

17VARIANCE1046

11101 Chapel Hill Road Addition



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

**Dante St. Germain, Planner I
October 2, 2017**

Requests

- **Variance:** from Land Development Code table 5.3.1 to allow a structure to encroach into the required street side yard setback.

Location	Requirement	Request	Variance
Street Side Yard	30 ft.	24 ft.	6 ft.

Case Summary / Background

- The lot contains a one-story single-family residence. The applicant proposes an addition to encroach into the street side yard.
- The original plat, recorded in 1955, has a 40' build limit line. Current case 17MINORPLAT1081 requests to change the build limit line to 30', except for the location of the addition, where the build limit line is proposed to be 24'.

Zoning/Form Districts

Subject Property:

- Existing: R-4/Neighborhood
- Proposed: R-4/Neighborhood

Adjacent Properties:

- North: R-4/Neighborhood
- South: R-4/Neighborhood
- East: R-4/Neighborhood
- West: R-4, C-2/
Neighborhood, Suburban
Marketplace Corridor



11101 Chapel Hill Road
feet

175
Map Created: 9/18/2017



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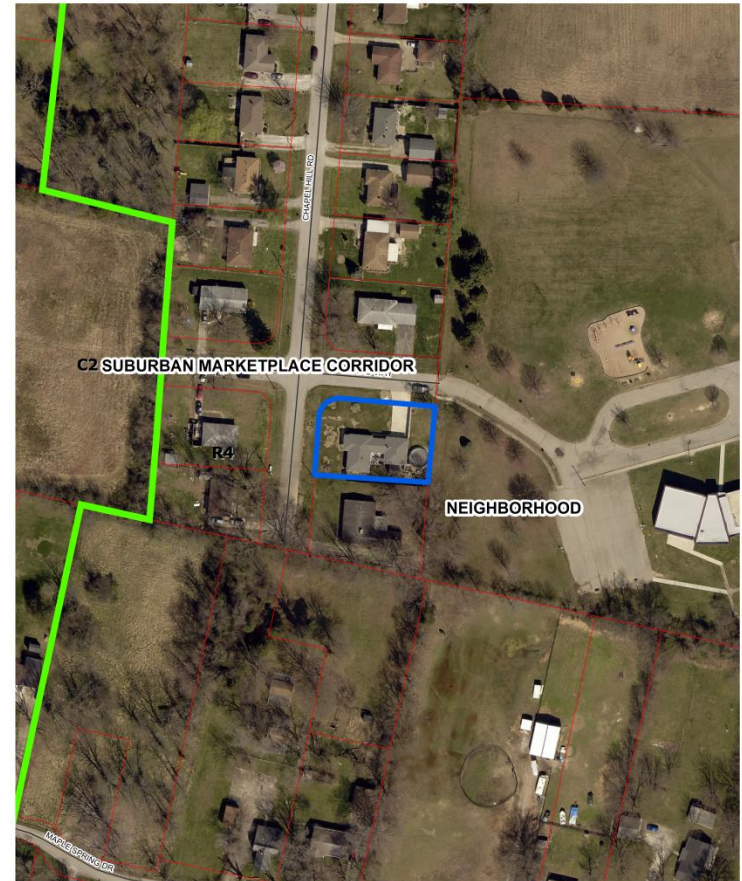
Aerial Photo/Land Use

Subject Property:

- Existing: Single Family Residential
- Proposed: Single Family Residential

Adjacent Properties:

- North: Single Family Residential
- South: Single Family Residential
- East: Laukhuf Elementary School
- West: Single Family Residential, Undeveloped



11101 Chapel Hill Road
feet

110

Map Created: 9/18/2017



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Site Photos-Subject Property



The front of the subject property.

Site Photos-Subject Property



The side of the subject property where the addition is proposed.

Site Photos-Subject Property

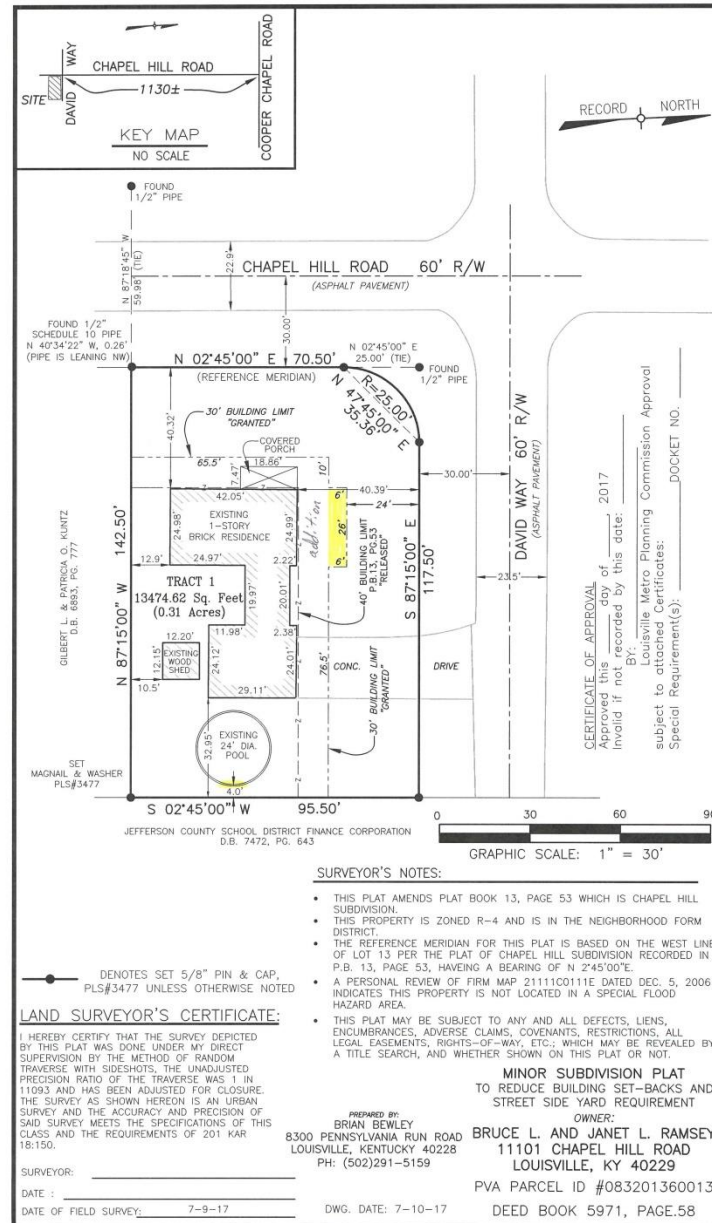


The property across Chapel Hill Road.

Site Photos-Subject Property



The property across David Way.



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 (August 2017) from table 5.3.1 to allow a structure to encroach into the required street side yard setback.

Required Actions

- **Variance:** from Land Development Code table 5.3.1 to allow a structure to encroach into the required street side yard setback. Approve/Deny

Location	Requirement	Request	Variance
Street Side Yard	30 ft.	24 ft.	6 ft.