

19-VARIANCE-0032

Furman Boulevard Variance



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

**Zach Schwager, Planner I
October 7, 2019**

Request

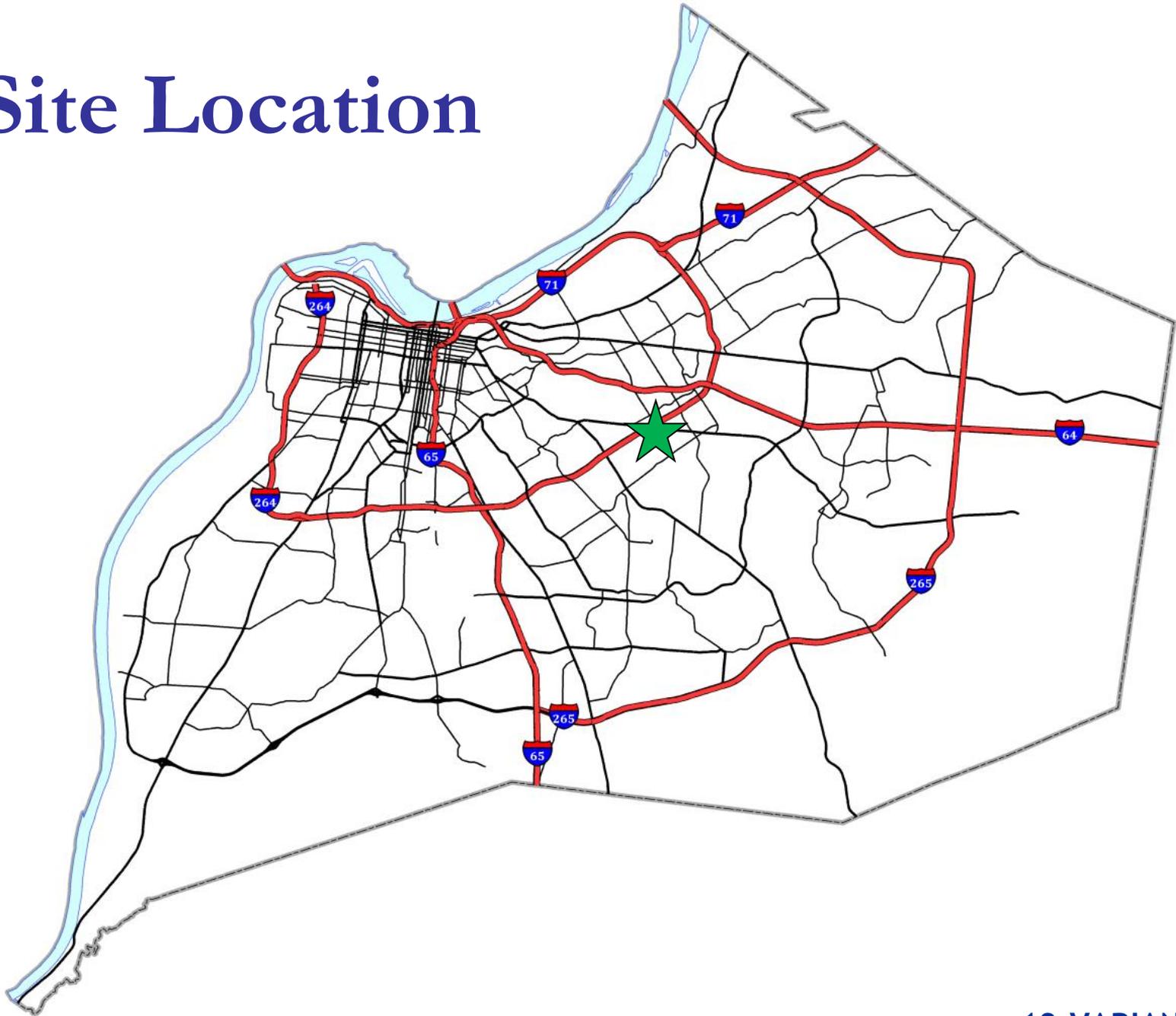
- **Variance:** from Land Development Code section 5.1.12.B.2.a to allow a structure to encroach into the required front yard setback.

