

20-VARIANCE-0034
Naomi Drive Variance



Louisville Metro Board of Zoning Adjustment
Public Hearing

Zach Schwager, Planner I

June 1, 2020

Request

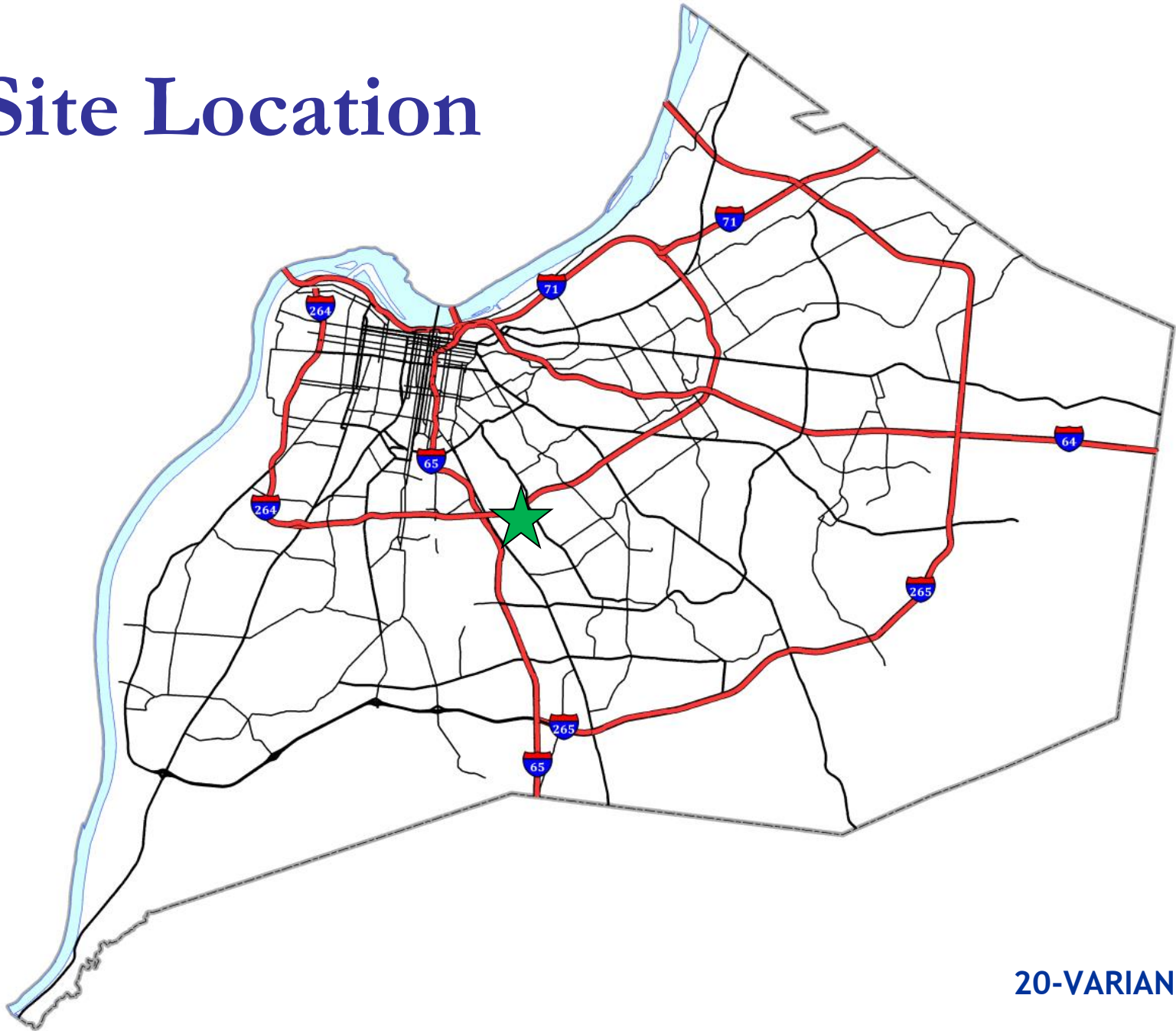
- **Variance:** from Land Development Code section 5.1.12.B.2.a to allow a principal structure addition to encroach into the required infill front yard setback

Location	Requirement	Request	Variance
Infill Front yard	30 ft. to 31 ft.	23 ft.	7 ft.

