

21-VARIANCE-0103

Wingate Road Variance



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

**Jon E. Crumbie, Planning & Design Coordinator
August 30, 2021**

Request

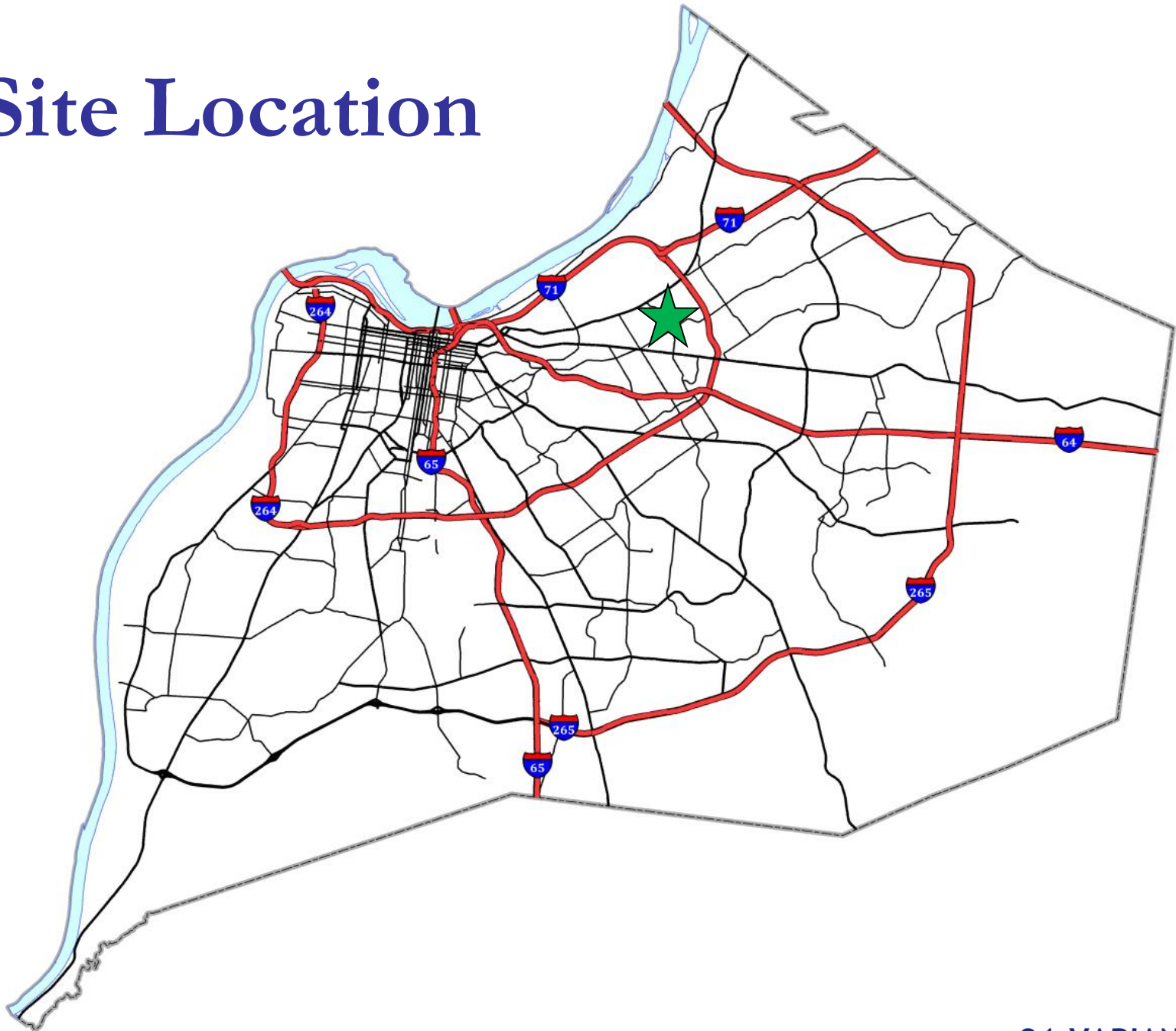
Variance from Land Development Code section 5.4.2.C.3.a.
to allow an existing detached garage to encroach into the
required side yard setback.

