21-VARIANCE-0116
Grand Avenue Variances

Louisville Metro Board of Zoning Adjustment

Public Hearing

Zach Schwager, Planner I

September 27, 2021

Request

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

Location	Requirement	Request	Variance
East Side Yard	2 ft.	1 ft.	1 ft.
West 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.

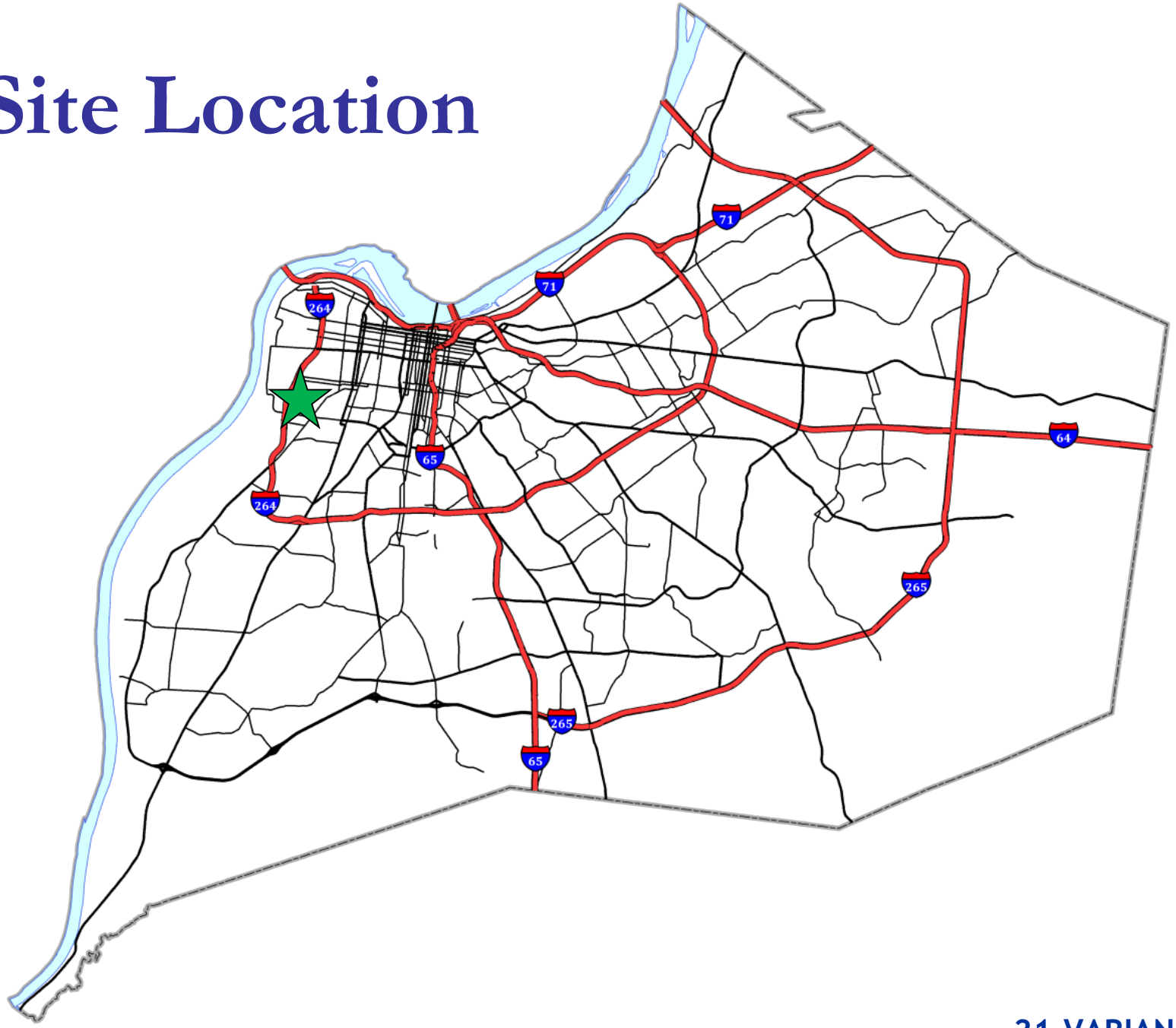
- It is on the north side of Grand Avenue in between S. 36th Street and Louis Coleman Jr. Drive in the Chickasaw neighborhood.

