

# **21-VARIANCE-0082**

## **Washburn Avenue Variance**



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

**Zach Schwager, Planner I  
August 2, 2021**

# Request

- **Variance:** from City of Lyndon Development Code table 5.3.1 to allow an accessory structure to encroach into the required street side yard setback.

Location	Requirement	Request	Variance
Street Side Yard	25 ft.	1 ft. 2 in.	23 ft. 10 in.

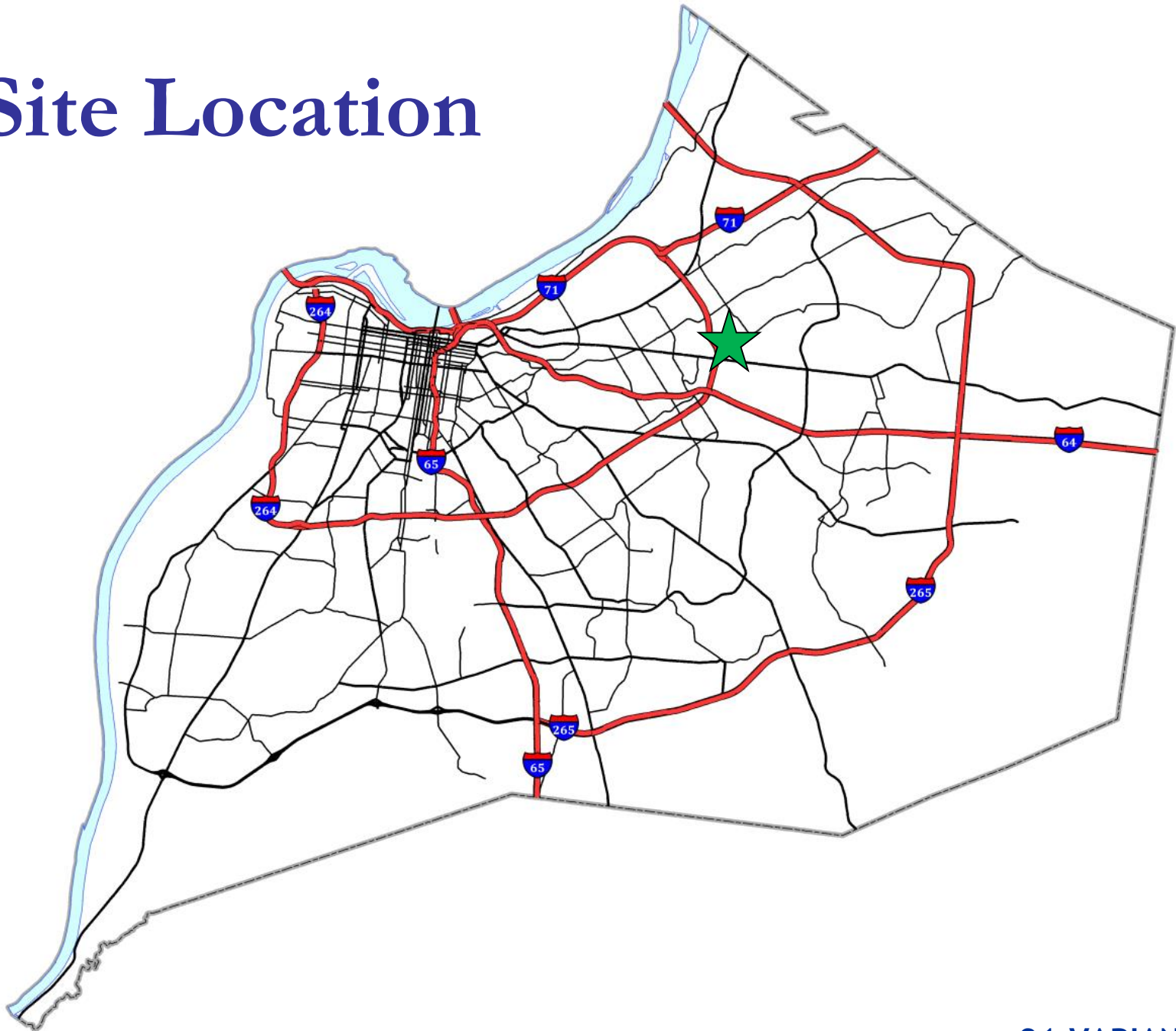
# Case Summary / Background

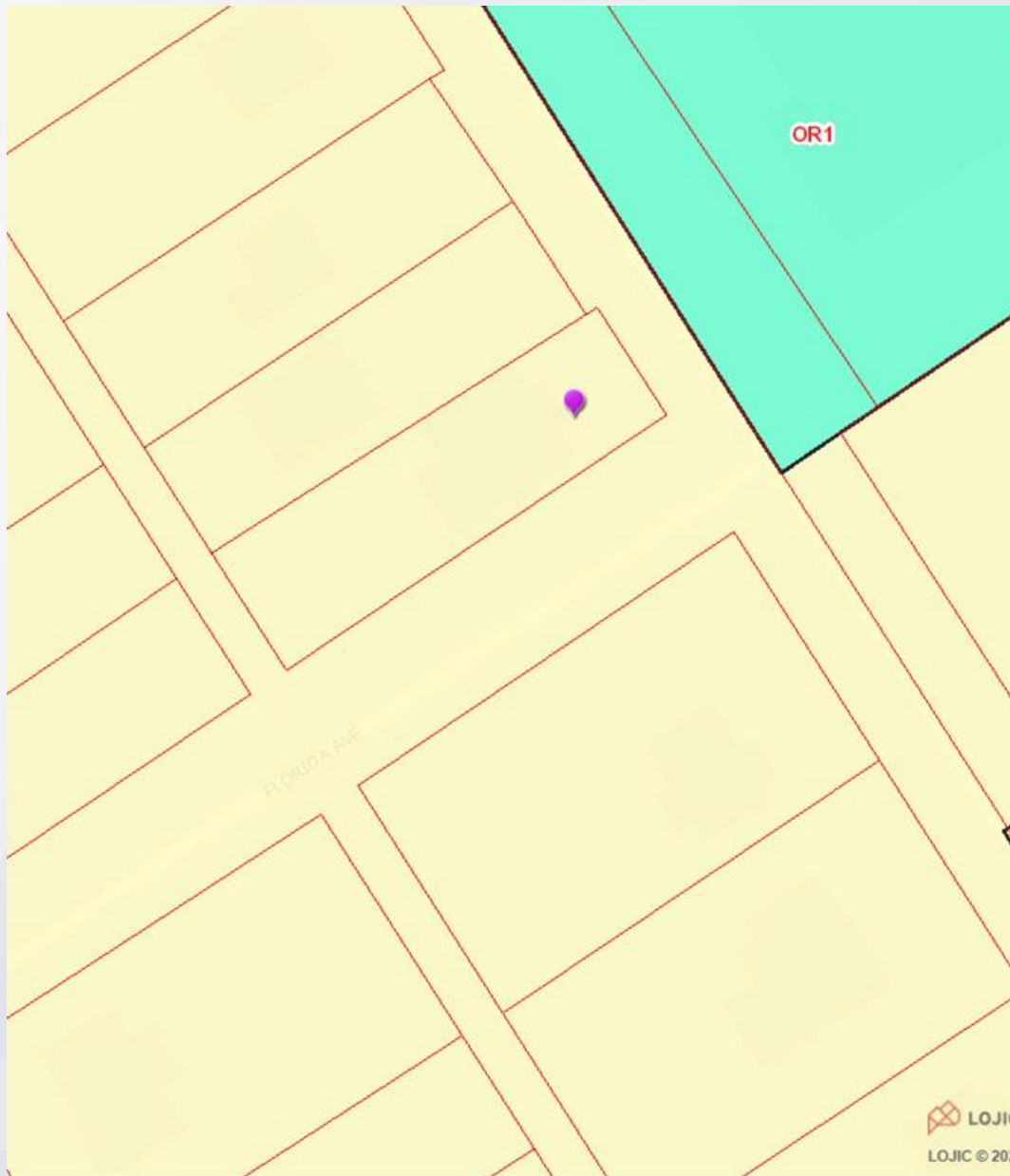
- The subject property is zoned R-5 Residential Single Family and is in the Neighborhood Form District.
- It is on the northwestern corner of Washburn Avenue and Florida Avenue in the Warwick Villa subdivision.

# Case Summary / Background

- The site has a one-story single-family residence and a detached garage that both encroach into the street side yard setback.
- The applicant is proposing to construct a gazebo next to the garage that will encroach into the required street side yard setback.