Location	Requirement	Request	Variance
East Side Yard	2.0 ft.	1.3 ft.	0.7 ft.

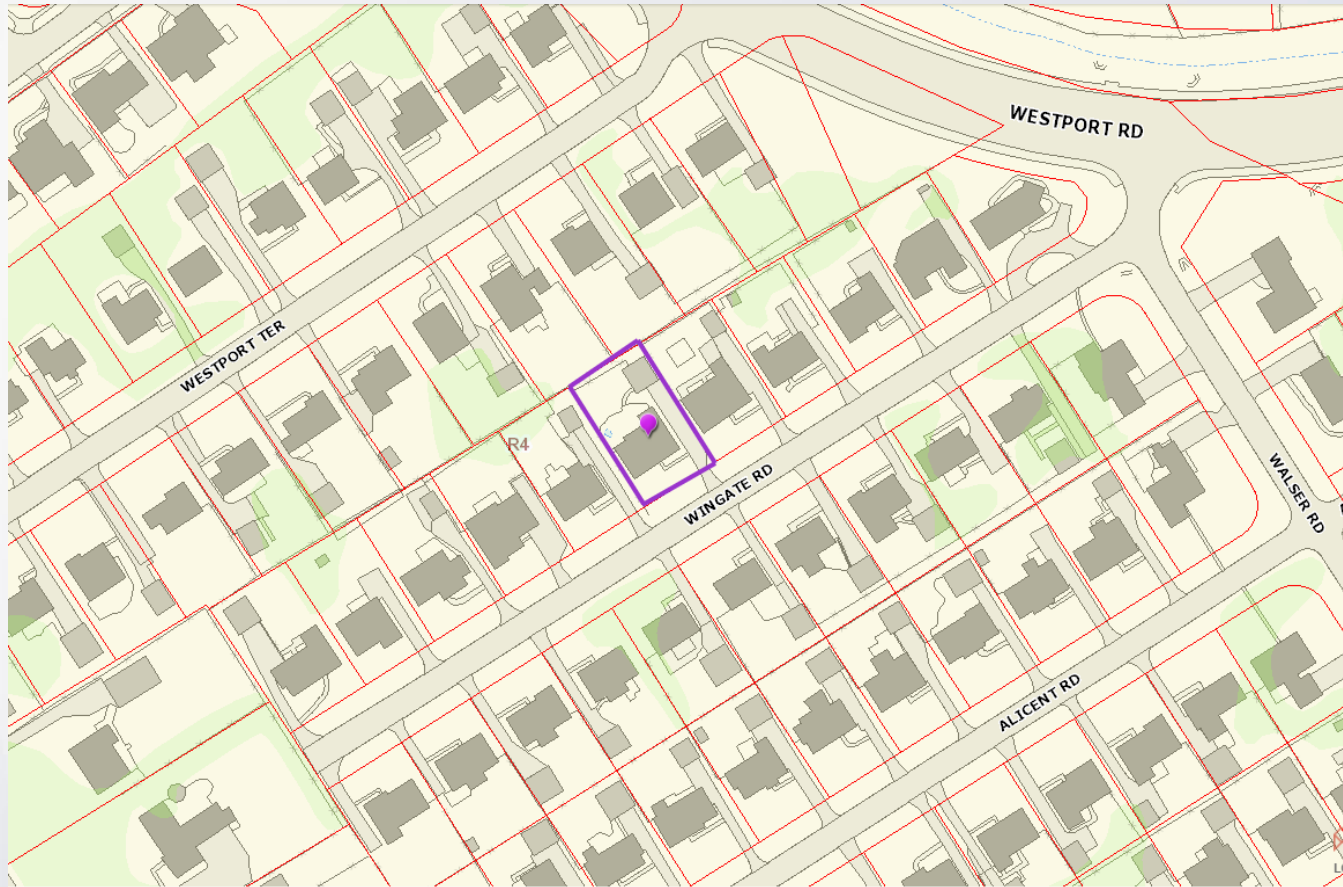
Case Summary / Background

- The applicant is asking to allow an existing detached garage to encroach into the required east side yard setback.
- A detached garage was built along with the original house in the 1950's. The detached garage was demolished and replaced in 2015.

