

**Case No. 16VARIANCE1101**  
**11903 LILAC WAY**



**Louisville Metro Board of Zoning Adjustment**  
**Public Hearing**

**Joel P. Dock, Planner I**  
**February 6, 2017**

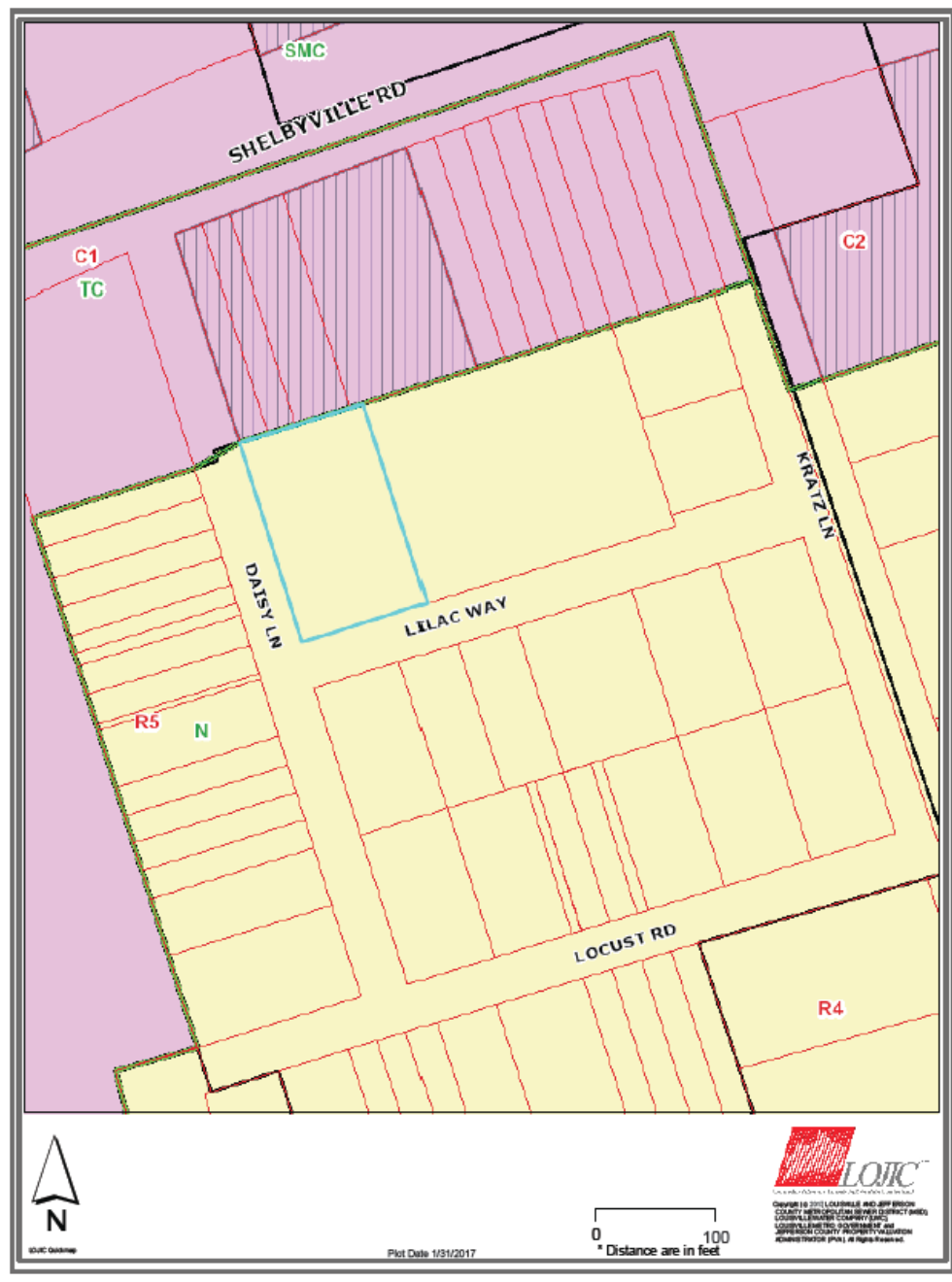
# Request(s)

- **Variance** from the Land Development Code (City of Middletown – March 2006), section 5.4.2.C.1 to exceed the infill established maximum front setback range

# Case Summary / Background

- Infill context setback range is roughly 30-35 feet
- A variance of 58 feet is requested
  - Front setback of 92.81 feet
- *Net-Zero Ready Home*; meaning that the location of the home on the lot, design of the home, and materials chosen are essential in harnessing enough natural/renewable energy from the environment to offset energy consumption
  - closer setback would result in the removal of trees

