

# **21-VARIANCE-0099**

## **Tiffany Lane Variance**



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

**Zach Schwager, Planner I**  
**September 13, 2021**

# Request

- **Variance:** from Land Development Code table 5.3.1 to allow an addition to a principal structure to encroach into the required side yard setback.

Location	Requirement	Request	Variance
Side Yard (Minimum)	7.5 ft.	4 ft.	3.5 ft.
Side Yard (Total)	22.5 ft.	13 ft.	9.5 ft.

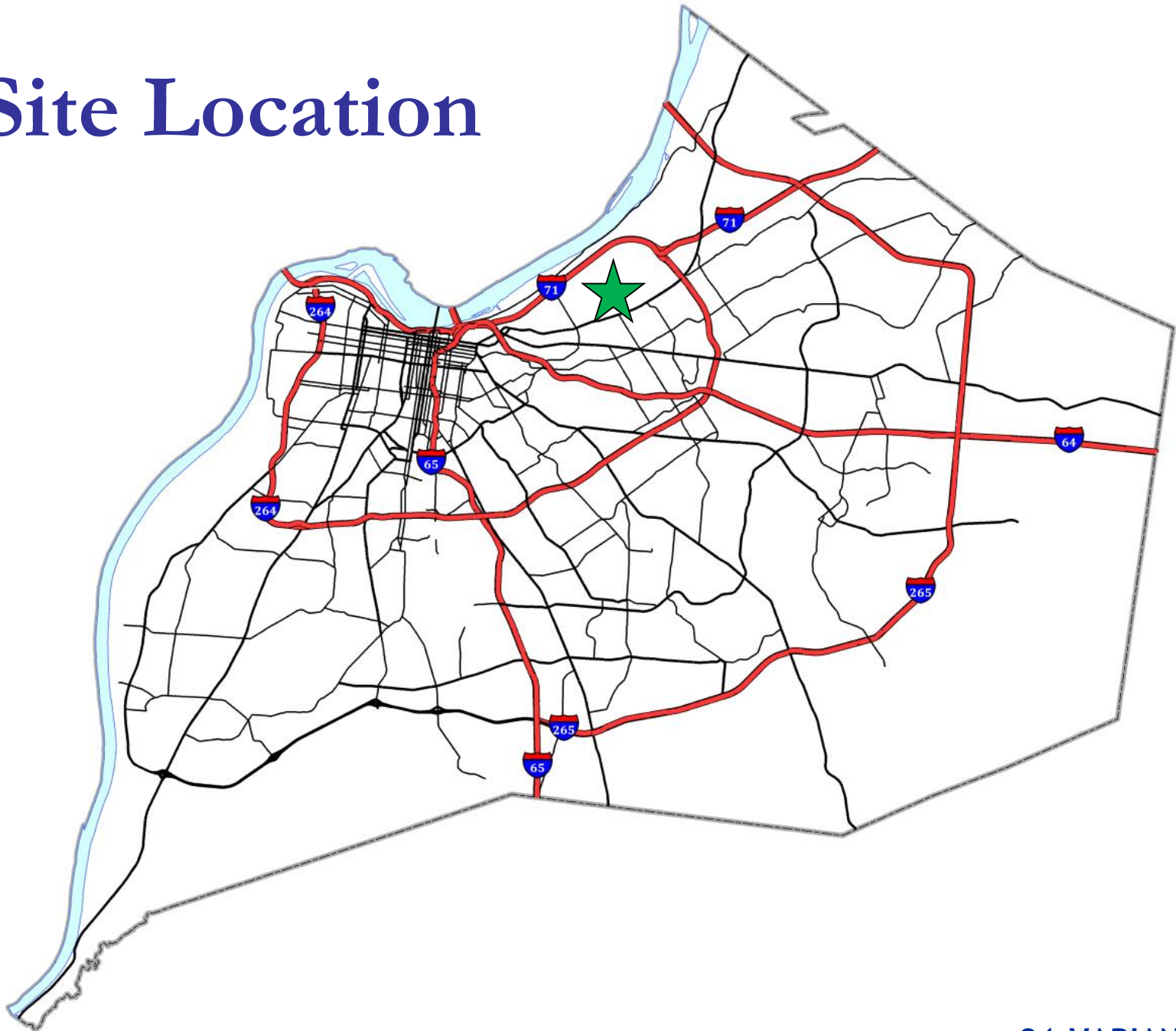
# Case Summary / Background

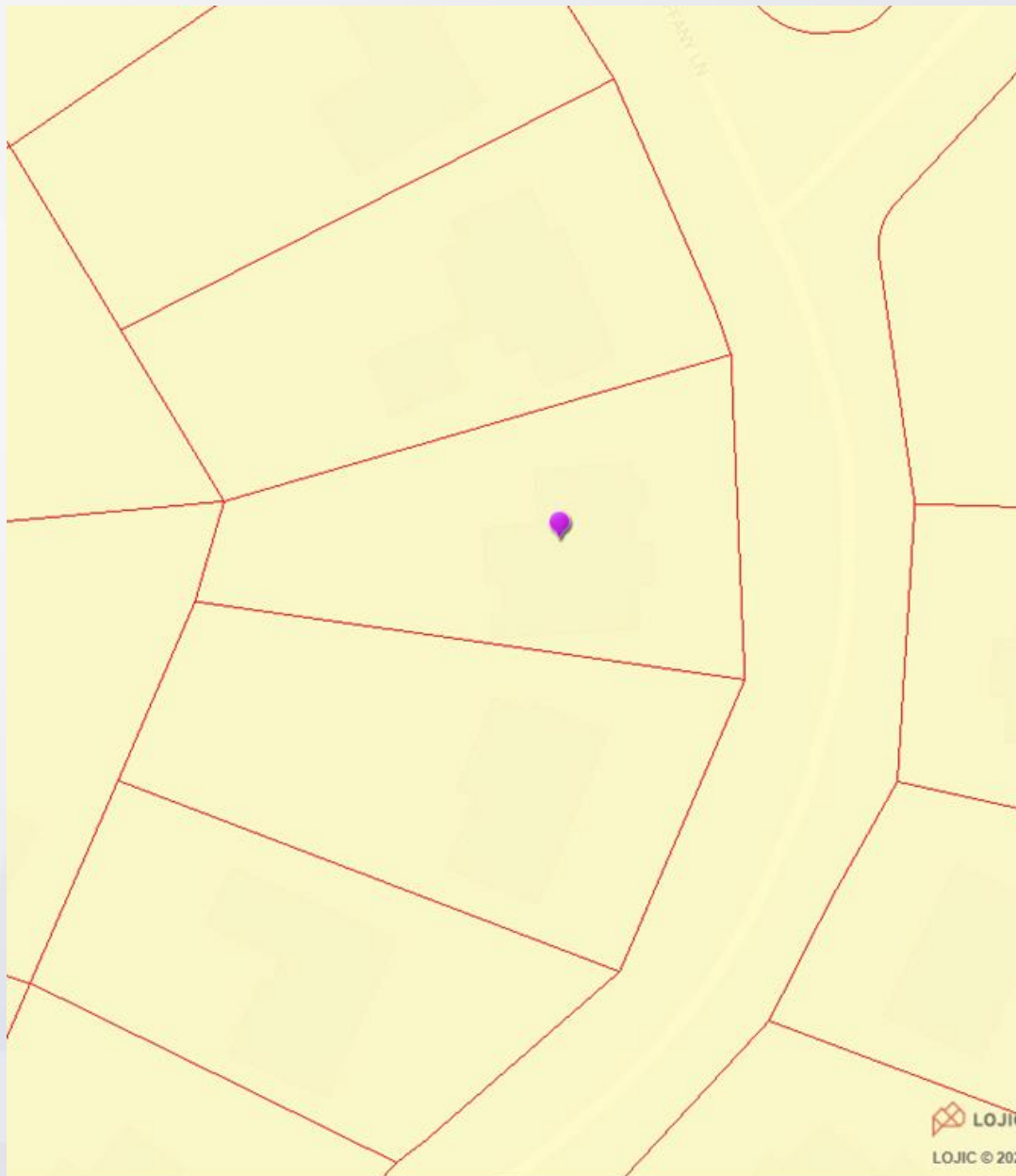
- The subject property is zoned R-3 Residential Single-Family and is in the Neighborhood Form District.
- It is on the west side of Tiffany Lane in between Pennington Lane and Crocus Lane in the City of Rolling Fields.

