

21-VARIANCE-0010

Stone Wynde Drive Variance



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

Zach Schwager, Planner I

March 1, 2021

Request

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

Location	Requirement	Request	Variance
Side Yards	6 ft. (18 ft. total)	5 ft. (10 ft. total)	1 ft. (8 ft. total)

Case Summary / Background

- The subject property is zoned R-4 Residential Single-Family in the Neighborhood Form District.
- It is in the Stoneridge Landing subdivision on the east side of Stone Wynde Drive off E. Pages Lane.

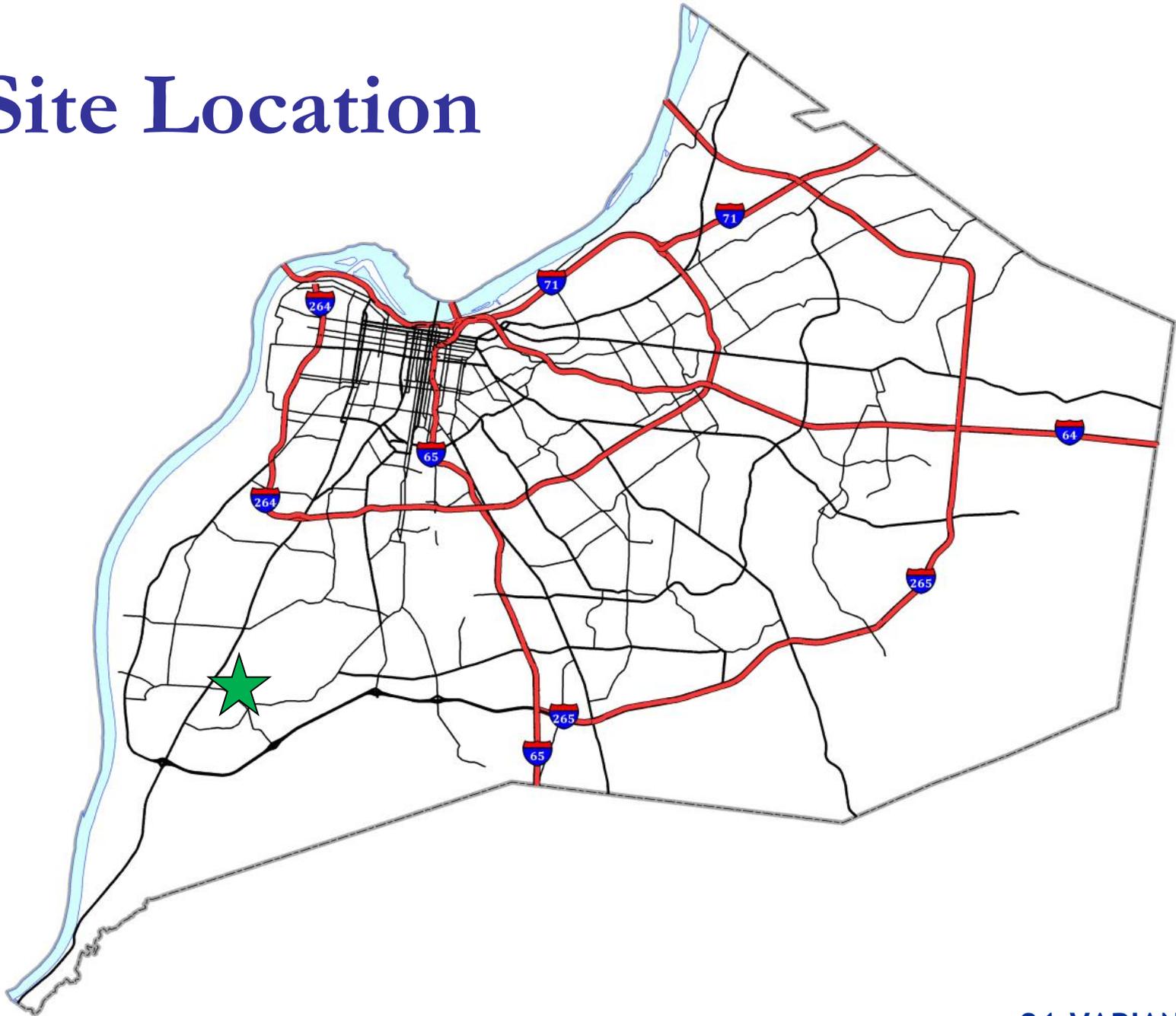
Case Summary / Background

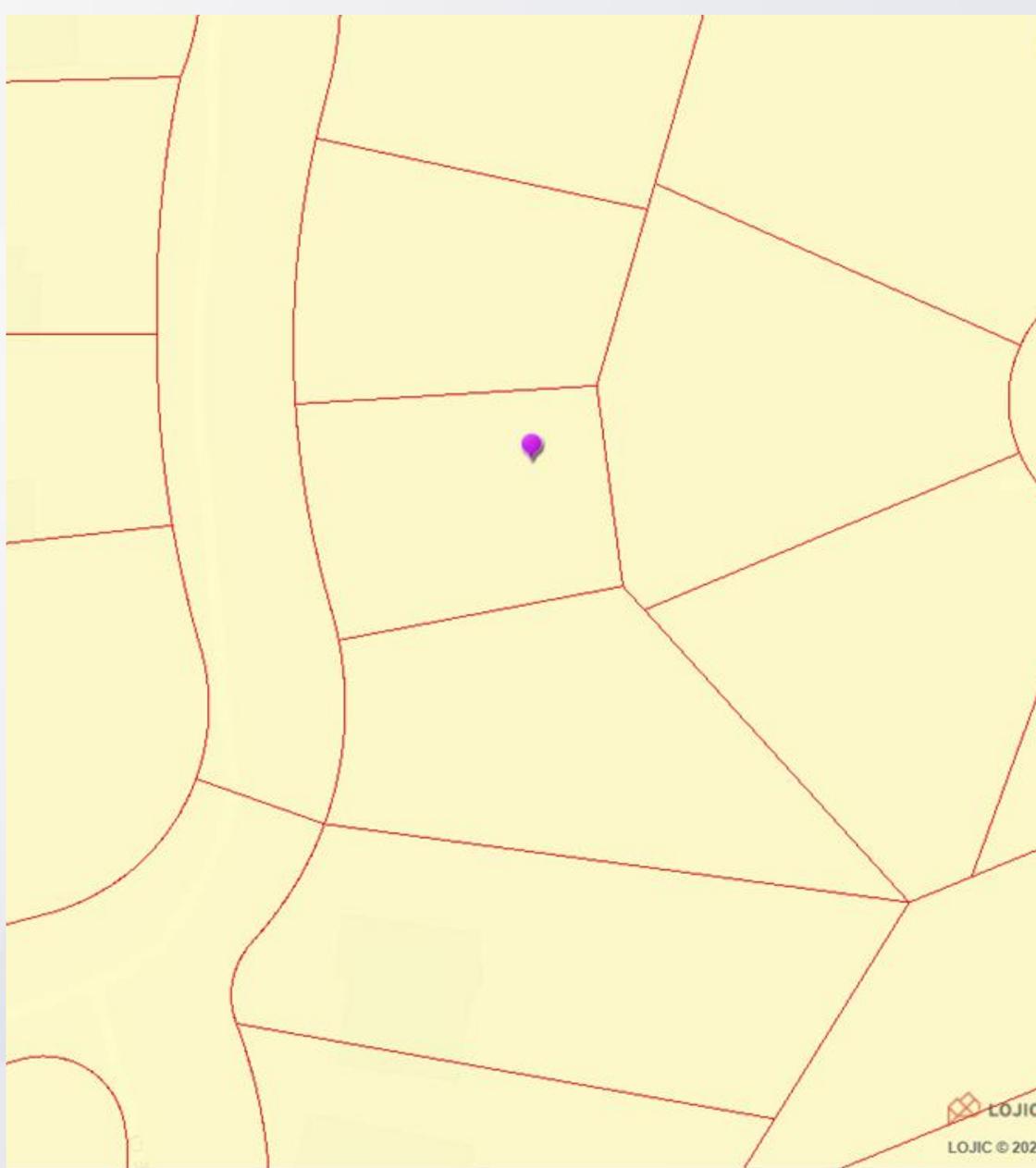
- The site is currently undeveloped and the applicant is proposing to construct a single-family residence.
- The Land Development Code requires the side yards for this property to be a minimum of 6 ft. and a total of 18 ft.

