

21-VARIANCE-0071

S. Hancock Street Variance



Louisville Metro Board of Zoning Adjustment
Public Hearing

Zach Schwager, Planner I
August 30, 2021

Request

- **Variance:** from Land Development Code table 5.2.2 to allow a principal structure to encroach into the street side yard setback.

Location	Requirement	Request	Variance
Street Side Yard	3 ft.	0 ft.	3 ft.

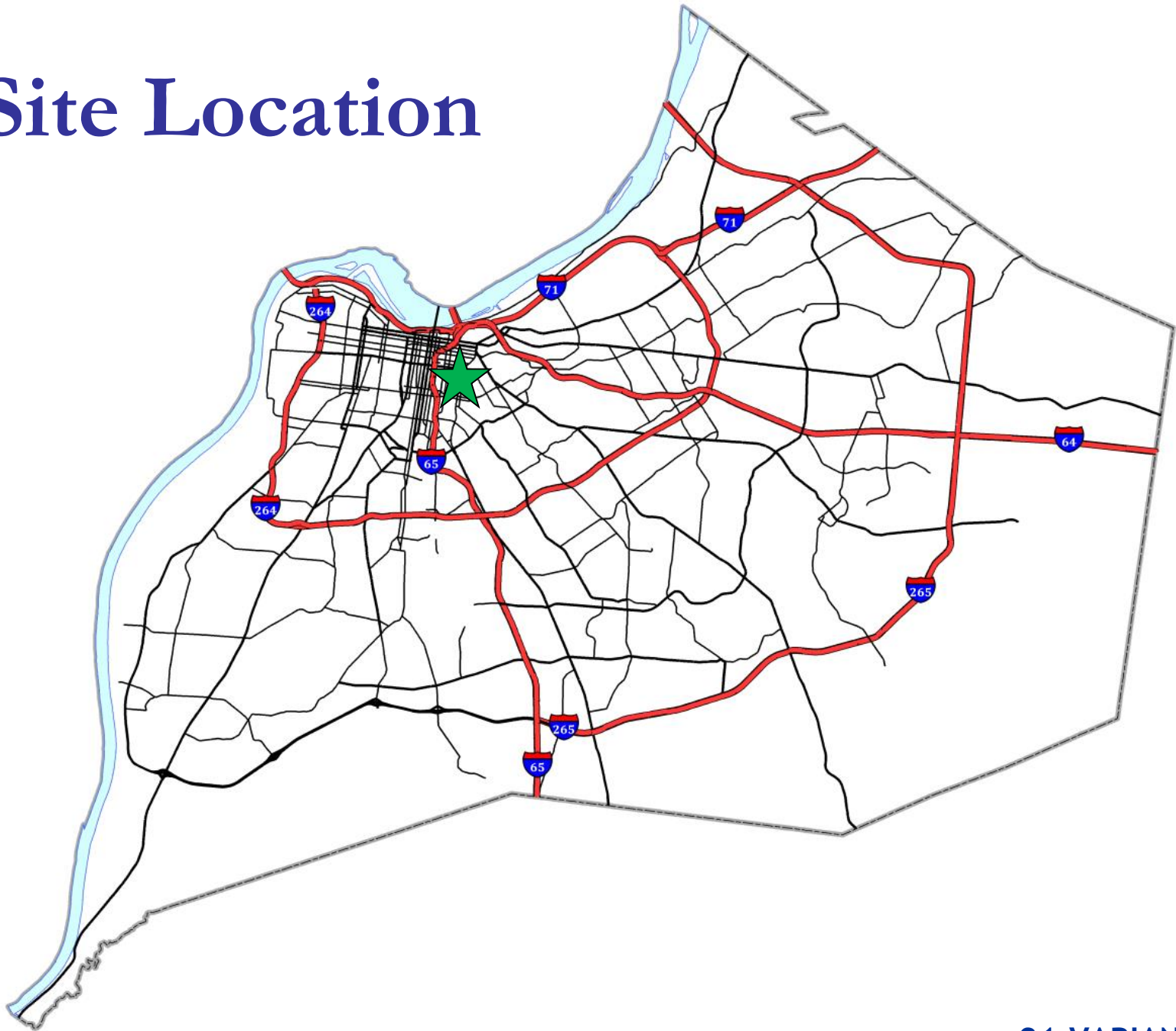
Case Summary / Background

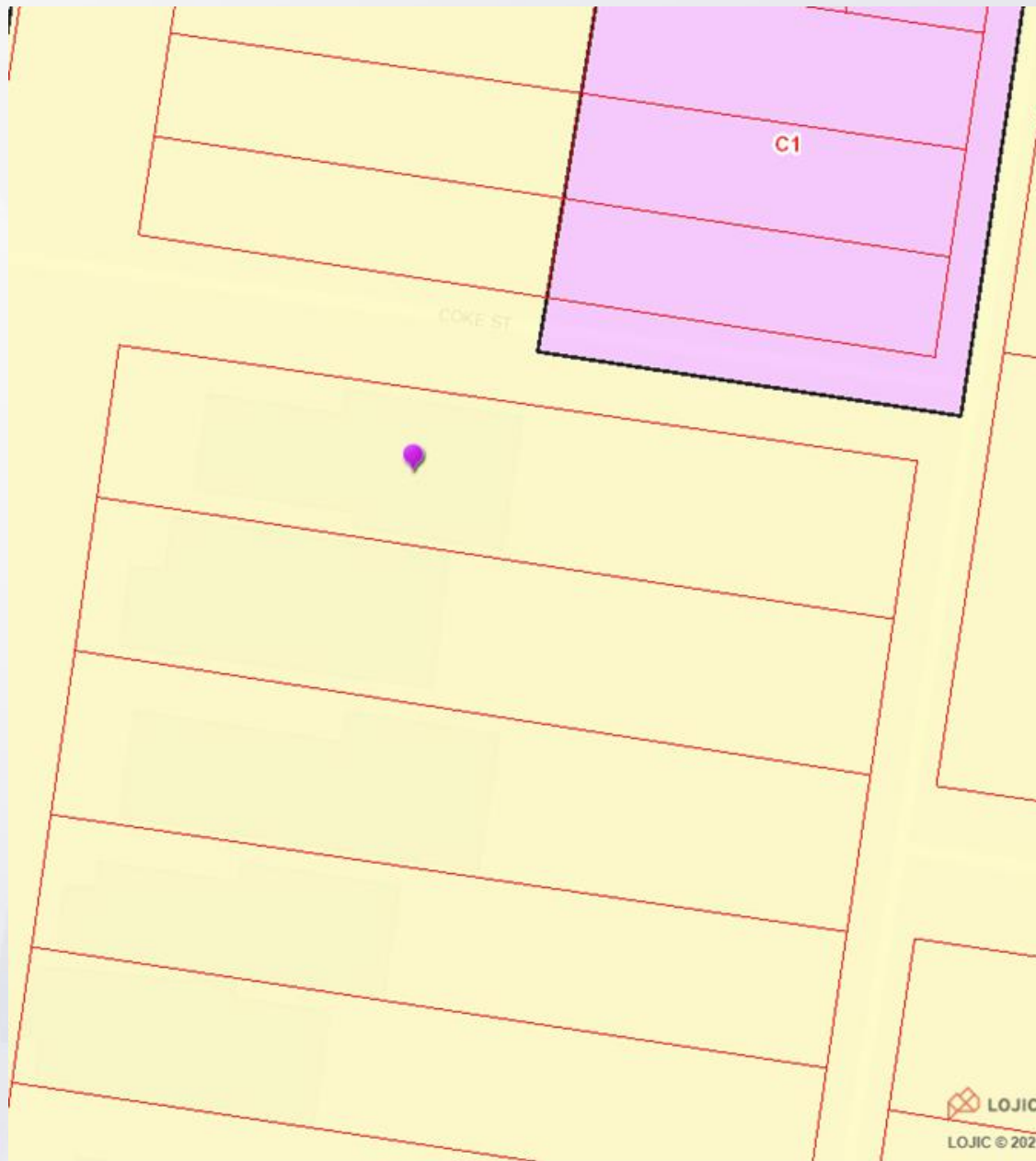
- The subject property is zoned U-N Urban Neighborhood and is in the Traditional Neighborhood Form District.
- It is on the southeastern corner of S. Hancock Street and Coke Street in the Smoketown neighborhood.

Case Summary / Background

- The site currently has a one-story single-family residential structure and the applicant is proposing to add a covered porch on the side that will encroach into the required street side yard setback.

Site Location







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.

Condition of Approval

1) A survey of the northern property line shall be completed prior to the commencement of construction activity and shall be staked in the field. No projections from the façade or building foundation shall cross the property line; any such projections shall be accommodated by stepping back the proposed structure from the property line.

Required Action

- **Variance:** from Land Development Code table 5.2.2 to allow a principal structure to encroach into the street side yard setback. Approve/Deny

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