

21-VARIANCE-0105

Mulberry Street Variance



Louisville Metro Board of Zoning Adjustment
Public Hearing

Zach Schwager, Planner I
September 13, 2021

Request

- **Variances:** from Land Development Code section 5.1.10.F to allow a structure to encroach into the required side yard setback.

Location	Requirement	Request	Variance
Western Side Yard	2 ft.	1 ft.	1 ft.

Case Summary / Background

- The subject property is zoned R-5 Residential Single-Family and is in the Traditional Neighborhood Form District.
- It is on the south side of Mulberry Street in between Hickory Street and Texas Avenue in the Schnitzelburg neighborhood.

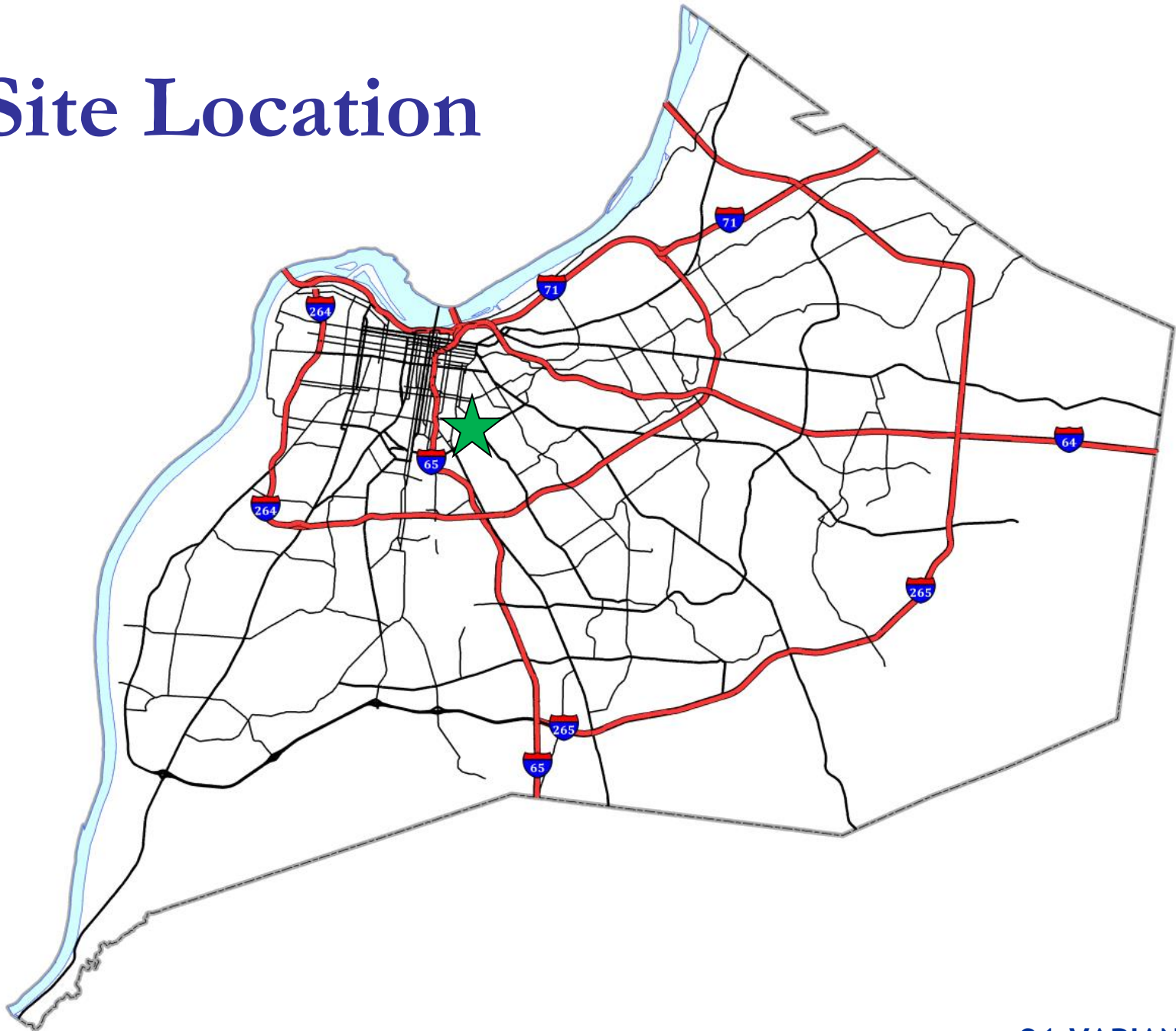
Case Summary / Background

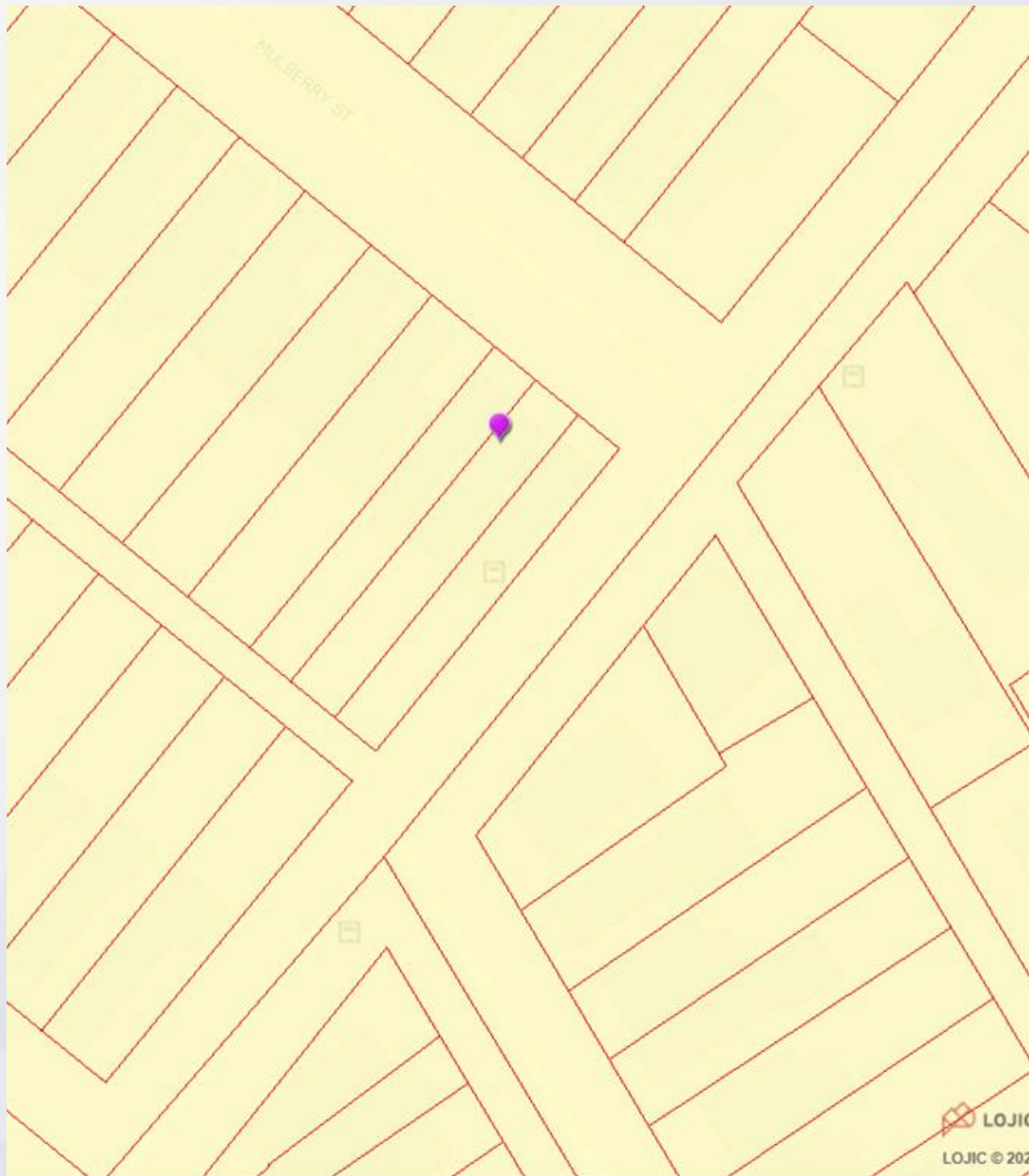
- The site has a one-story single-family residence and the applicant is proposing to construct an addition on the rear of the structure.
- The subject property is 20 feet in width. Land Development Code section 5.1.10.F allows for a lot less than 50 feet in width to have a side yard setback requirement of 10% of the width of the lot.