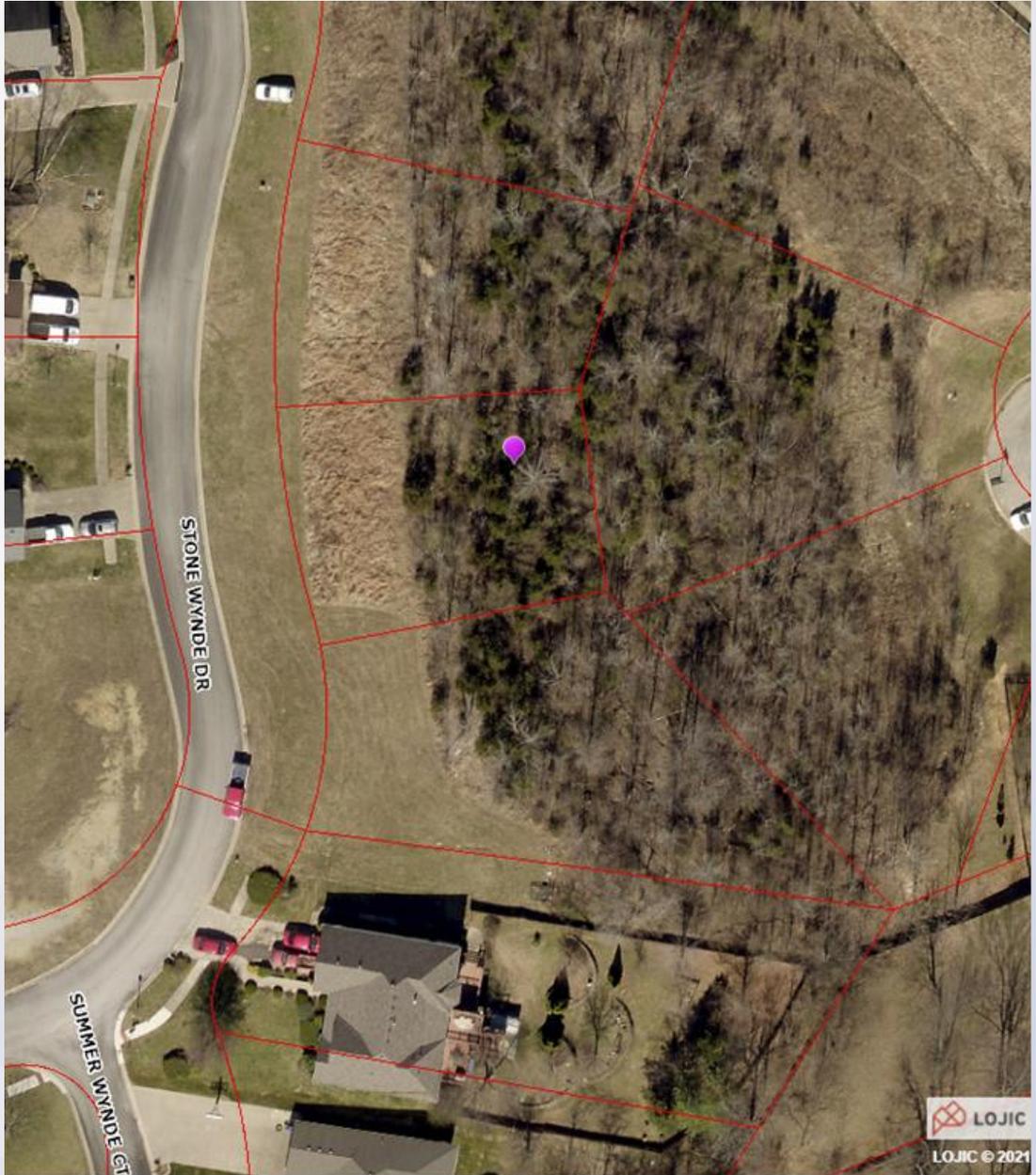
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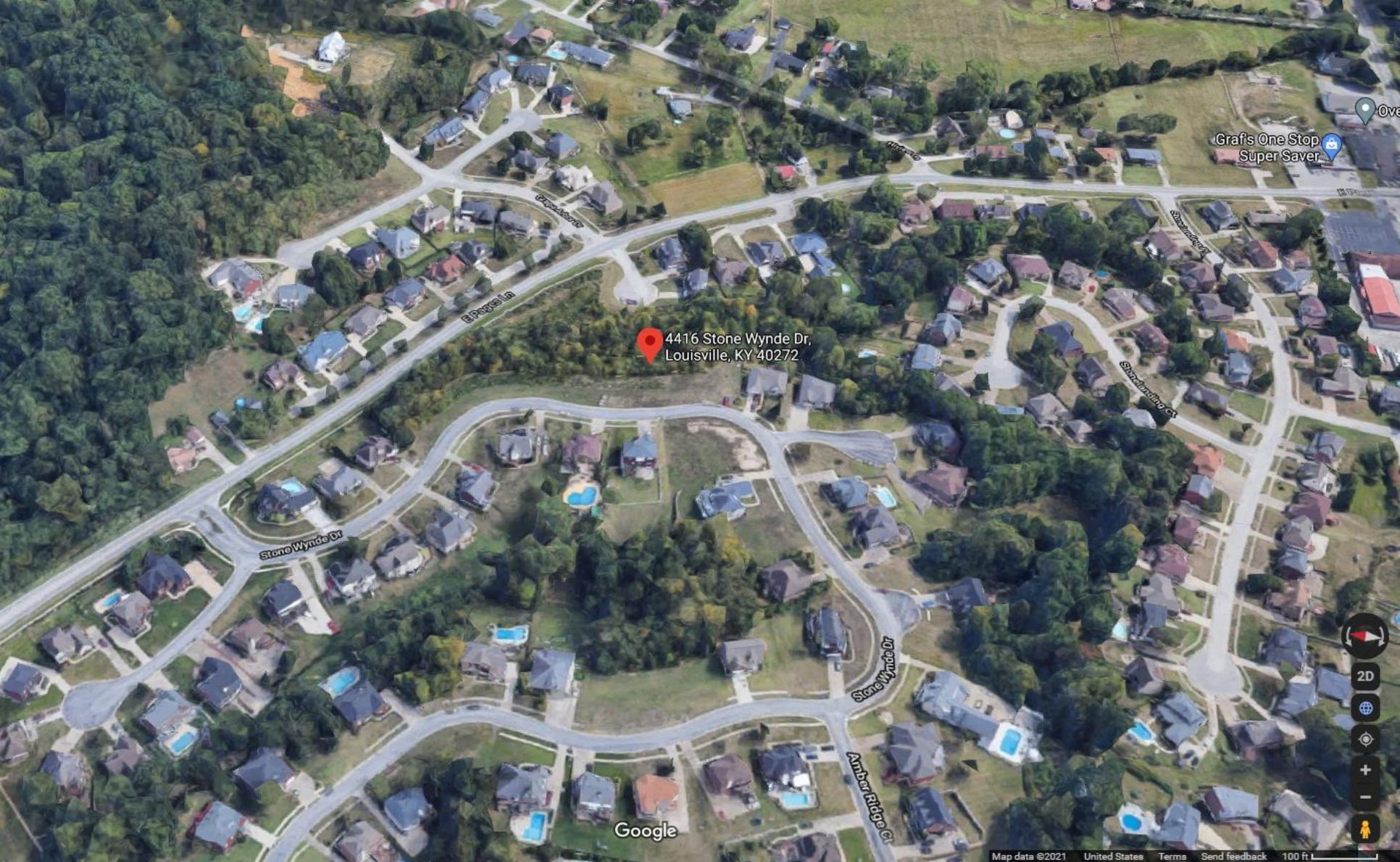
- The proposed structure would be setback 5 ft. from both side property lines; therefore, a variance is required.