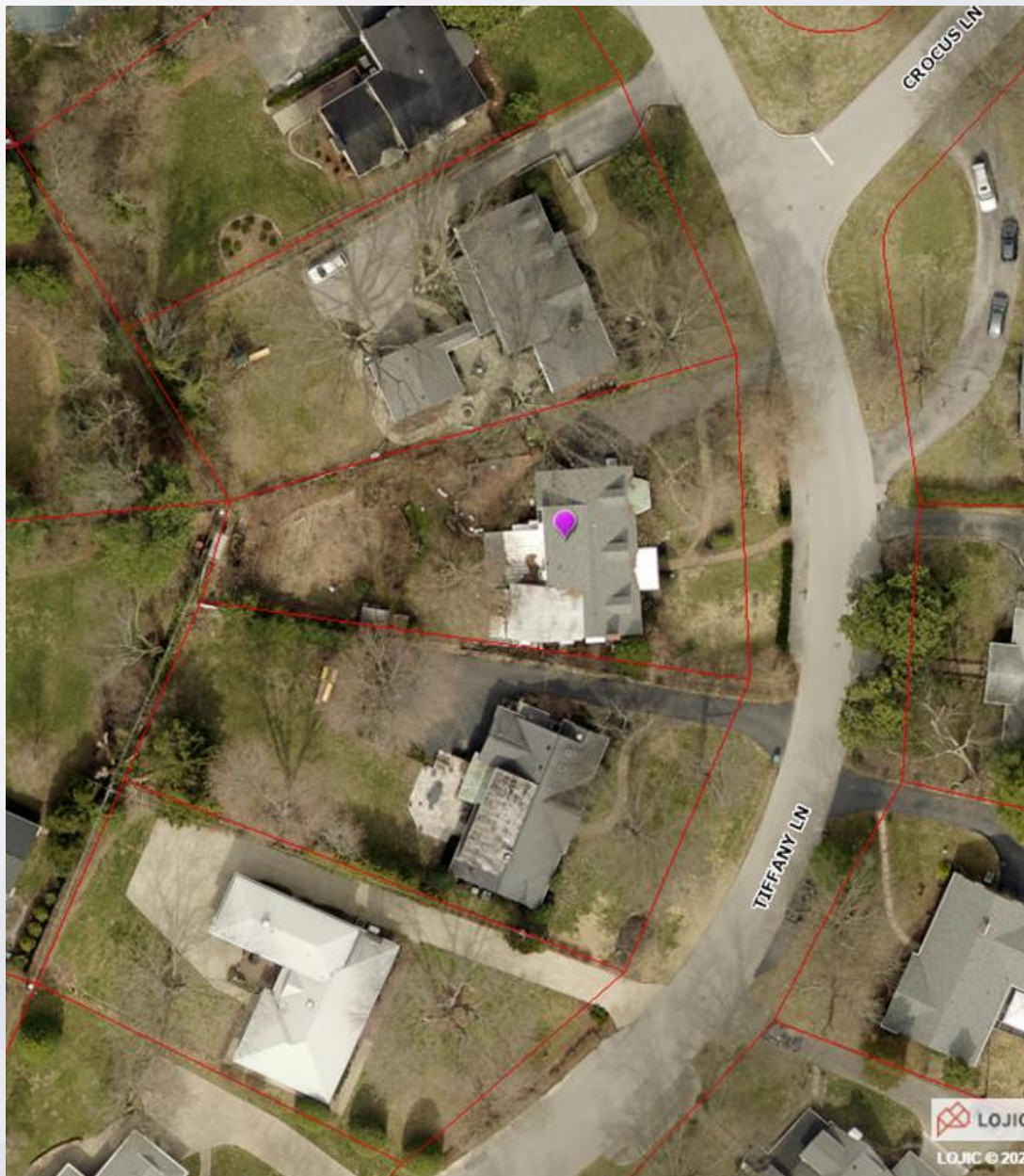
# Case Summary / Background

- The site has a 1 ½ story single-family residence and the applicant is proposing to construct an attached garage on the side of the existing structure.