# Zoning/ Form Districts



# Aerial Photo/ Land Use

- Adjacent along East, South, and West boundaries to Single-family residential uses.
- Commercial use at Northern border



# Site Photos-Subject Property



Tree stand along Lilac Way

# Site Photos-Subject Property



Subject site from Daisy lane. Tree stand on Lilac Way at the Right

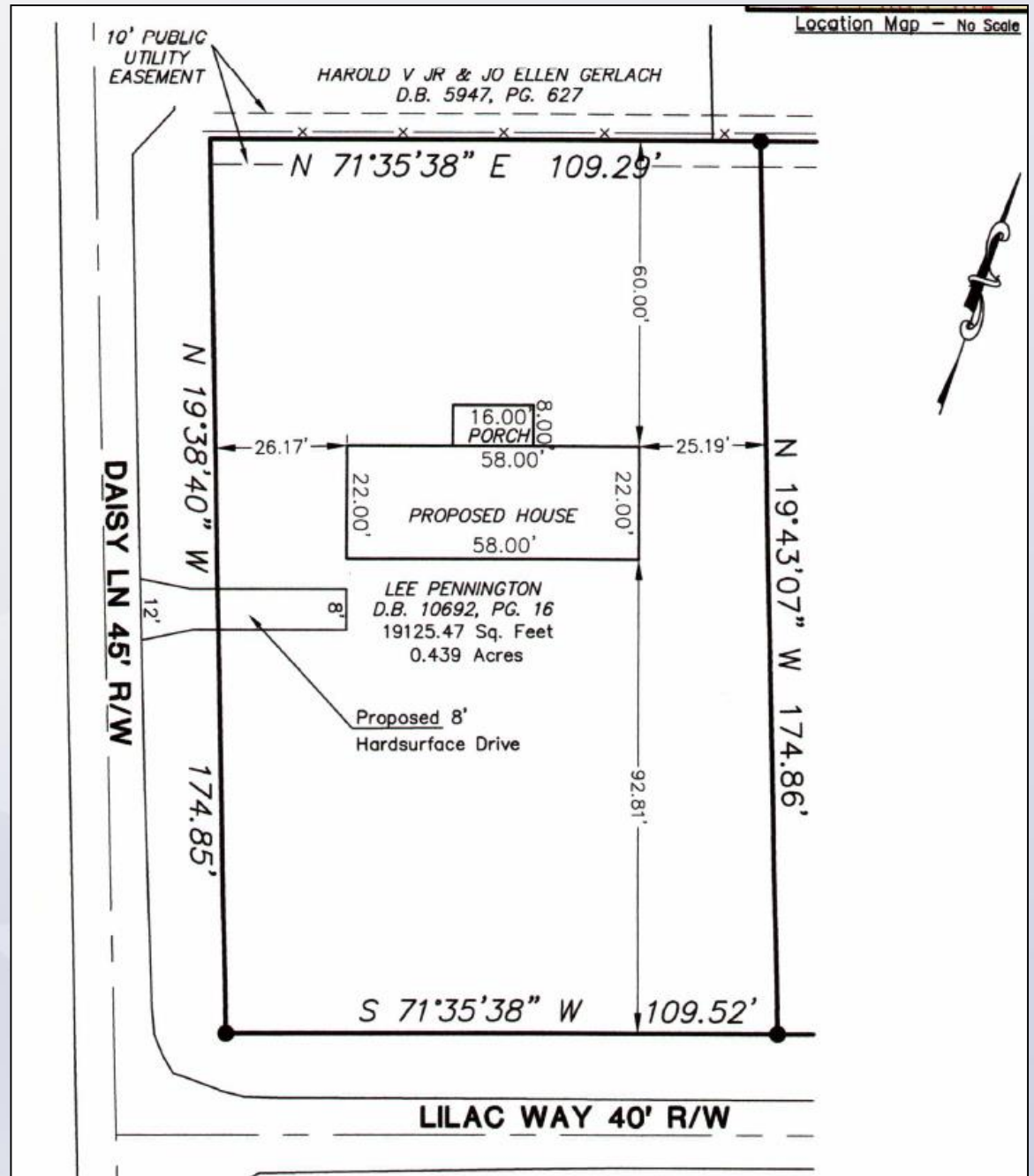
# Site Photos-Subject Property

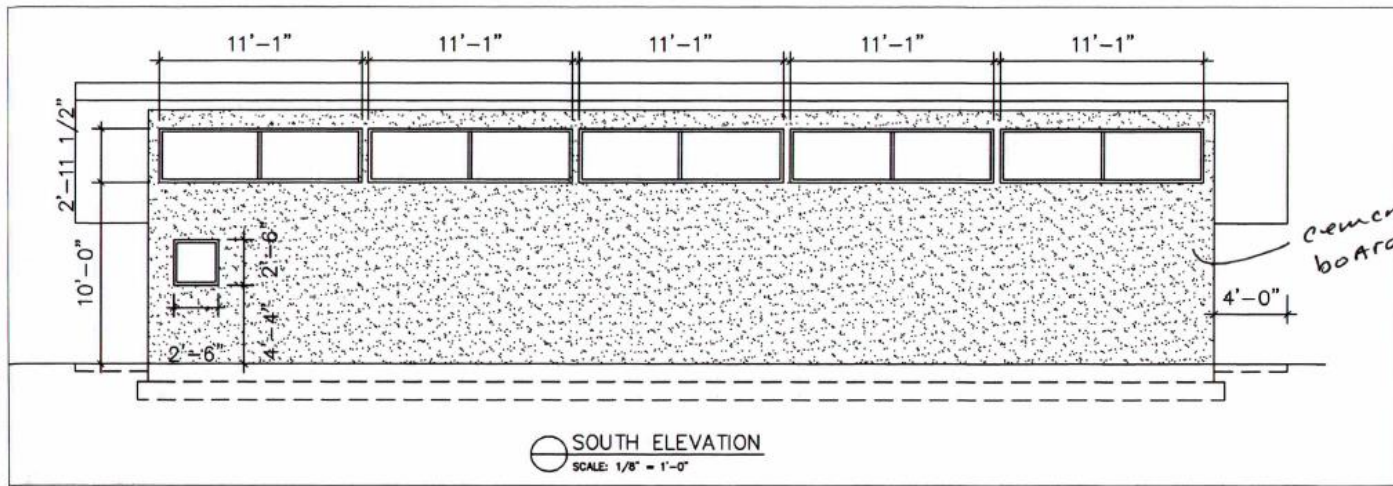


Looking East from intersection of Lilac and Daisy

