

16VARIANCE1086
2434 Cross Hill Rd.



Louisville Metro Board of Zoning Adjustment

Public Hearing

Ross Allen, Planner I

December 5, 2016

Request(s)

- **Variance:** from the Land Development Code section 5.3.1.C to allow a proposed swimming pool to encroach 12.5 feet into the front yard setback along Cross Hill Road (local road).

Location	Requirement	Request	Variance
Minimum Front Yard Setback	25 ft.	12.5 ft.	12.5 ft.

Request(s)

- **Waiver:** from LDC section 4.4.10.A to allow the proposed swimming pool to be constructed in the required front yard setback.

Case Summary / Background

- Proposing to construct a swimming pool and concrete apron of approximately 22 feet by 11 feet (242 sf.) on a lot located on an R-5 zoned parcel within a Neighborhood Form District. The residence is located between Grinstead Drive (minor arterial) and Cross Hill Road (local road), being a double frontage lot. The applicant will have a 4 foot aluminum fence (height allowed by code and required by LDC section 4.4.10.D) in the front yard setback.

Zoning/Form Districts

Subject Property:

- Existing: TNZD/Traditional Neighborhood
- Proposed: TNZD/Traditional Neighborhood

Adjacent Properties:

- North: TNZD/Traditional Neighborhood
- South: TNZD/Traditional Neighborhood
- East: TNZD/Traditional Neighborhood
- West: TNZD/Traditional Neighborhood



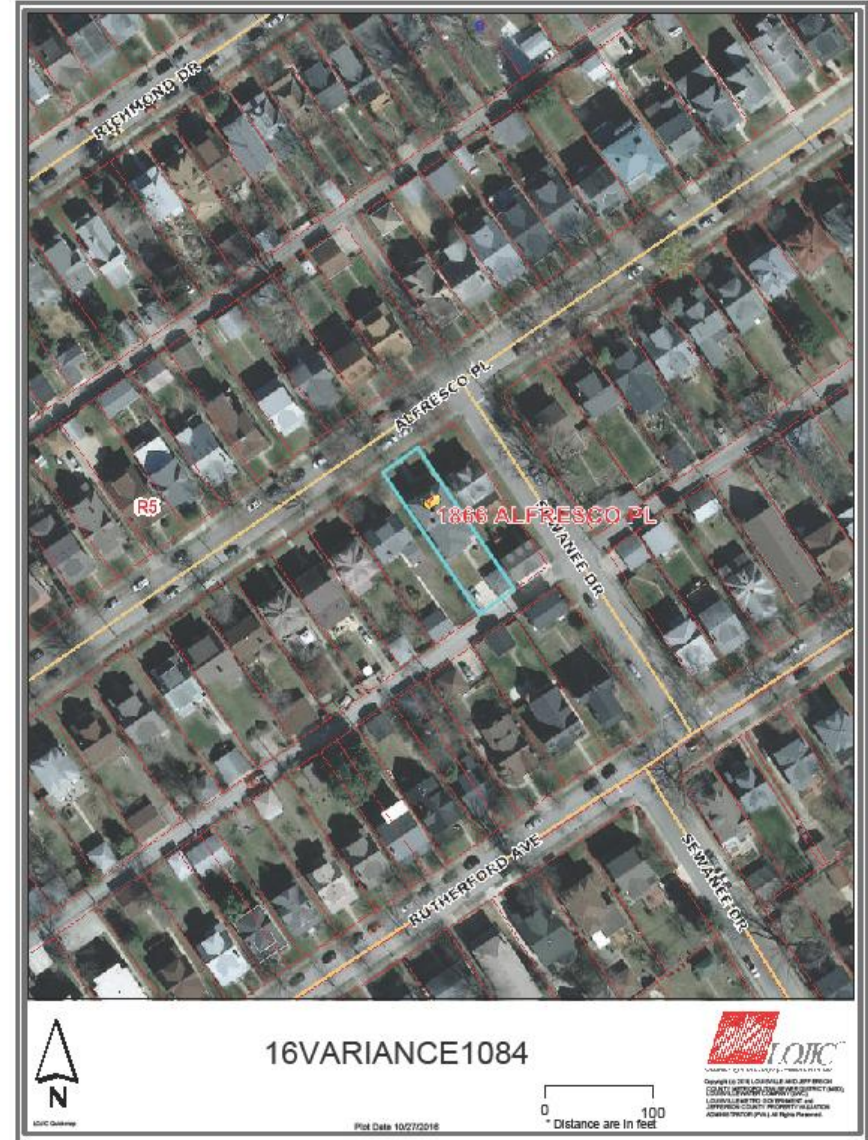
Aerial Photo/Land Use

Subject Property:

- Existing: Residential Single family
- Proposed: Residential Single family

Adjacent Properties:

- North: Residential Multi-family/ Commercial
- South: Residential Multi-family/Commercial
- East: Residential Multi-family
- West: Residential Single family



Site Photos-Subject Property



Looking at the subject site from Cross Hill Road.
Notice the topography.

Site Photos-Subject Property



The location where the proposed pool is to be located.

Site Photos-Subject Property



The proposed location of the pool,
looking from Cross Hill Rd.

Site Photos-Subject Property



Looking from the eastern property towards the subject site.

Louisville

16VARIANCE1086

Site Photos-Subject Property



Looking from the western property towards the subject site.

Louisville

16VARIANCE1086

Surrounding-Subject Property



Looking from Grinstead Drive into the subject site.

Conclusions

- The variance request appears to be adequately justified and meet the standard of review.
- Must determine if the proposal meets the standard of review for granting a variance and waiver as established in the Land Development Code (Oct. 2016) from section 5.3.1.C to allow a proposed swimming pool to encroach into the minimum front yard setback and from LDC section 4.4.10.A to allow a private swimming pool to be constructed in the required front yard on a parcel zoned R-5 in a Traditional Neighborhood Form District.

Required Actions

- **Variance:** from the Land Development Code section 5.3.1.C to allow a proposed swimming pool to encroach 12.5 feet into the front yard setback along Cross Hill Road (local road). Approve/Deny

Location	Requirement	Request	Variance
Minimum Front Yard Setback	25 ft.	12.5 ft.	12.5 ft.

- **Waiver:** from LDC section 4.4.10.A to allow the proposed swimming pool to be constructed in the required front yard setback. Approve/Deny