Case Summary / Background

- The subject property is located in the Beverly Manor subdivision and currently contains a one-story single-family residence.
- The applicant is proposing to enclose the existing front porch, which would encroach into the required infill front yard setback.

Site Location



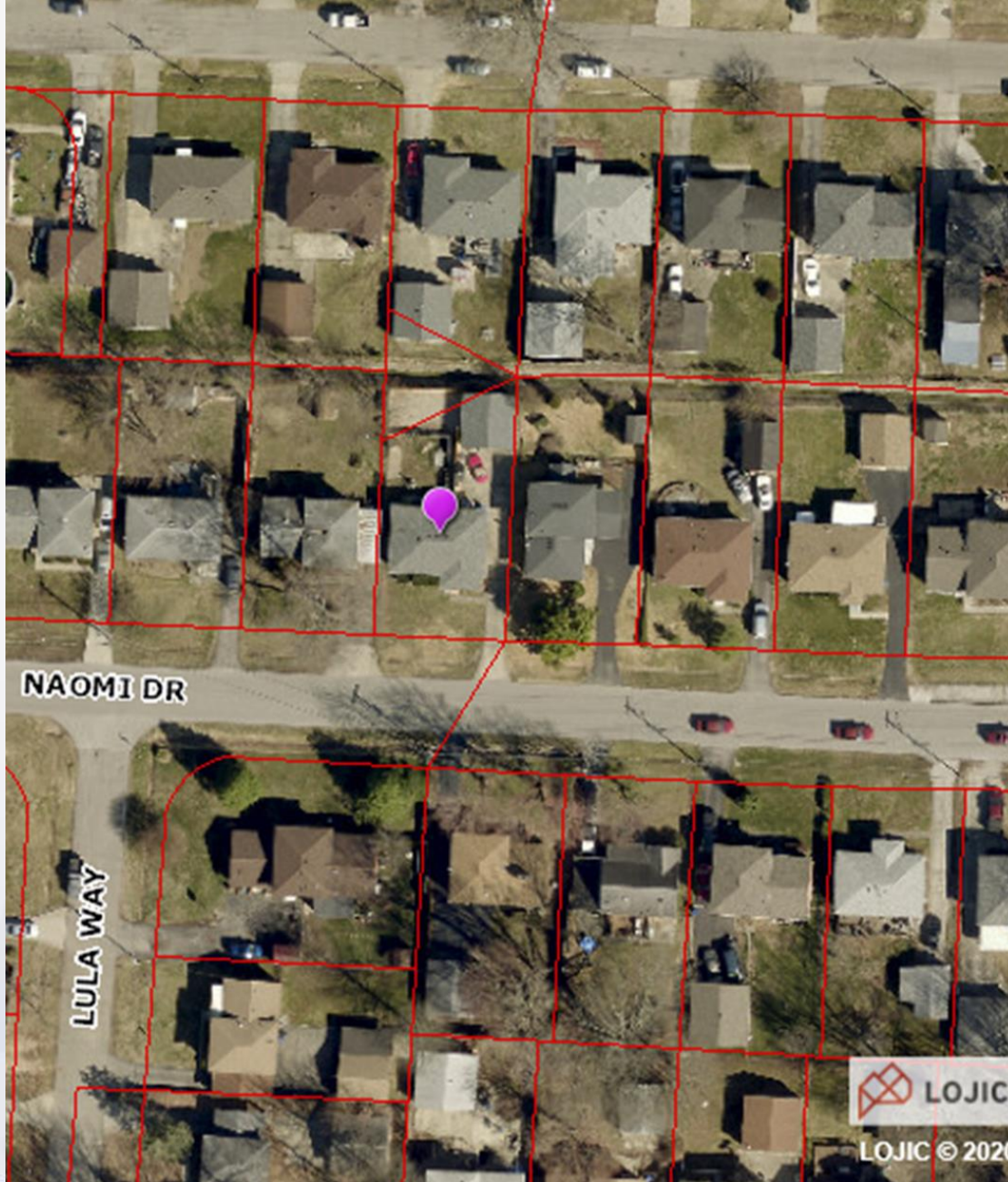
20-VARIANCE-0034

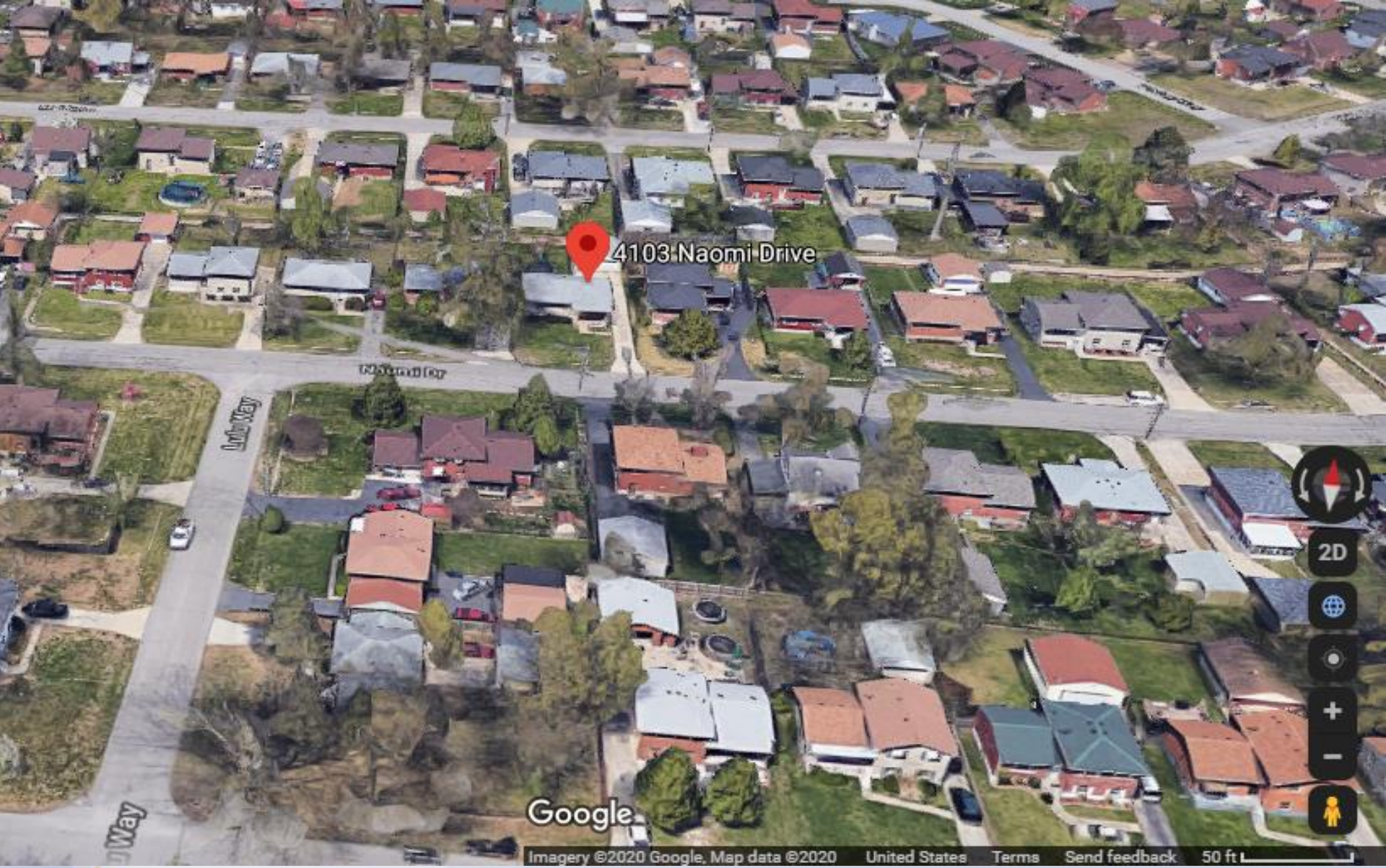
MELDA LN



LOJIC

LOJIC © 2020





4103 Naomi Drive

Google

Imagery ©2020 Google, Map data ©2020 United States Terms Send feedback 50 ft

Site Plan

NOTES:

- A title search was not provided and this property is subject to all easements, right-of-ways, covenants, liens, and encumbrances, whether shown hereon or not.
- This survey was conducted by method of random traverse and was not adjusted. The error of closure was less than 0.05'. Fences are not shown.
- Subject property is located in Flood Zone "X" per a review of FIRM #21111C0077E, effective 12/5/06. Based on the above information, this property is not located in a Special Flood Hazard Area.
- This plat amends Beverley Manor Subdivision, Section 1-C, of record in Plat & Subdivision Book 15, Page 10, in the Office of the Clerk of Jefferson County, Kentucky.

