

18VARIANCE1066

Evergreen Place Court Addition



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

**Chris French, AICP, Planning Supervisor
September 4, 2018**

Requests

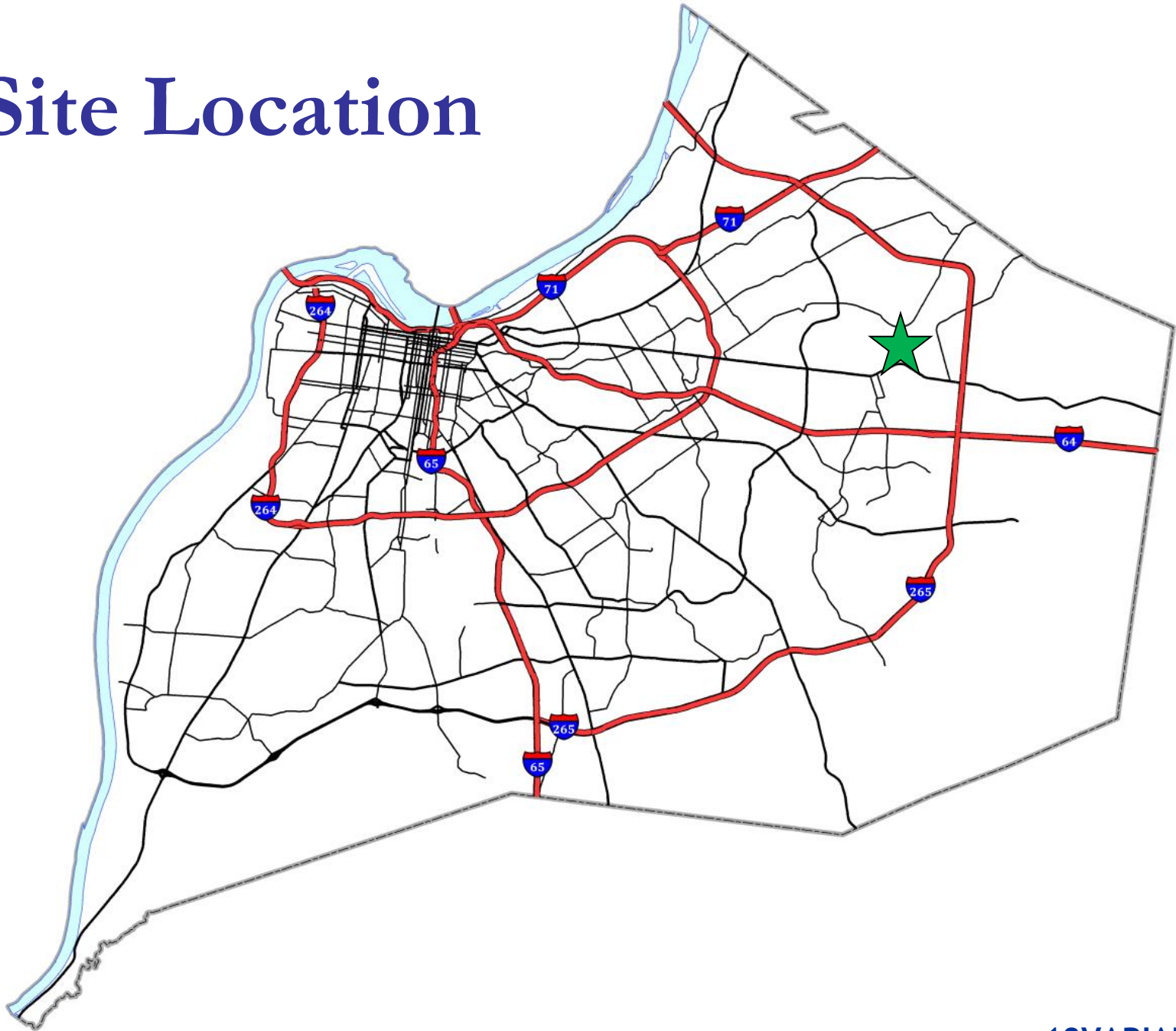
- **Variance:** from Land Development Code table 5.3.1 to allow a structure to encroach into the required front/street side yard setback.

Location	Requirement	Request	Variance
Front/Street Side Yard Setback	30 ft.	16.6 ft.	13.4 ft.

Case Summary / Background

- The subject property is located in the Evergreen Place subdivision.
- The applicant proposes to construct an additional attached garage.
- The addition is proposed to encroach into the front/street side yard setback.