Case Summary / Background

- The required side yard setback is therefore two feet.

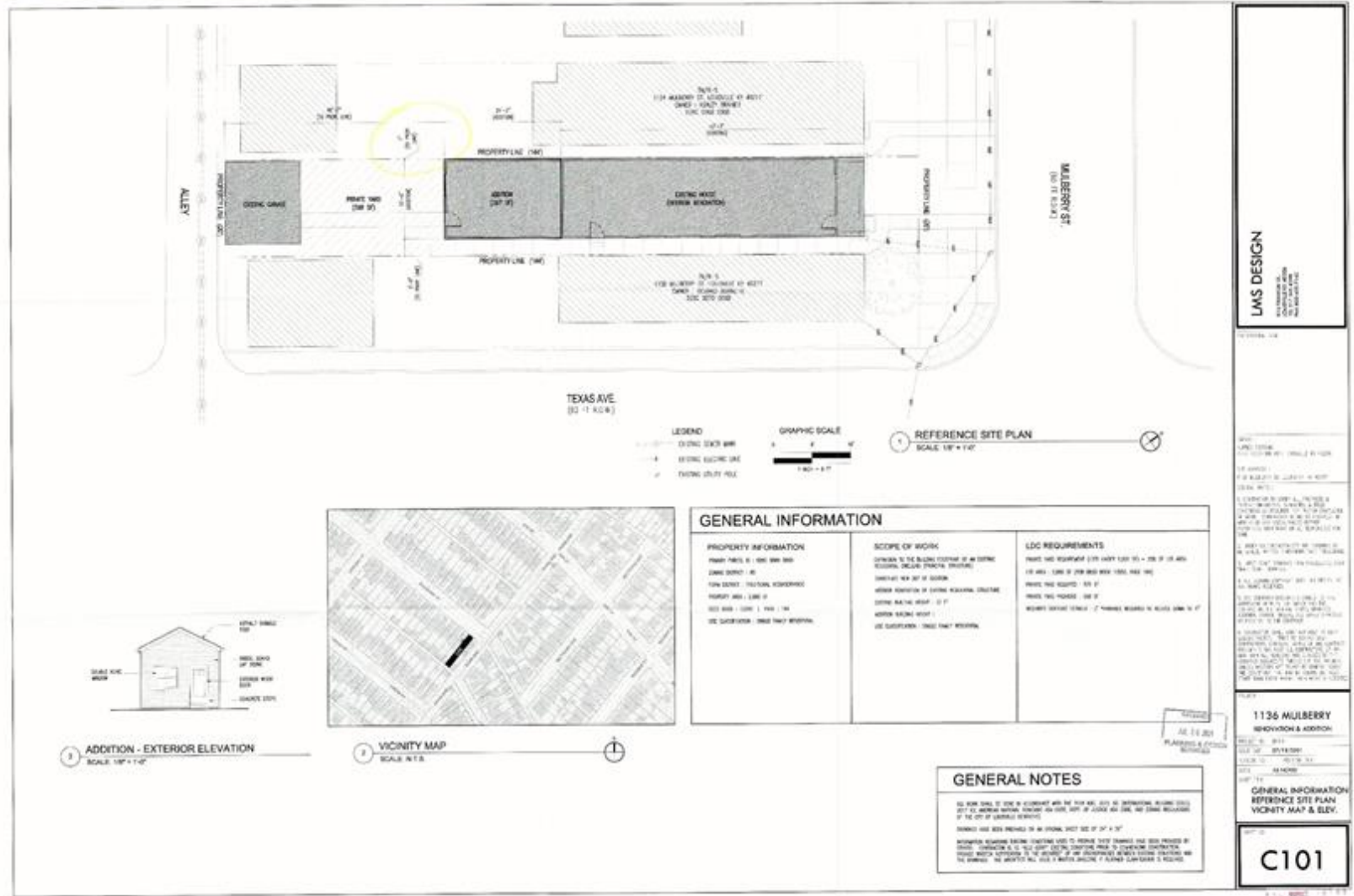
Site Location







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 meets standards (b), (c), and (d), but staff is concerned that the variance request does not meet standard (a) because construction and maintenance of the addition may have an adverse impact on the adjoining property owner.

Required Action

- **Variance:** from Land Development Code section 5.1.10.F to allow a structure to encroach into the required side yard setback. Approve/Deny

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