# Site Location

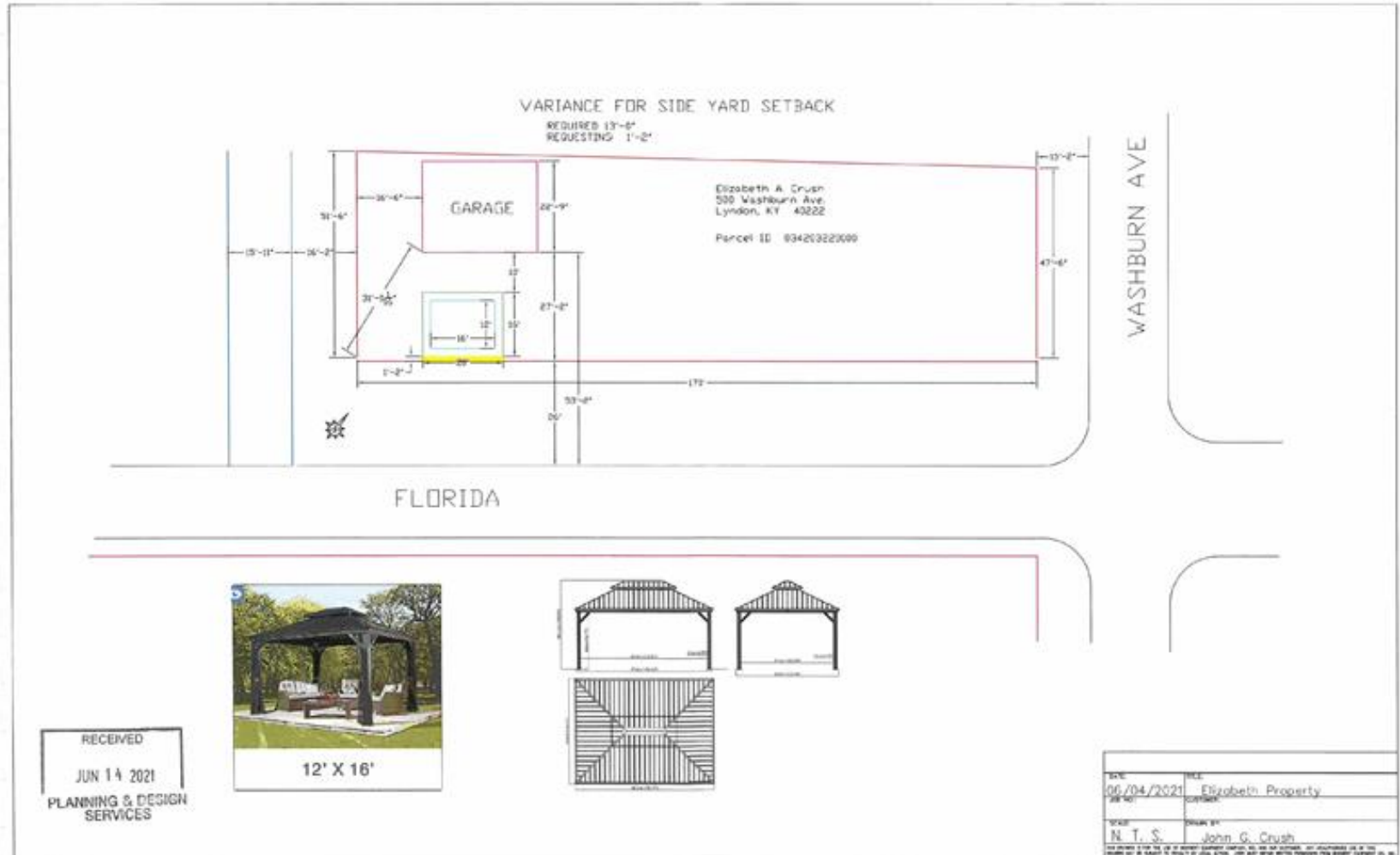








# Site Plan



21-VARIANCE-0082



# Site Photos-Subject Property





## A photograph of a residential street scene. In the foreground, a red sign with white text is planted in the grass. The sign reads: "PUBLIC HEARING BOARD OF ZONING ADJUSTMENT 500 WASHINGTON AVE. 10:00 AM - 1:00 PM JULY 20, 2021 574-8220". The sign is slightly tilted. Behind the sign is a concrete sidewalk and a large green lawn. To the right, a brick house with a dark roof and white-trimmed windows is partially visible. The background shows a paved road, more trees, and a clear blue sky. A timestamp "07/19/2021 09:17" is printed in orange in the bottom right corner of the image.



21-VARIANCE-0082

# 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 City of Lyndon Development Code table 5.3.1 to allow an accessory structure to encroach into the required street side yard setback.  
Approve/Deny

Location	Requirement	Request	Variance
Street Side Yard	25 ft.	1 ft. 2 in.	23 ft. 10 in.