

21-VARIANCE-0119

Brent Street Variance



Louisville Metro Board of Zoning Adjustment
Public Hearing

Zach Schwager, Planner I
September 13, 2021

Request

- **Variances:** from Land Development Code section 5.5.1.A.2 to allow a principal structure to exceed the maximum setback along two frontages.

Location	Requirement	Request	Variance
Corner Lot - Brent St.	5 ft.	63 ft.	58 ft.
Corner Lot - Vine St.	5 ft.	71 ft.	66 ft.

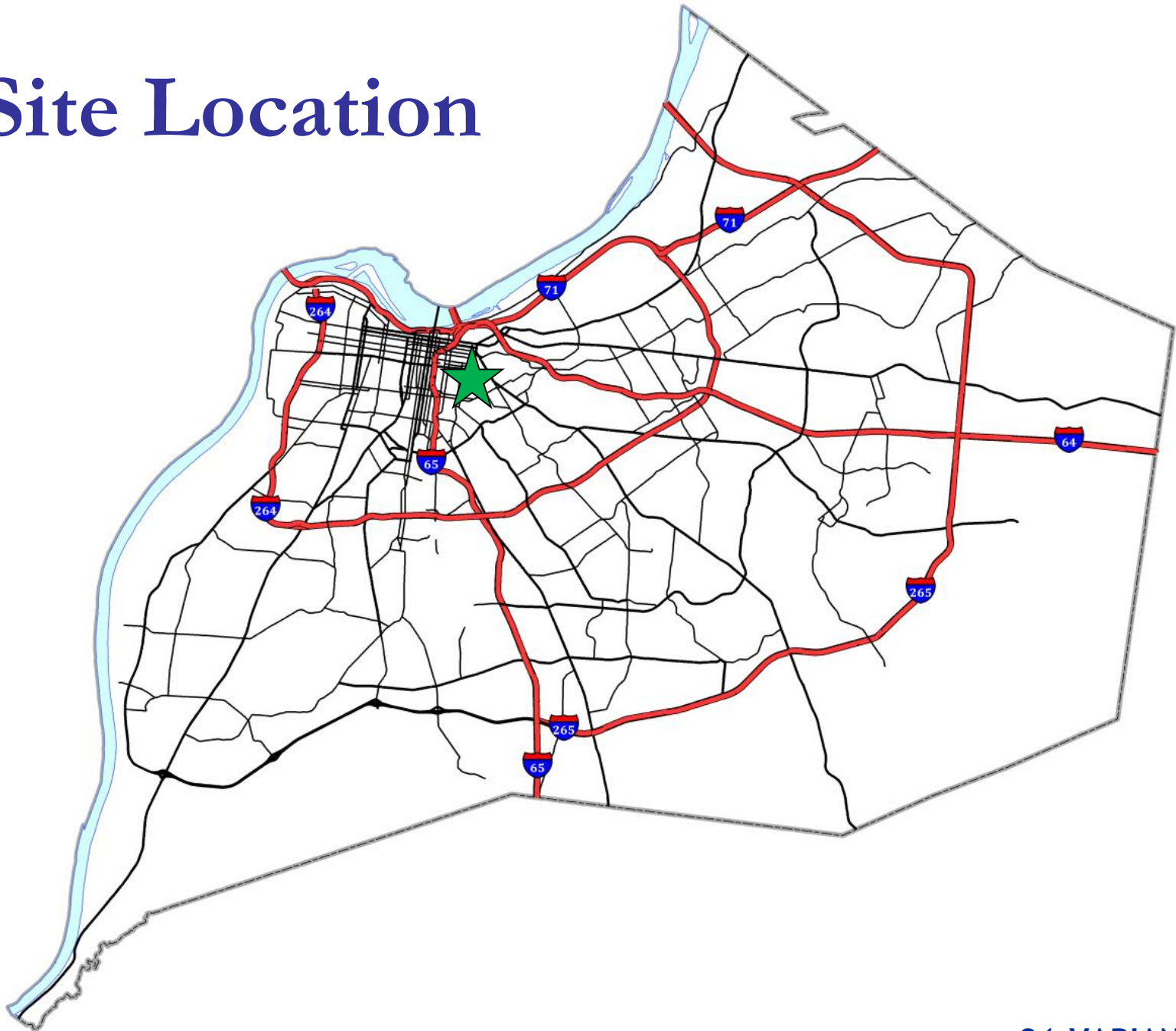
Case Summary / Background

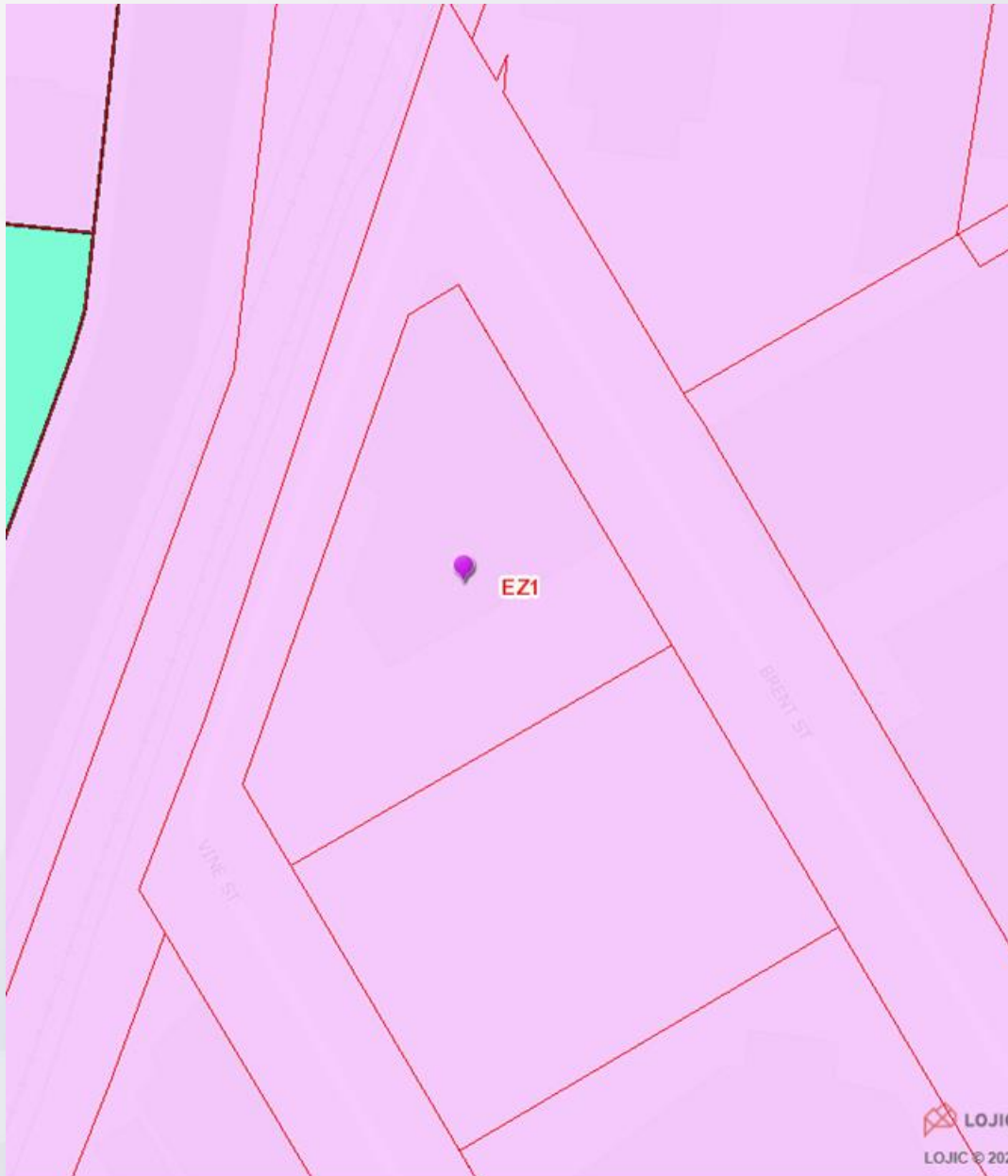
- The subject property is zoned EZ-1 Enterprise Zone and is in the Traditional Marketplace Corridor Form District.
- It is located on the southern corner of the intersection of Brent Street and Vine Street.