Site Location









4416 Stone Wynde Dr,
Louisville, KY 40272

Graff's One Stop
Super Saver

Google

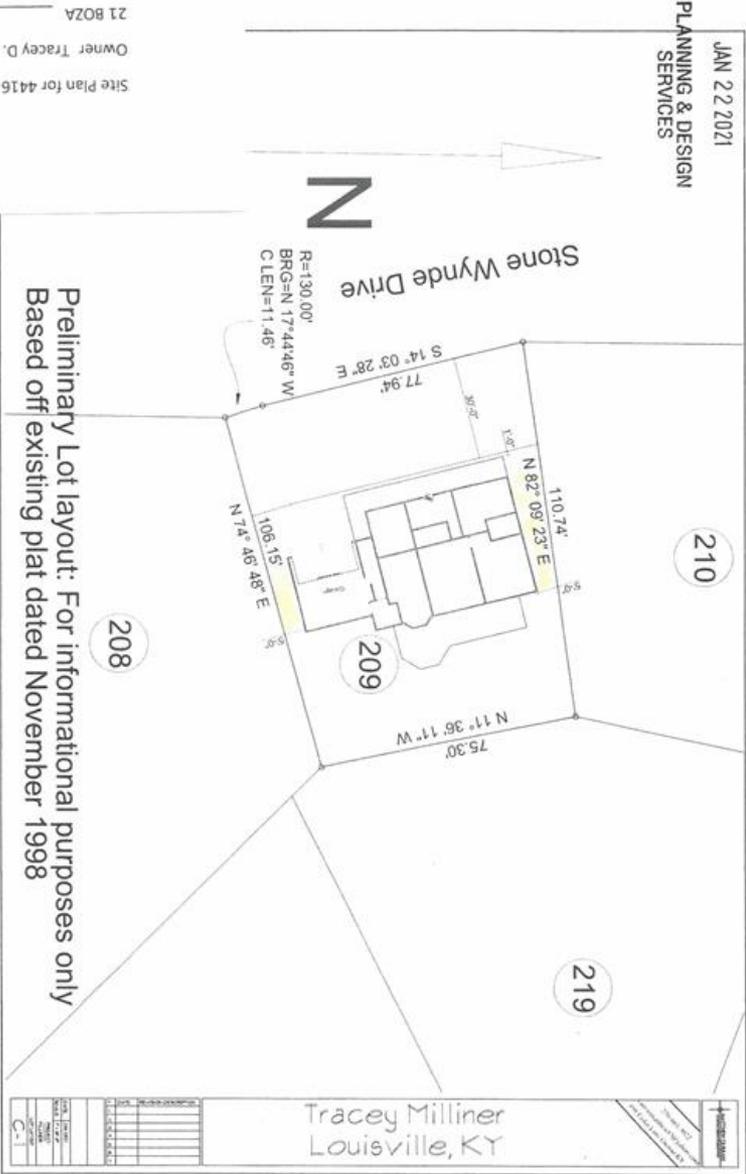
Map data ©2021 United States Terms Send feedback 100 ft

Site Plan

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JAN 22 2021

PLANNING & DESIGN SERVICES



21 - VARIANCE - 0010



Site Photos-Subject Property

February 17, 2021 at 11:05:18 AM



Front of subject property.

Site Photos-Subject Property

February 17, 2021 at 11:05:22 AM



Property to the left.

Site Photos-Subject Property



Property to the right.

Site Photos-Subject Property

February 17, 2021 at 11:05:43 AM



Site Photos-Subject Property

February 17, 2021 at 11:05:48 AM



Conclusion

- Staff finds that the requested variances are adequately justified and meet the standards of review.

Required Action

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

Location	Requirement	Request	Variance
Side Yards	6 ft. (18 ft. total)	5 ft. (10 ft. total)	1 ft. (8 ft. total)