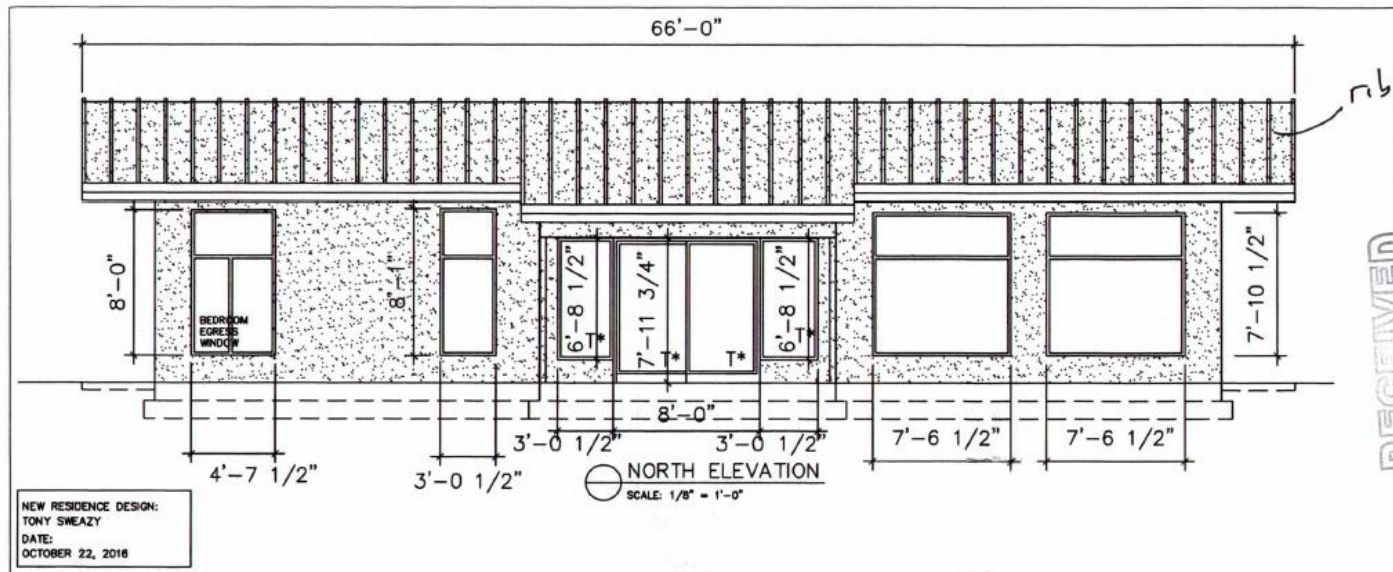


# Site Plan





*cement fiber board or like*



*ribbed metal roof*

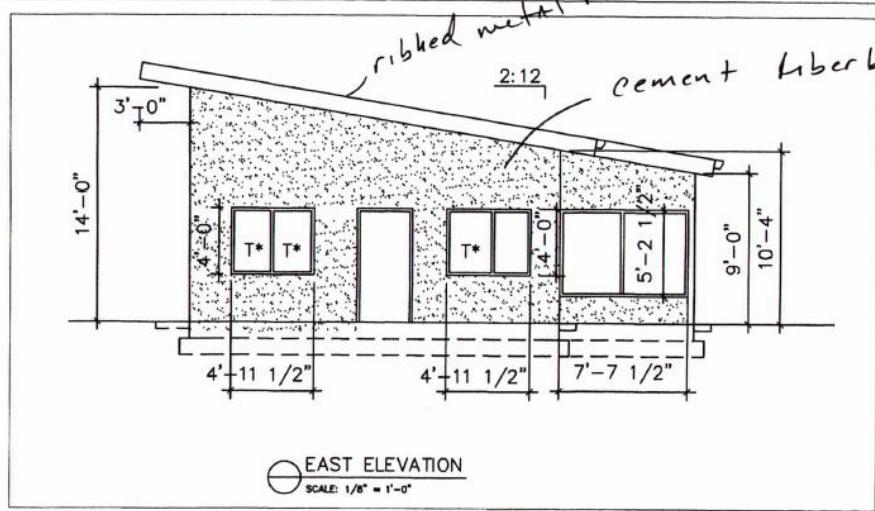
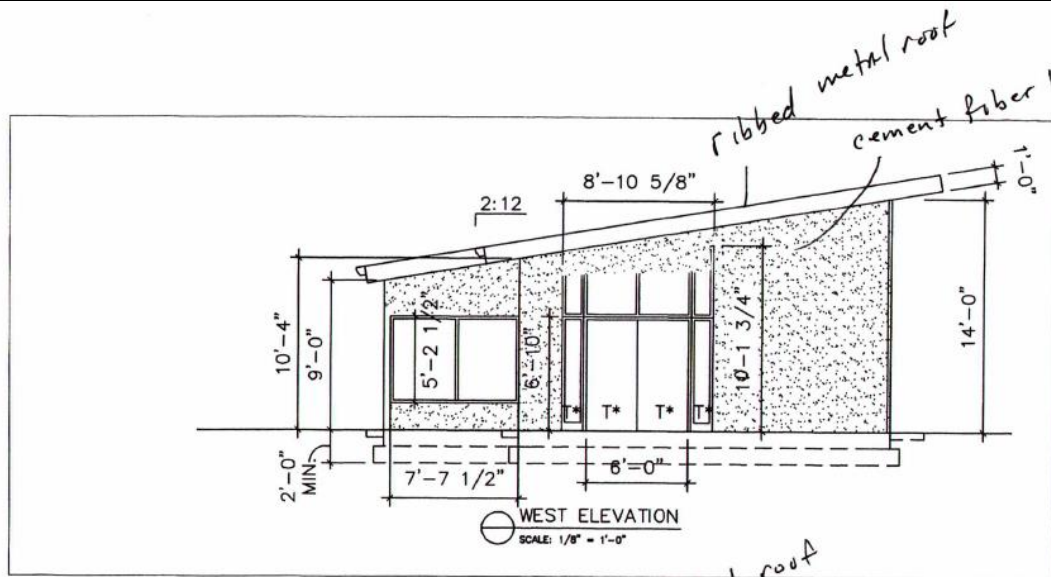
NEW RESIDENCE DESIGN:  
 TONY SWEAZY  
 DATE:  
 OCTOBER 22, 2018

RECEIVED

JAN 04 2017

PLANNING & DESIGN SERVICES

1.6 VARIANCE 1.1



NEW RESIDENCE DESIGN:  
 TONY SWEAZY  
 DATE:  
 OCTOBER 22, 2016

RECEIVED

JAN 04 2017

PLANNING & DESIGN SERVICES

# Applicable Plans & Policies

Land Development Code

# Technical Review

- The applicant has agreed to relocate the driveway to the rear of the home opposite Lilac Way.

# Staff Analysis and Conclusions

- The variance request appears to be adequately justified and meets the standard of review.

# Required Actions

- **APPROVE** or **DENY** the variance from LDC (City of Middletown - March 2006), section 5.4.2.C.1 to exceed the infill established maximum front setback range by 58 feet and be setback 93 feet from Lilac way.