

21-VARIANCE-0113

Barret Avenue Variance



Louisville Metro Board of Zoning Adjustment
Public Hearing

Heather Pollock, Planner I
September 13, 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	2.5 ft.	1.07 ft.	1.43 ft.

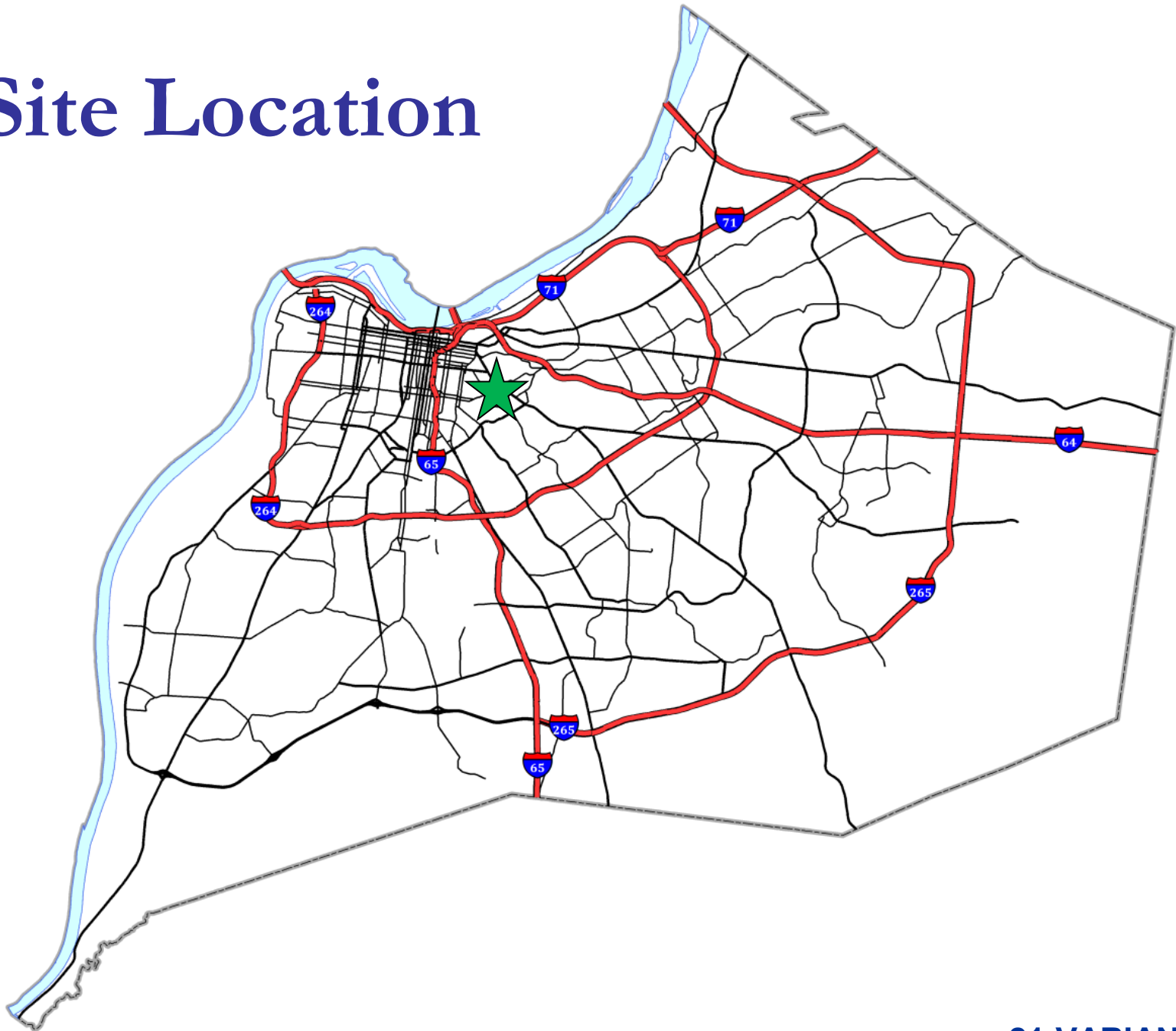
Case Summary / Background

- The subject property is zoned C-R Commercial Residential and is in the Traditional Neighborhood Form District.
- It is on the east side of the 900 block of Barret Ave. in the Highlands neighborhood.
- The site currently has a one-story single-family residential structure.