Site Location

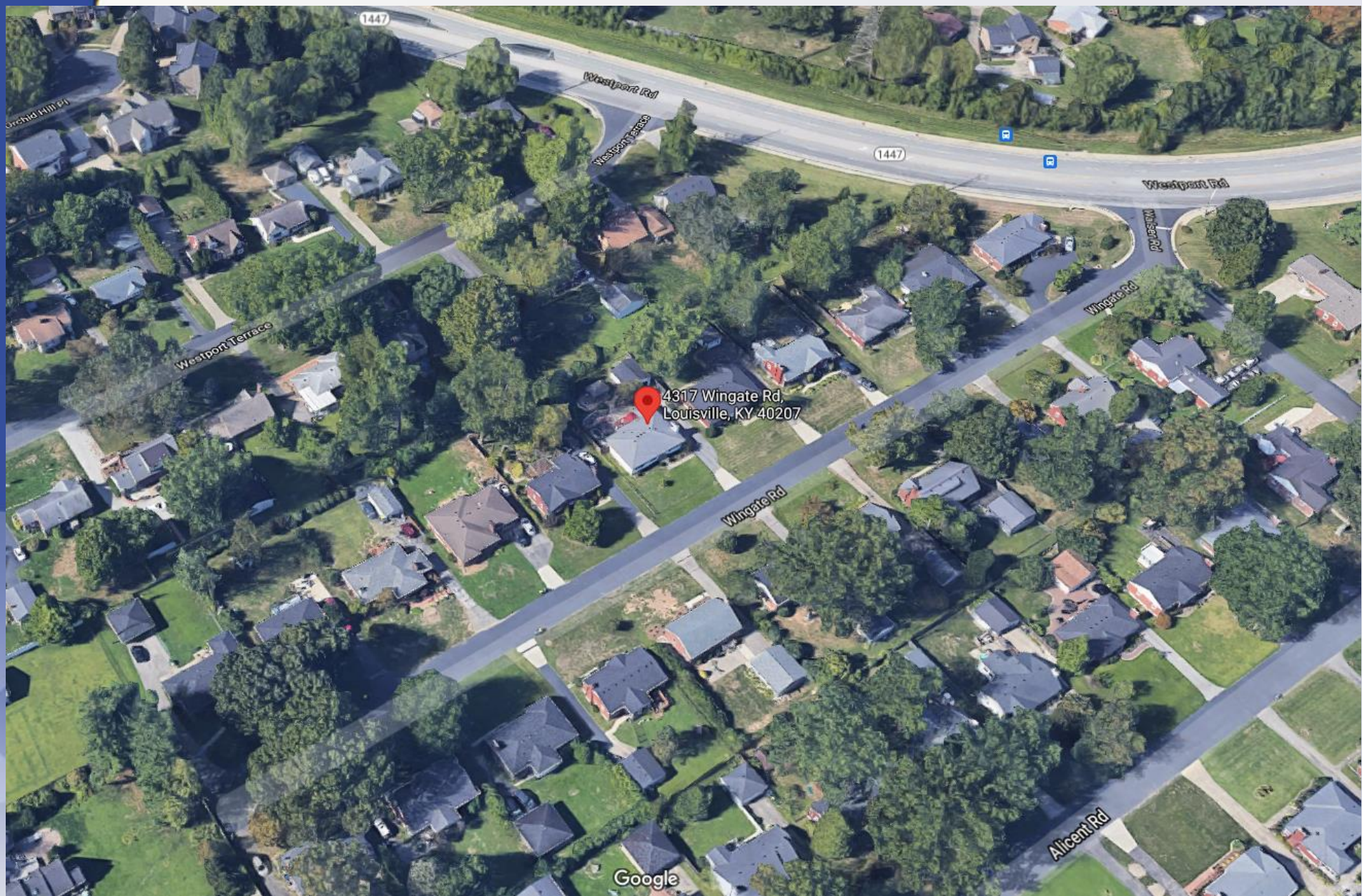


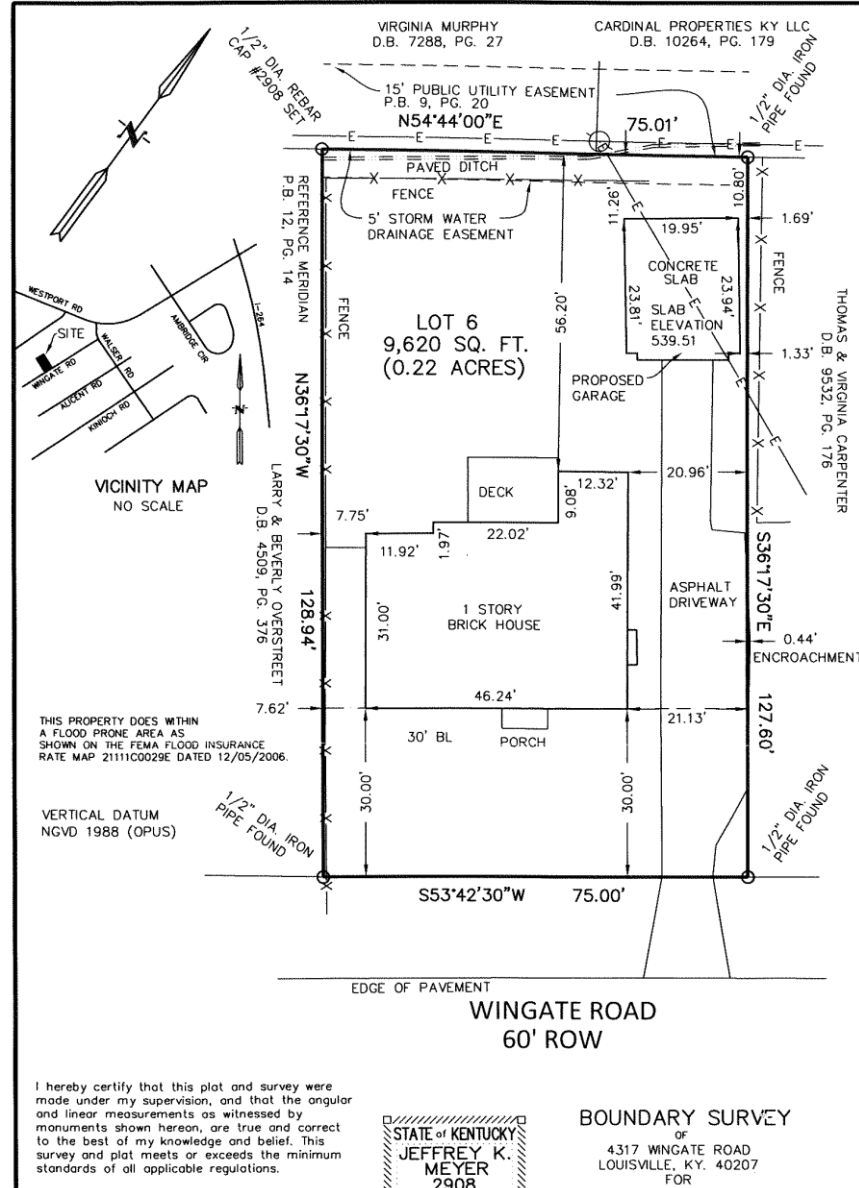
Zoning Map



Aerial Map







Front



08/17/2021 11:11

Across the Street



08/17/2021 11:12

Variance Area



Variance Area



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 maintenance of the detached garage may have an adverse impact on the adjoining property owner.

Required Action

Approve/Deny

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