Case Summary / Background

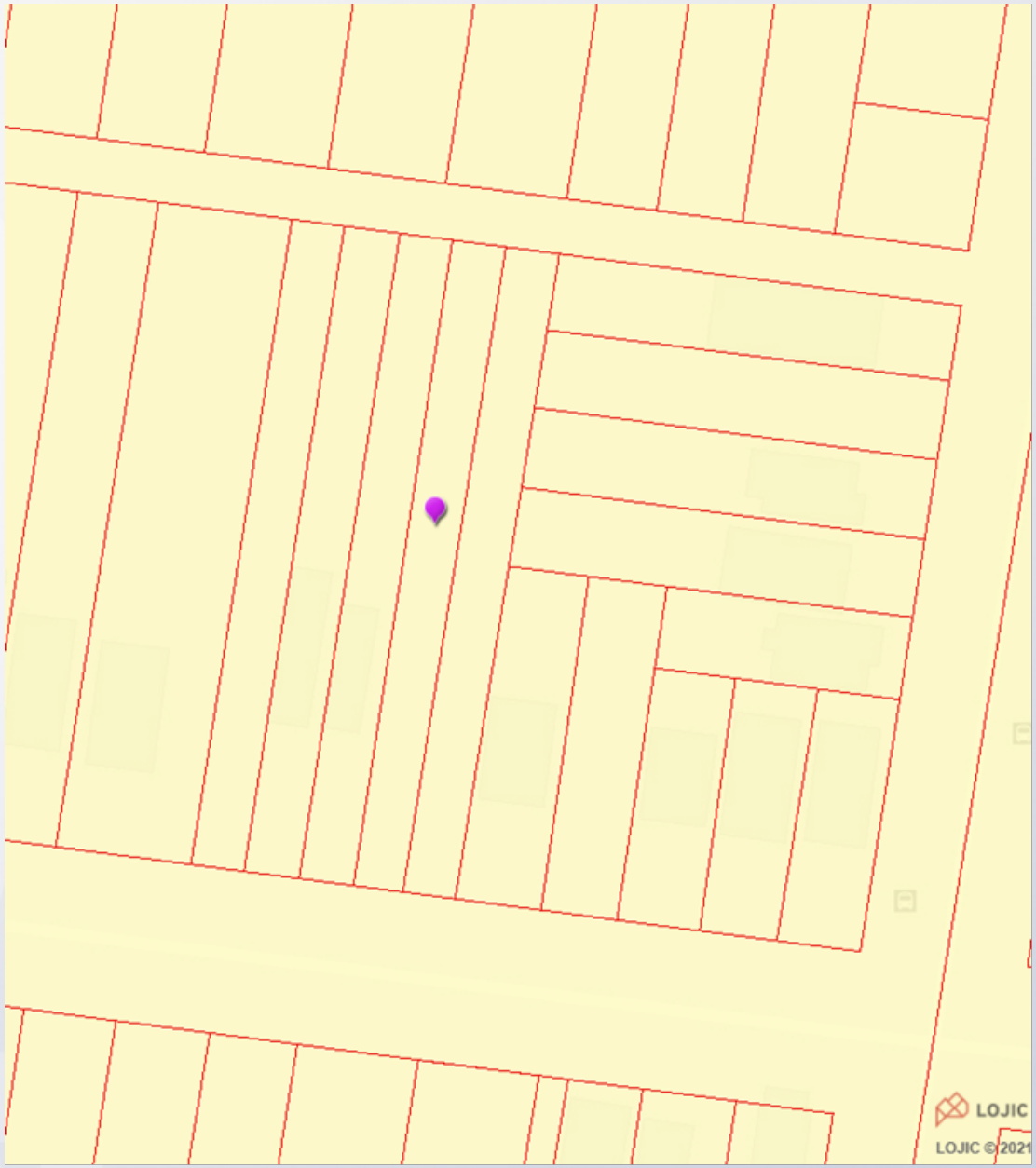
- The site is currently undeveloped, and the applicant is proposing to construct a one-story single-family residence that will encroach into the side yard setbacks.

- The subject property is 20 ft. 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 setbacks are therefore two feet.

Site Location



21-VARIANCE-0116



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Site Plan

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Site Photos-Subject Property

Front of subject property
and variance areas.

Site Photos-Subject Property

Properties to the left.

Site Photos-Subject Property

Property to the right.

Site Photos-Subject Property

Properties across Grand Avenue.

Conclusion

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

Required Action

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

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