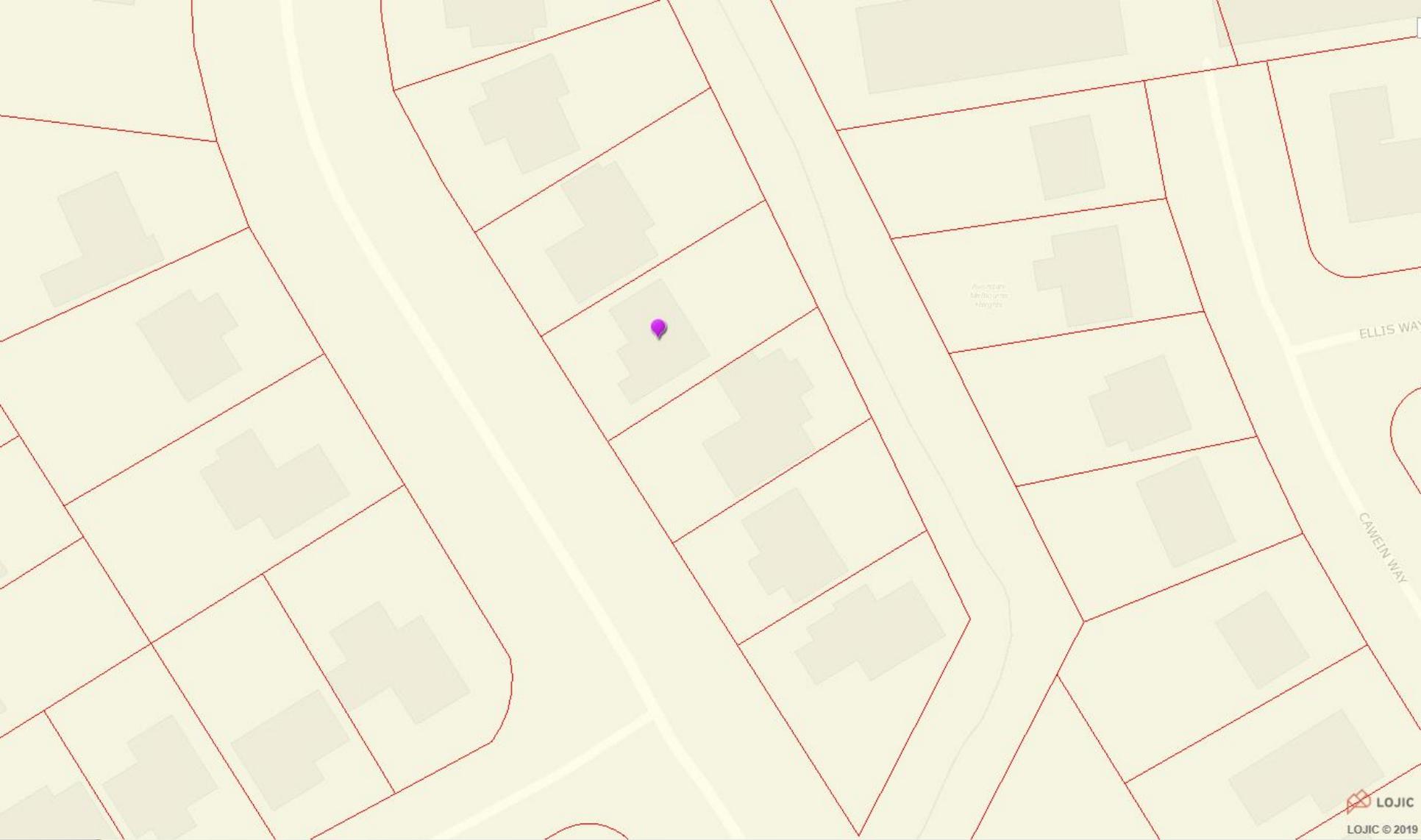
Location	Requirement	Request	Variance
Front Yard	25 ft.	22 ft.	3 ft.

Case Summary / Background

- The subject property is zoned R-5 in the Neighborhood Form District. It is located on the east side of Furman Boulevard in the Highgate Springs subdivision and contains a one-story single-family residence.
- The applicant is proposing to replace an existing attached garage that would encroach into the required front yard setback.

