

21-VARIANCE-0107

East Oak Street Variance



Louisville Metro Board of Zoning Adjustment
Public Hearing

Heather Pollock, Planner I
August 30, 2021

Request

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

Location	Requirement	Request	Variance
Side Yard	3 ft.	0.2 ft.	2.8 ft.

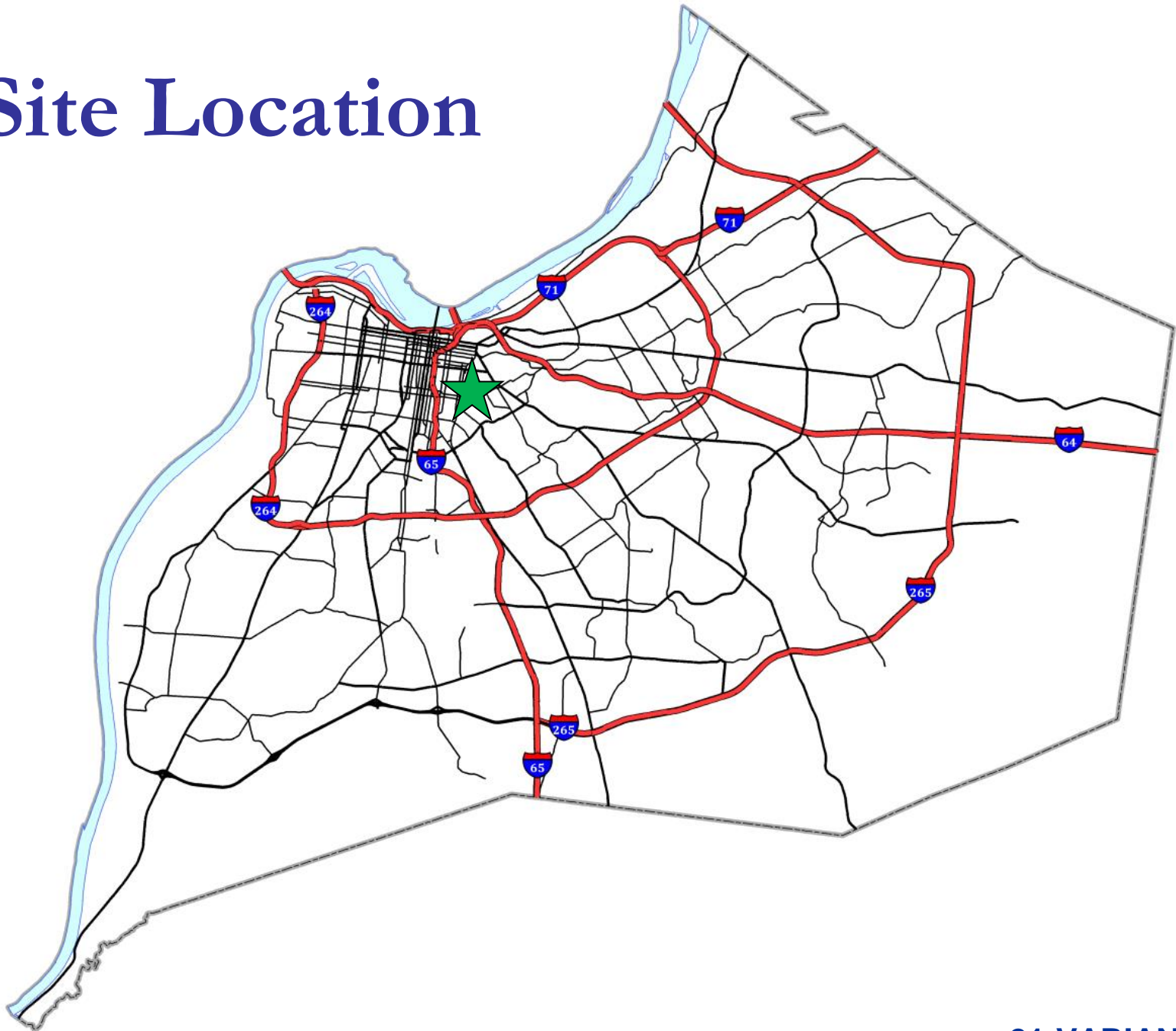
Case Summary / Background

- The subject property is zoned R-6 Multi-family and is in the Traditional Neighborhood Form District.
- It is on the south side of the 900 block of E Oak St. in the Germantown neighborhood.
- Applicant has verbal permission from the adjoining property owner to crossover during construction.

