

17VARIANCE1101

**4101 Brook Farm Place Screen
Room & Deck**



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

**Dante St. Germain, Planner I
January 22, 2018**

Requests

- **Variance**: from Land Development Code table 5.3.1 to allow structures to encroach into the required front yard setback on a double-frontage lot.

Location	Requirement	Request	Variance
Front Yard	25 feet	15 feet	10 feet

Case Summary / Background

- The subject property is a double-frontage lot with frontages on Brook Farm Place and Stony Brook Drive, both public streets.
- Front yard setbacks are required along both frontages.
- The applicant proposes to construct a new screen room and new deck on the rear of the principal structure, facing Stony Brook Drive, encroaching into the Stony Brook Drive front yard setback.

Case Summary / Background

Related Cases

- 9-40-02 - The property was part of a larger subdivision rezoning from R-4 Single Family Residential to R-5 Single Family Residential.

Zoning/Form Districts

Subject Property:

- Existing: R-5/Neighborhood

Adjacent Properties:

- North: R-5/Neighborhood
- South: R-5/Neighborhood
- East: R-4/Neighborhood
- West: R-5/Neighborhood



4101 Brook Farm Place
feet



Map Created: 12/27/2017



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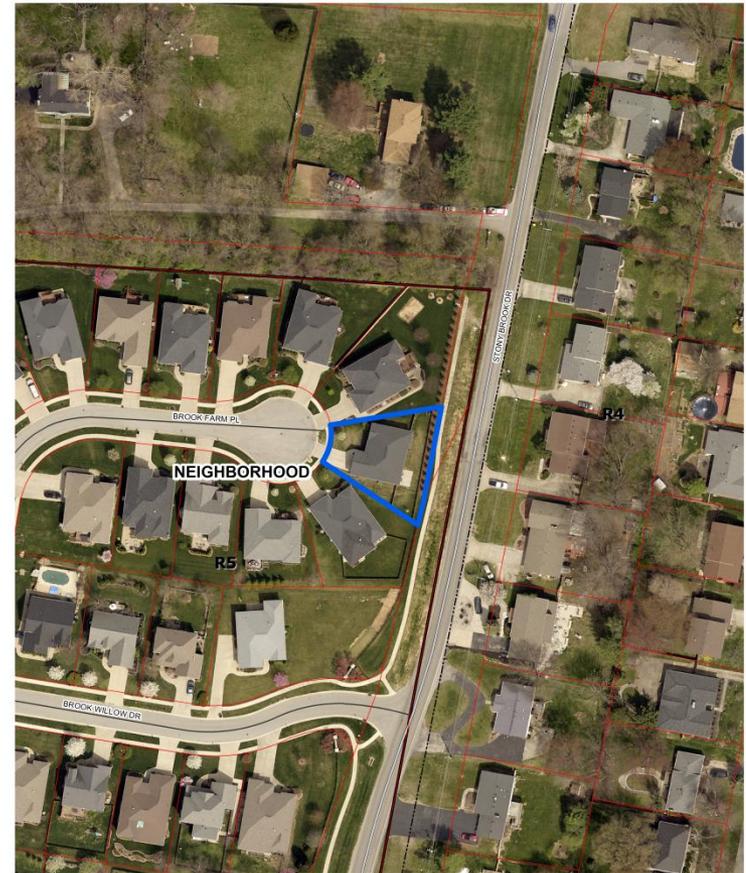
Aerial Photo/Land Use

Subject Property:

- Existing: Single Family Residential

Adjacent Properties:

- North: Single Family Residential
- South: Single Family Residential
- East: Single Family Residential
- West: Single Family Residential



4101 Brook Farm Place
feet

90

Map Created: 12/27/2017



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Site Photos-Subject Property



The front of the principal structure, with a front yard facing Brook Farm Place.

Site Photos-Subject Property



The rear of the principal structure, with a front yard facing Stony Brook Drive.

Site Photos-Subject Property



The property to the left of the subject property.

Site Photos-Subject Property



The property to the right of the subject property.