Site Location



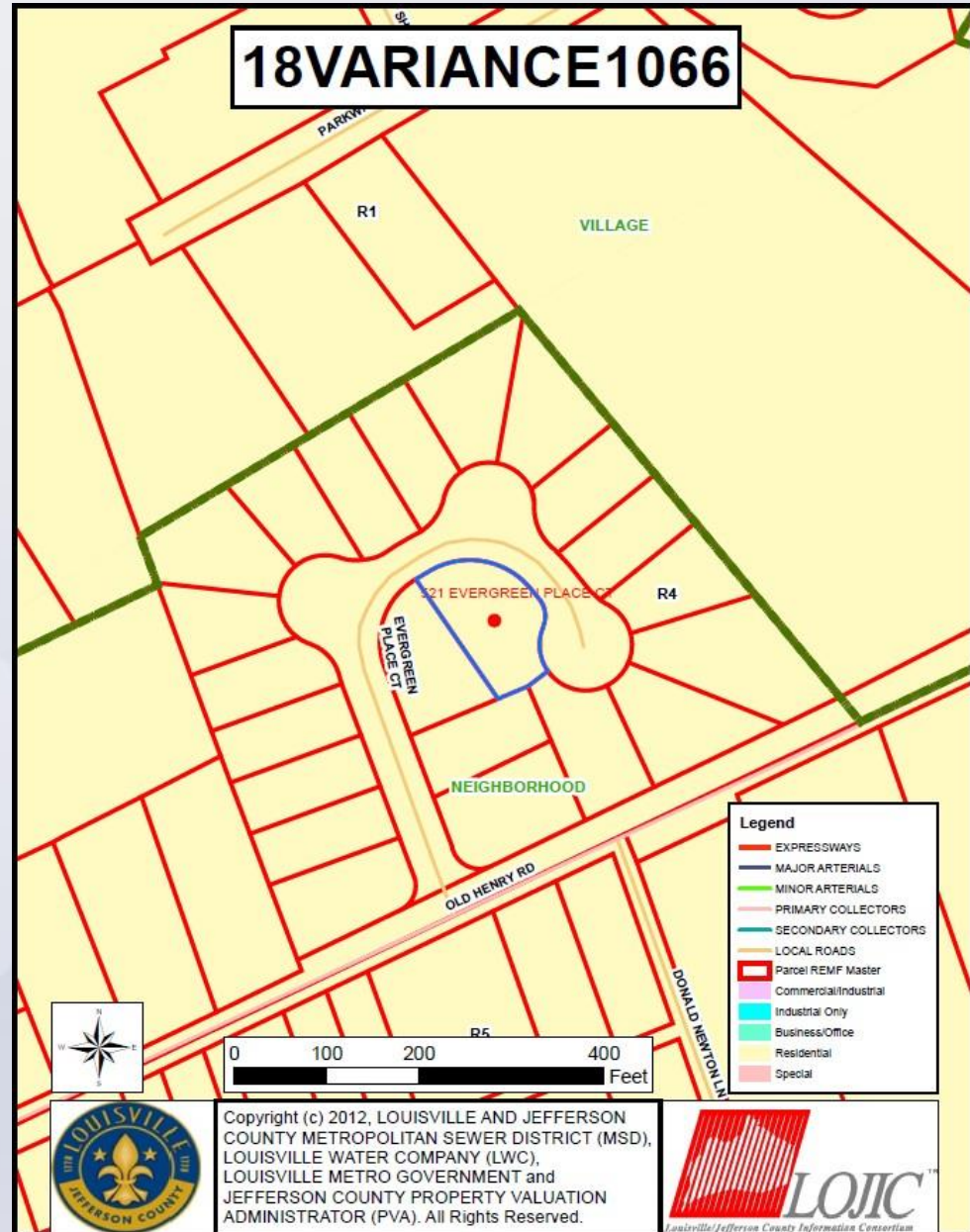
Zoning/Form Districts

Subject Property:

- Existing: R-4/Neighborhood

Adjacent Properties:

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



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



Site Photos-Subject Property



The front of the subject property.

Site Photos-Subject Property



Side of property from Evergreen Place Court.

Site Photos-Subject Property



Area of proposed garage addition looking west.

Site Photos-Subject Property



Area of proposed garage addition looking north.

Conclusions

- The variance request appears to be adequately justified and meets the standard of review.
- The record plat for Evergreen Place Subdivision shows a 30 ft. build limit line. Staff has included a condition of approval requiring the applicant to submit and record a minor plat to shift the building limit line.

Required Actions

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

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