Case Summary / Background

- The site currently has a one-story single-family residential structure.
- The applicant is proposing to add a rear addition that will encroach into the required side yard setback.

Site Location



Zoning Map



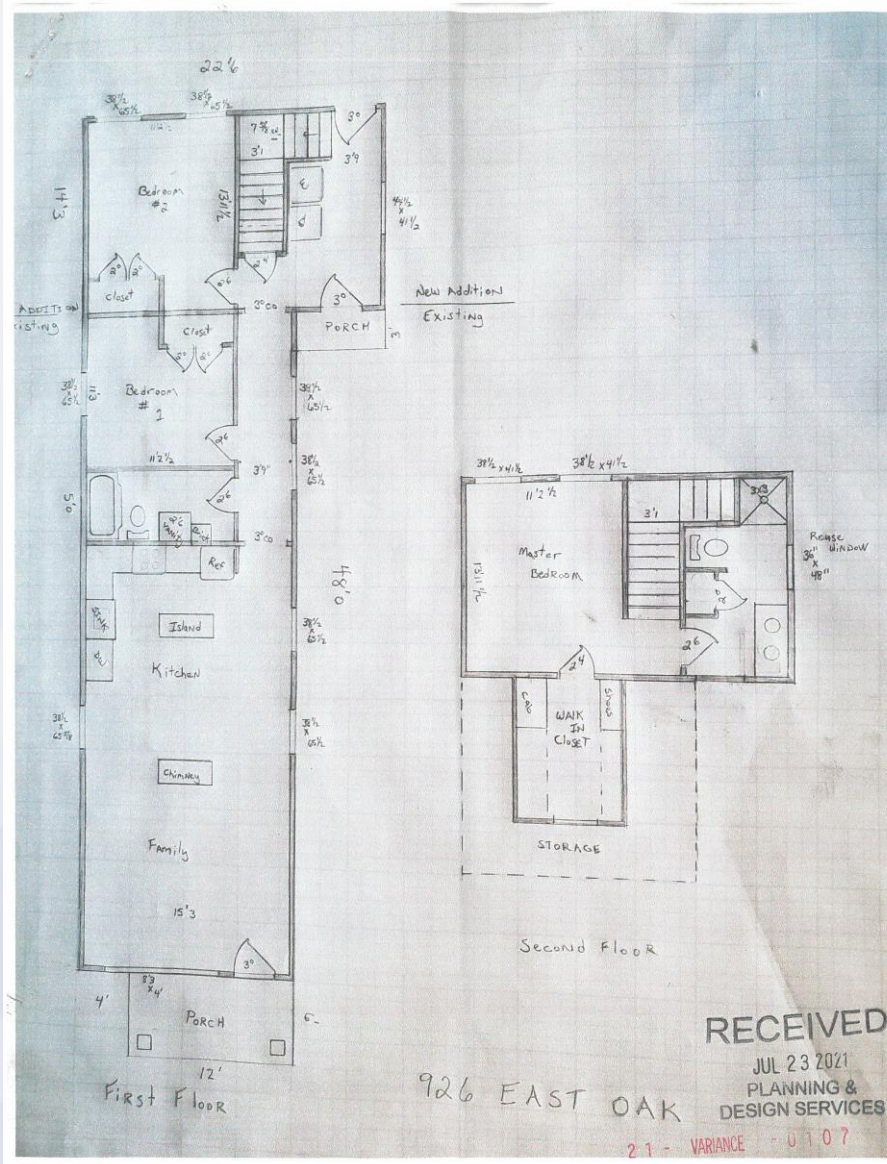
Aerial Map



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Site Plan



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Property across street.

Site Photos-Subject Property



Variance area.

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 side yard setback.
- Approve/Deny

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