Case Summary / Background

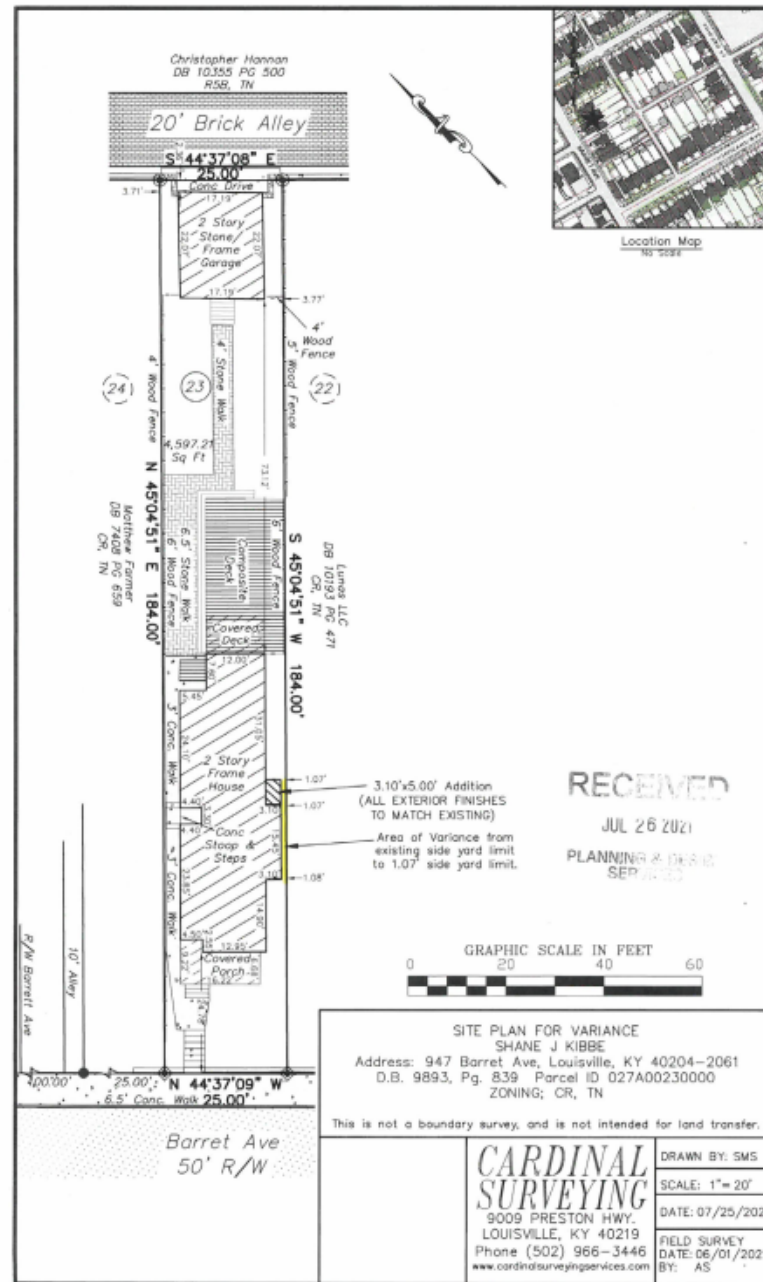
- The applicant is proposing to add a side addition that will encroach into the required side yard setback.
- The subject property is 25 feet in width. Land Development Code section 5.1.10.F allows for a lot less than 50 feet in width to have a side yard setback requirement of 10% of the width of the lot. The required side yard setback is therefore 2.5 feet.

Site Location



Aerial Map





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Site Photos-Subject Property



Site Photos-Subject Property



View of variance area from front of property.

Site Photos-Subject Property



View from variance area towards front of property.

Site Photos-Subject Property



View of Variance area from rear of property.

Site Photos-Subject Property



View from variance area towards rear of 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 table 5.2.2 to allow a principal structure to encroach into the side yard setback.
- Approve/Deny

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