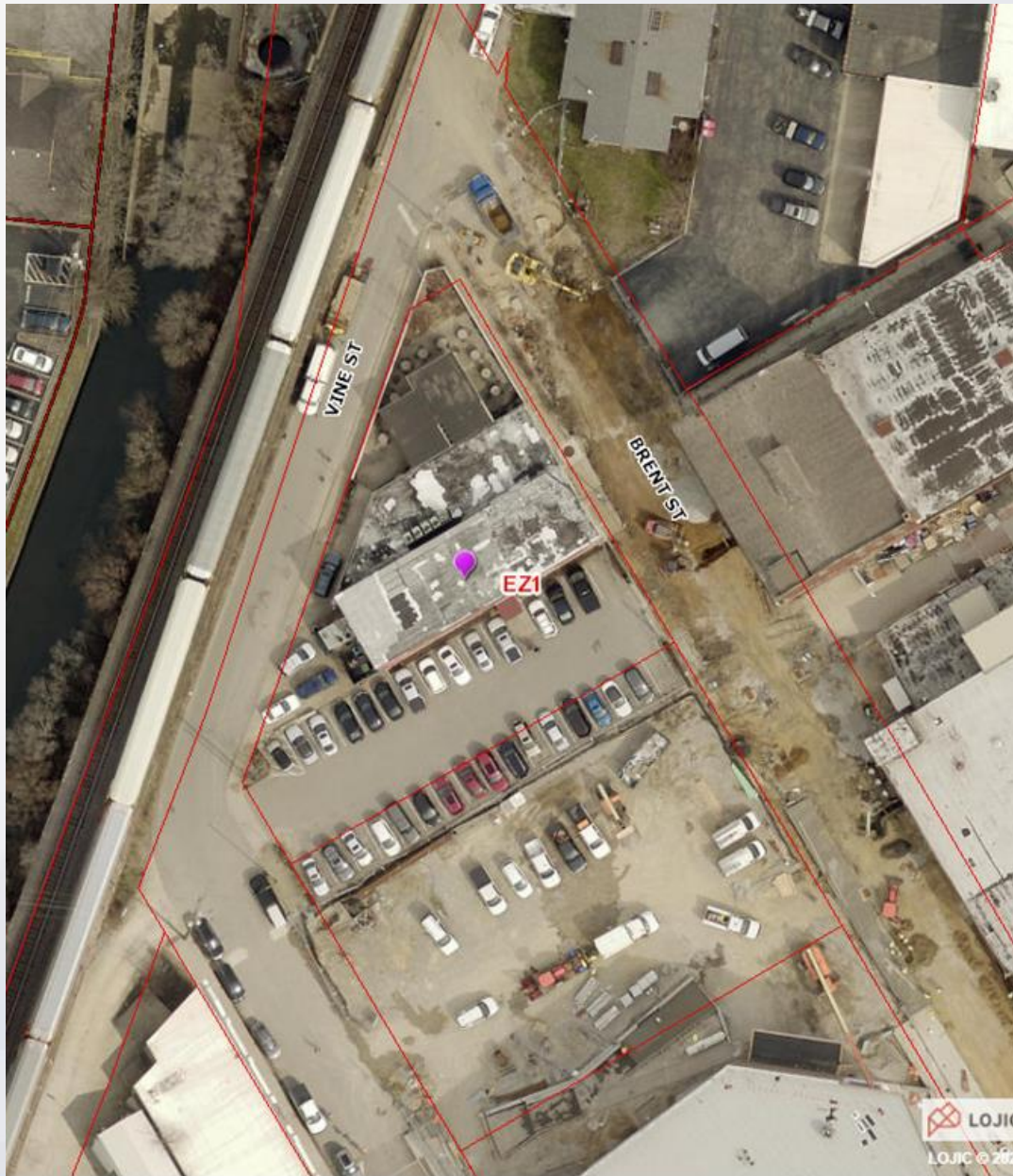
Case Summary / Background

- The site currently has a commercial building and the applicant is proposing to construct multiple additions that will exceed the maximum front and street side yard setbacks.