Site Location

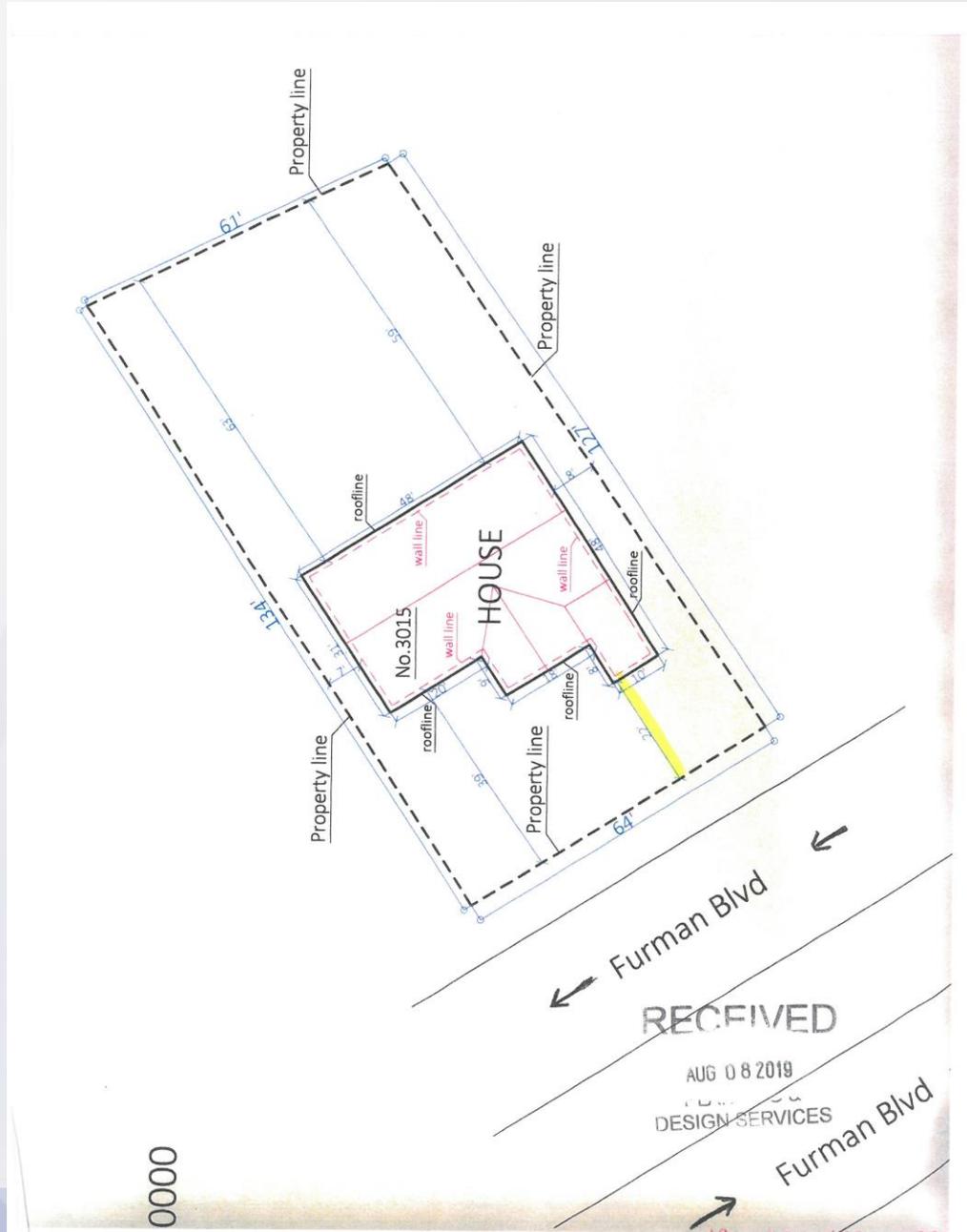




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Site Plan



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AUG 08 2019

DESIGN SERVICES

Furman Blvd

19-VARIANCE-0032

Site Photos-Subject Property



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 applicant shall submit a Minor Subdivision Plat application to Planning & Design services for review and approval to shift the 25 ft. building limit line. The approved minor plat shall be recorded with the Jefferson County Clerk prior to issuance of building permits.

Required Action

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

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