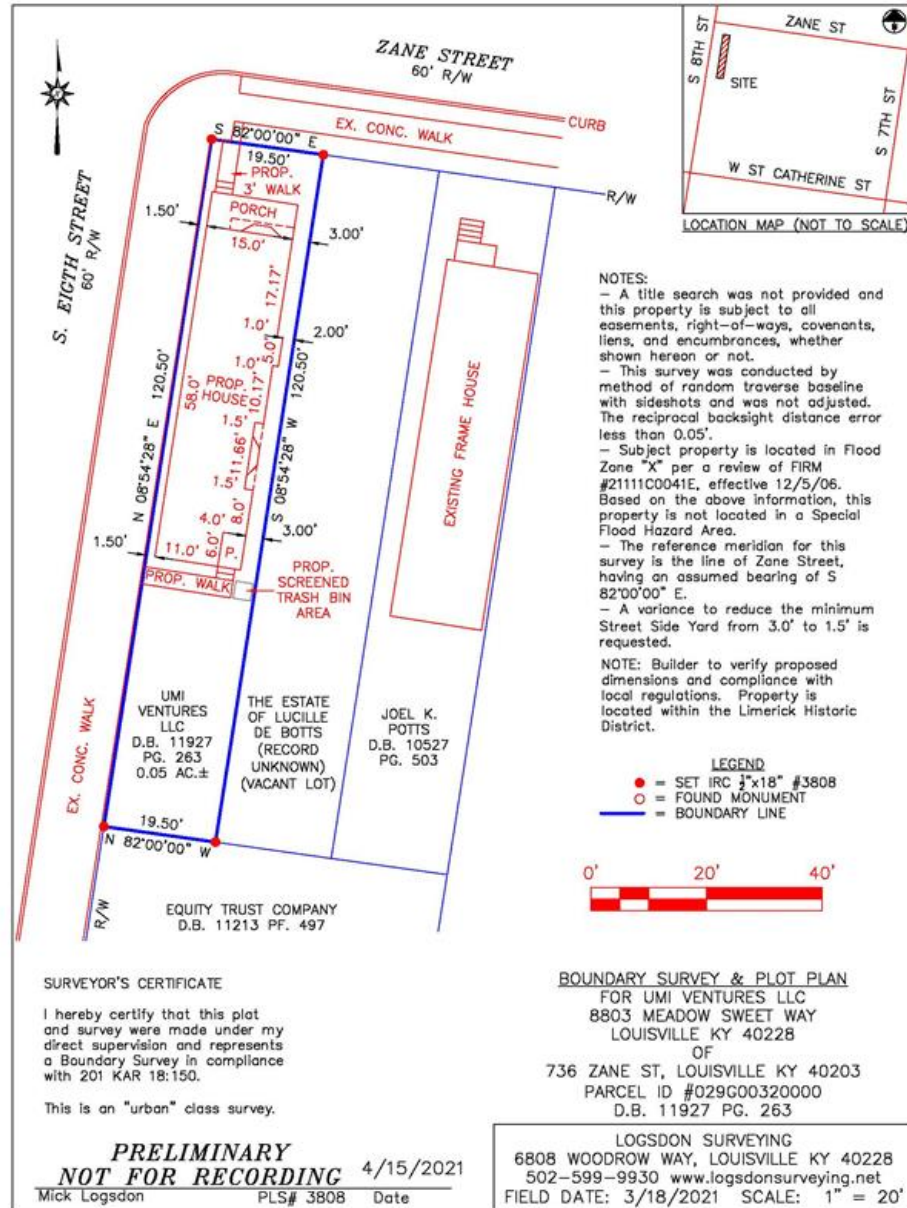
Site Location







Site Plan



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 section 5.1.12.A.2.e to allow a principal structure to encroach into the required street side yard setback.
Approve/Deny

Location	Requirement	Request	Variance
Street Side Yard	3 ft.	1.5 ft.	1.5 ft.