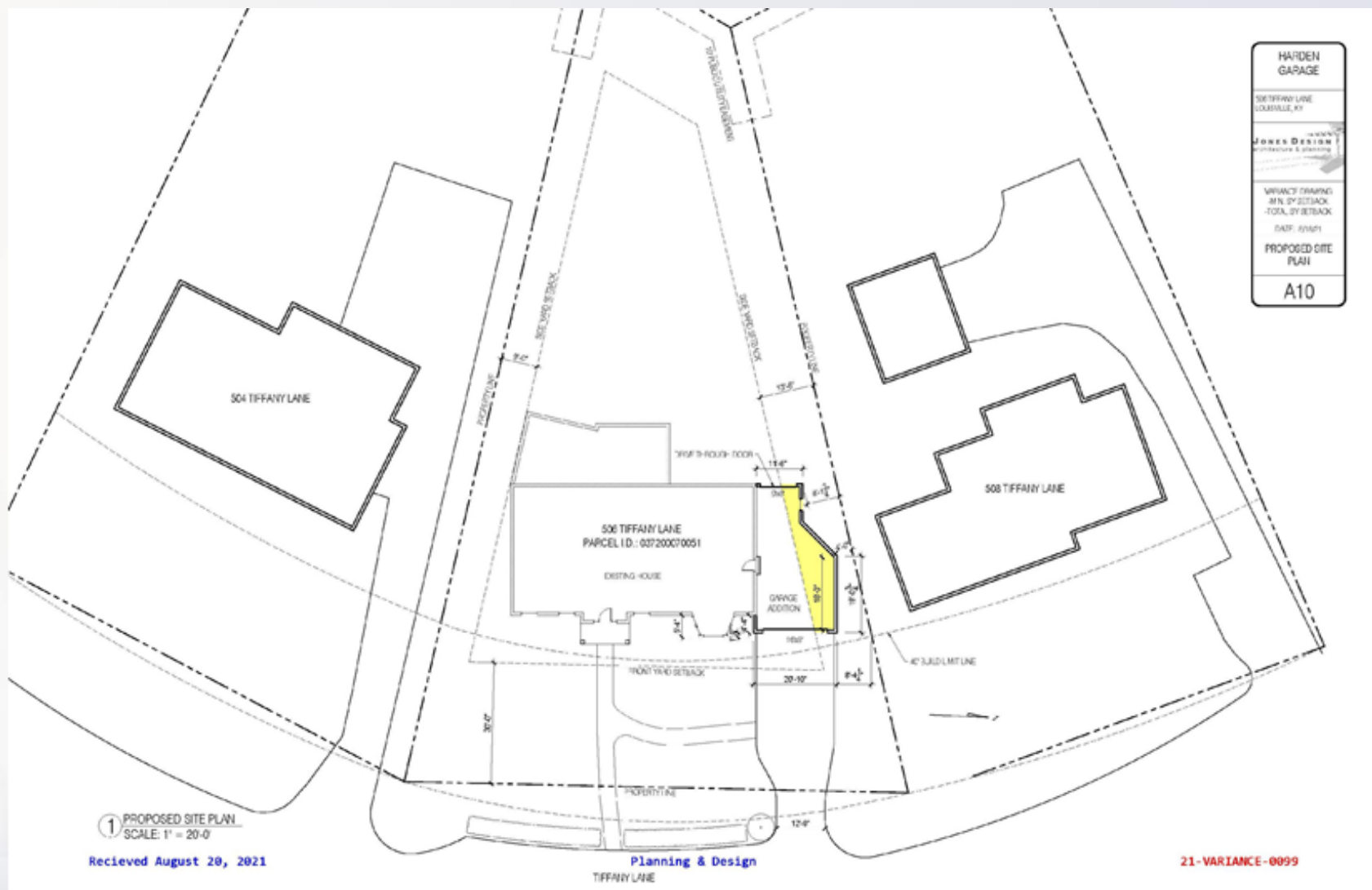
# Site Location







# 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 table 5.3.1 to allow an addition to a principal structure to encroach into the required side yard setback.  
Approve/Deny

Location	Requirement	Request	Variance
Side Yard (Minimum)	7.5 ft.	4 ft.	3.5 ft.
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