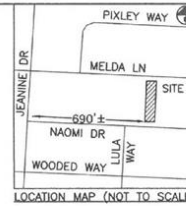
CERTIFICATE OF APPROVAL
 Approved this ___ day
 of _____ 20____
 Invalid if not recorded
 before _____

By: _____
 Planning Commission

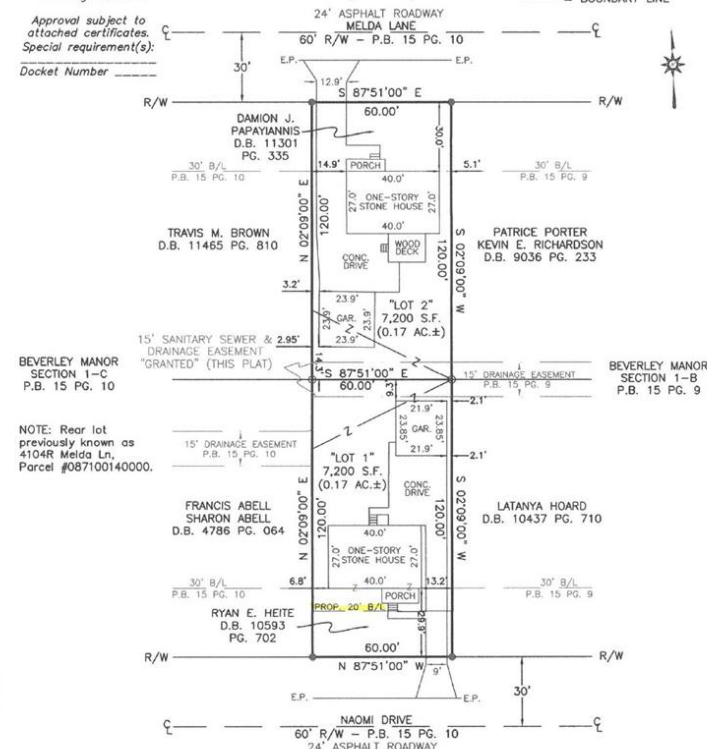
Approval subject to
 attached certificates.
 Special requirement(s): _____
 Docket Number _____



NOTE: The reference meridian for this survey is the line of Naomi Drive, having a bearing of N 87°51'00" W per P.B. 15 PG. 10, as recorded in the Office of the Clerk of Jefferson County, Kentucky.



LEGEND
 ● = SET IRC 1/2"x18" #3808
 ○ = SET LAG NAIL #3808
 — = BOUNDARY LINE



NOTE: Rear lot previously known as 4104R Melda Ln, Parcel #087100140000.

SURVEYOR'S CERTIFICATE
 I hereby certify that this plat and survey were made under my direct supervision and represents a Boundary Survey in compliance with 201 KAR 18.150.
 This is an "urban" class survey.

STATE OF KENTUCKY
MICK LOGSDON
 3808
 LICENSED PROFESSIONAL LAND SURVEYOR

MINOR SUBDIVISION PLAT
 TO CREATE TWO LOTS FROM THREE LOTS AND SHIFT BUILDING LIMIT LINE FOR
 "LOT 1" "LOT 2"
 RYAN E. HEITE DAMION J. PAPAYIANNIS
 4103 NAOMI DR 4104 MELDA LN
 LOUISVILLE, KY 40219 LOUISVILLE, KY 40219
 PARCEL #087100150107 PARCEL #087100130000
 D.B. 10593 PG. 702 D.B. 11301 PG. 335
 CURRENT ZONING: RS, NEIGHBORHOOD FORM DISTRICT

LOGSDON SURVEYING
 6808 WOODROW WAY, LOUISVILLE KY 40228
 502-599-9930 www.logsdonsurveying.net
 FIELD DATE: 1/31/2020 SCALE: 1" = 40'

Mick Logsdon 2/18/2020
 PLS# 3808 Date



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Site Photos-Subject Property



05/19/2020 09:05

Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Conclusion

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

Condition of Approval

1). The minor plat (20-MPLAT-0021) shall be approved by Planning & Design Services and recorded with the Jefferson County Clerk's office.

Required Action

- **Variance:** from Land Development Code section 5.1.12.B.2.a to allow a principal structure addition to encroach into the required infill front yard setback

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