Site Photos-Subject Property



The properties across Stony Brook Place.

Site Photos-Subject Property



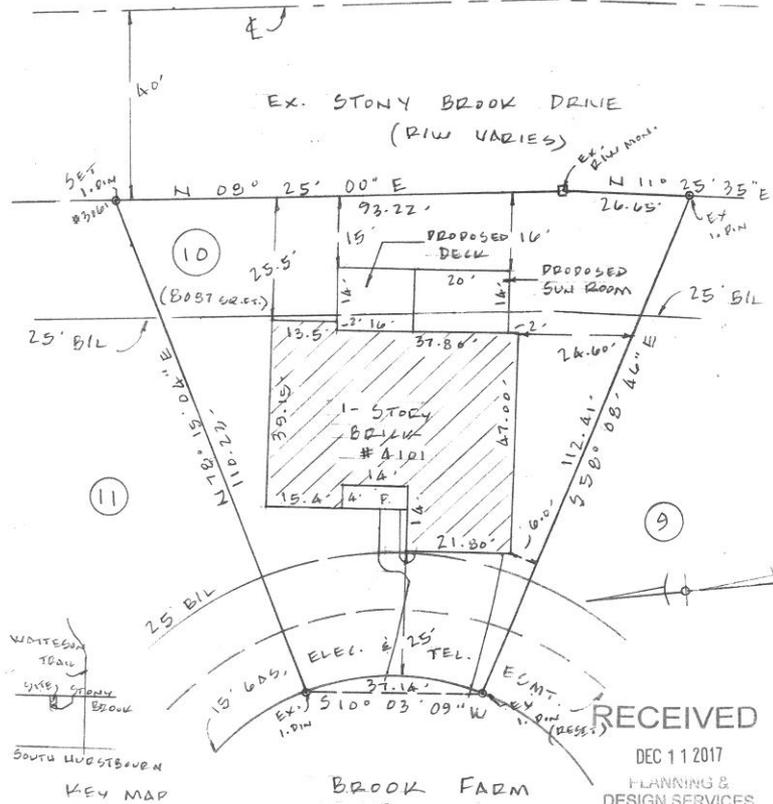
The rear of the principal structure.

Site Photos-Subject Property



The location of the proposed encroachment.

Site Plan



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PLANNING &
DESIGN SERVICES

BROOK FARM
PLACE
(Ea. RIW)

Gary Dukes PLS
Land Surveying
3602 Briarglen Lane
Louisville, KY 40220
garydukespls@gmail.com
502-553-4912



SURVEY FOR ADDITION
Location: 4101 BROOK FARM PLACE
Description: LOT 10 BROOKHURST
SUB. SEC. 2 (P.B. 51 P.1)
JERRY & MARY ANN BECKER
For: 110 ENTERPRISE HOME IMPR.

Scale: 1"=20' Date: 12-8-17 By: G.J.D.