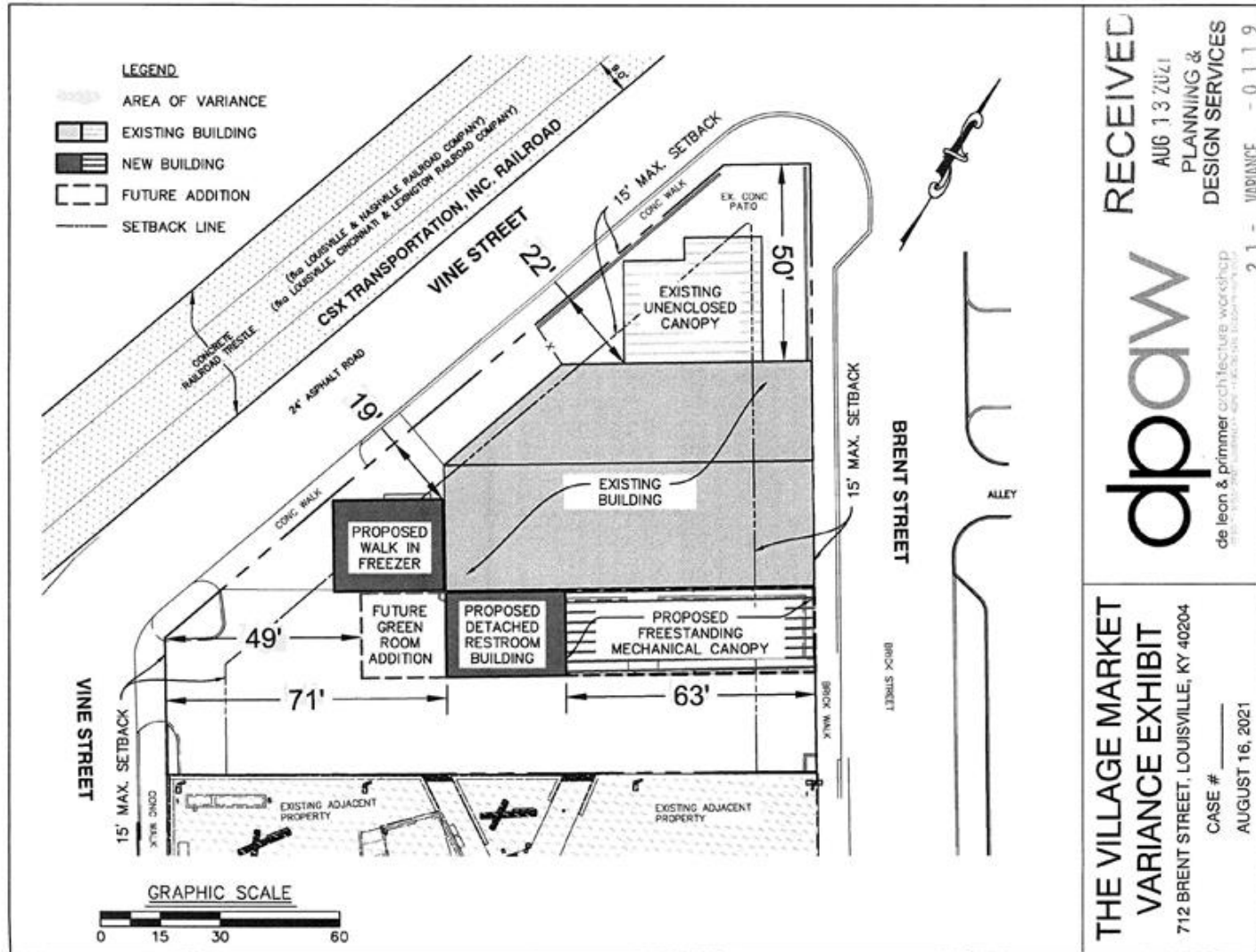
Site Location







Site Plan



Site Photos-Subject Property



Site Photos-Subject Property



Conclusion

- Staff finds that the requested variances are adequately justified and meet the standards of review.

Required Action

- **Variances:** from Land Development Code section 5.5.1.A.2 to allow a principal structure to exceed the maximum setback along two frontages. Approve/Deny

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