0' 10' 70 17 VARIANCE 1101

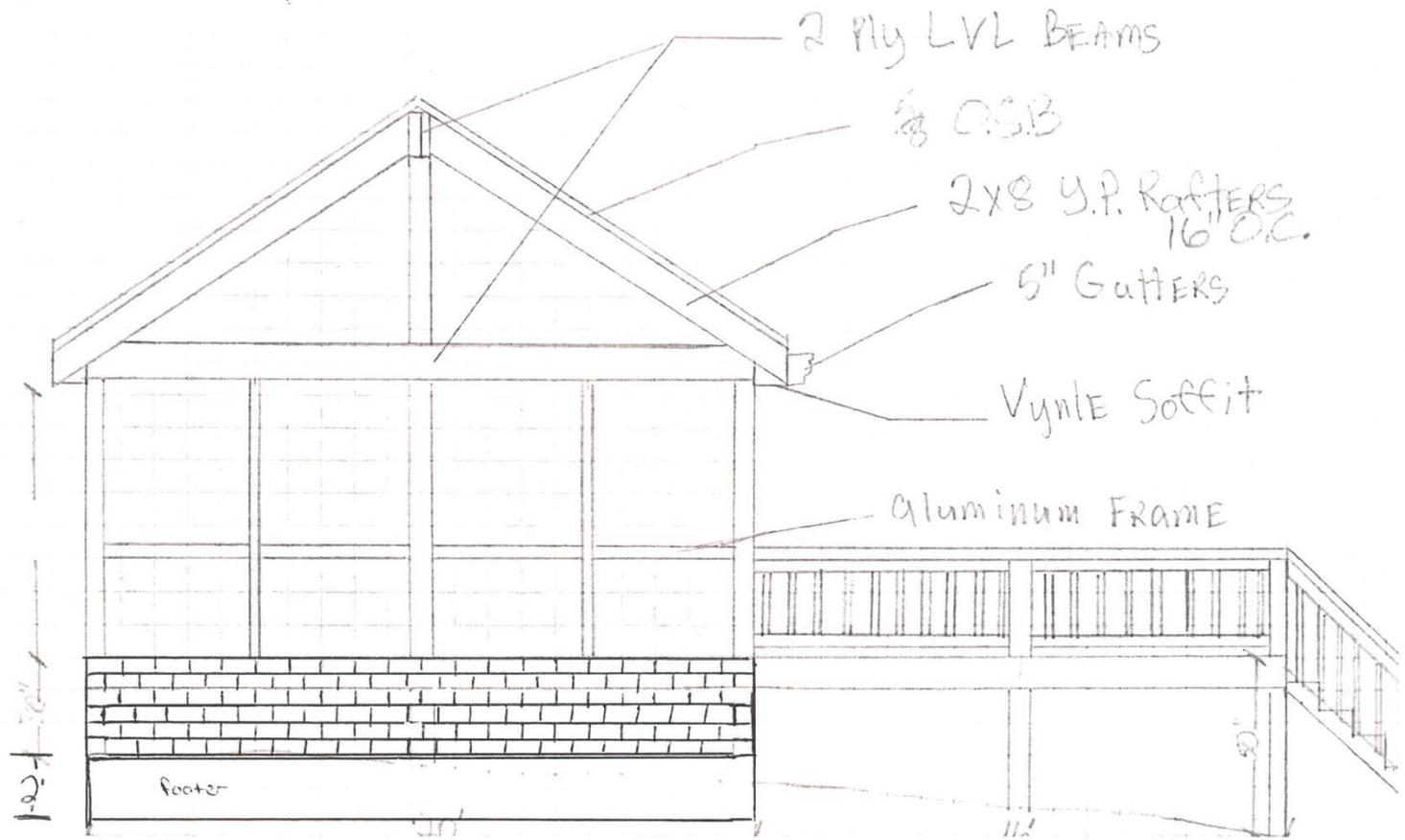
LAND SURVEYOR'S CERTIFICATE
I hereby certify that this survey as depicted hereon was performed under my supervision and was conducted under the standards for survey defined under KAR 18:150. It is an "Urban Survey", with an unadjusted closure of 1 part in 10,000 and is witnessed by monuments as shown. The survey method used was that of random traverse and the bearings have been rotated and adjusted for closure using bearing N 12° 00' 00" E. This survey is subject to all road way, easements, and right of ways, if any whether shown hereon or not. The property is not located in a flood hazard area as shown by FEMA map No. 71111C0072E dated 12-5-06.



Gary J. Dukes PLS #3061
Dated: 12-8-17

Elevation

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17 VARIANCE 1101

Conclusions

- The variance request appears to be adequately justified and meets the standard of review.
- Must determine if the proposal meets the standard of review for granting a variance as established in the Land Development Code from table 5.3.1 to allow structures to encroach into the required front yard setback on a double-frontage lot.

Required Actions

- **Variance:** from Land Development Code table 5.3.1 to allow structures to encroach into the required front yard setback on a double-frontage lot.
Approve/Deny

Location	Requirement	Request	Variance
Front Yard	25 feet	15 feet	10 feet