

19-VARIANCE-0047

Samara Drive Variance



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

**Zach Schwager, Planner I
October 28, 2019**

Request

- **Variance:** from Land Development Code section 5.4.2.C.3.a to allow a structure to encroach into the required side and rear yard setbacks.

Location	Requirement	Request	Variance
Side Yard	2 ft.	6 in.	1 ft. 6 in.
Rear Yard	5 ft.	2 in.	4 ft. 10 in.

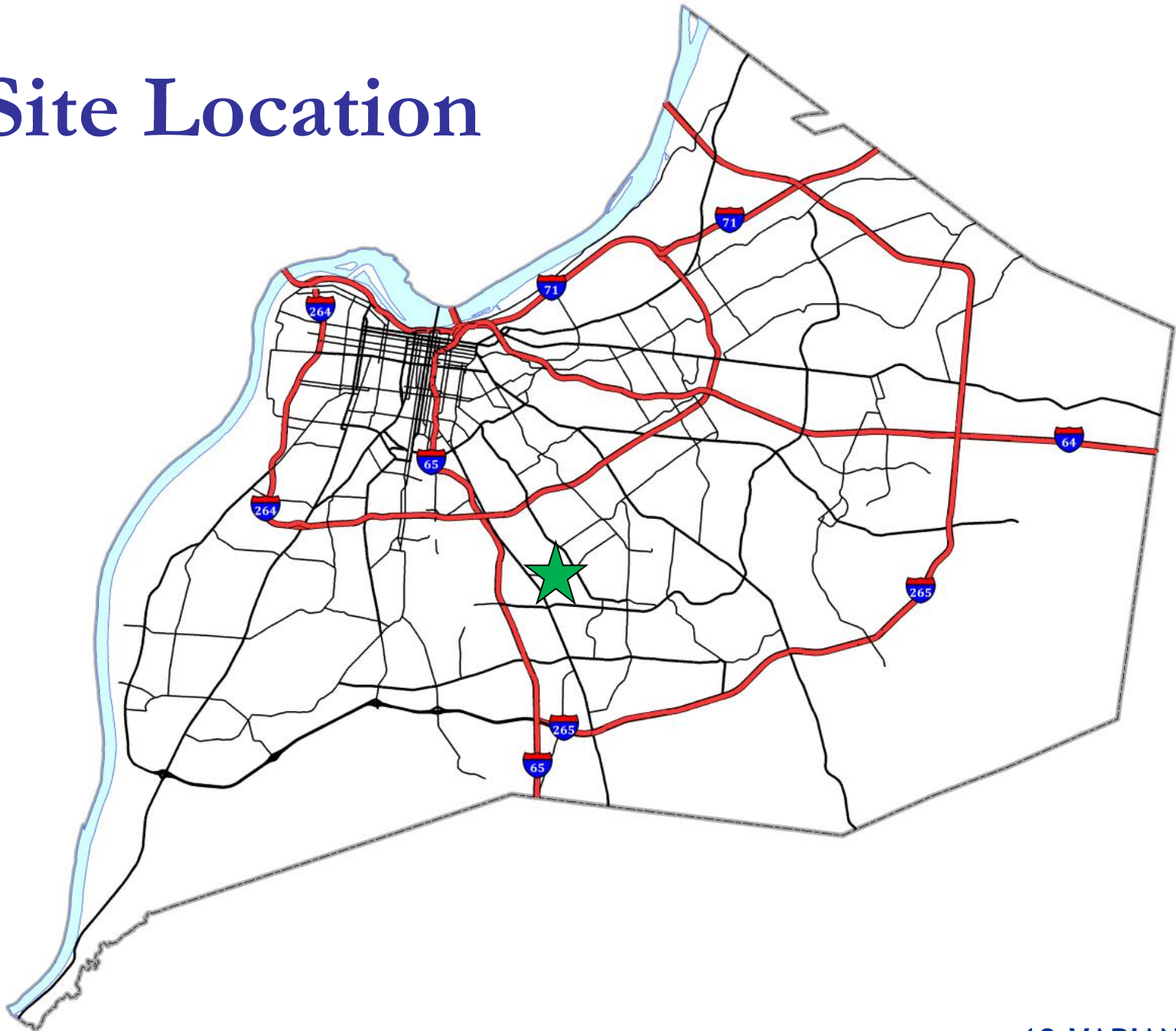
Case Summary / Background

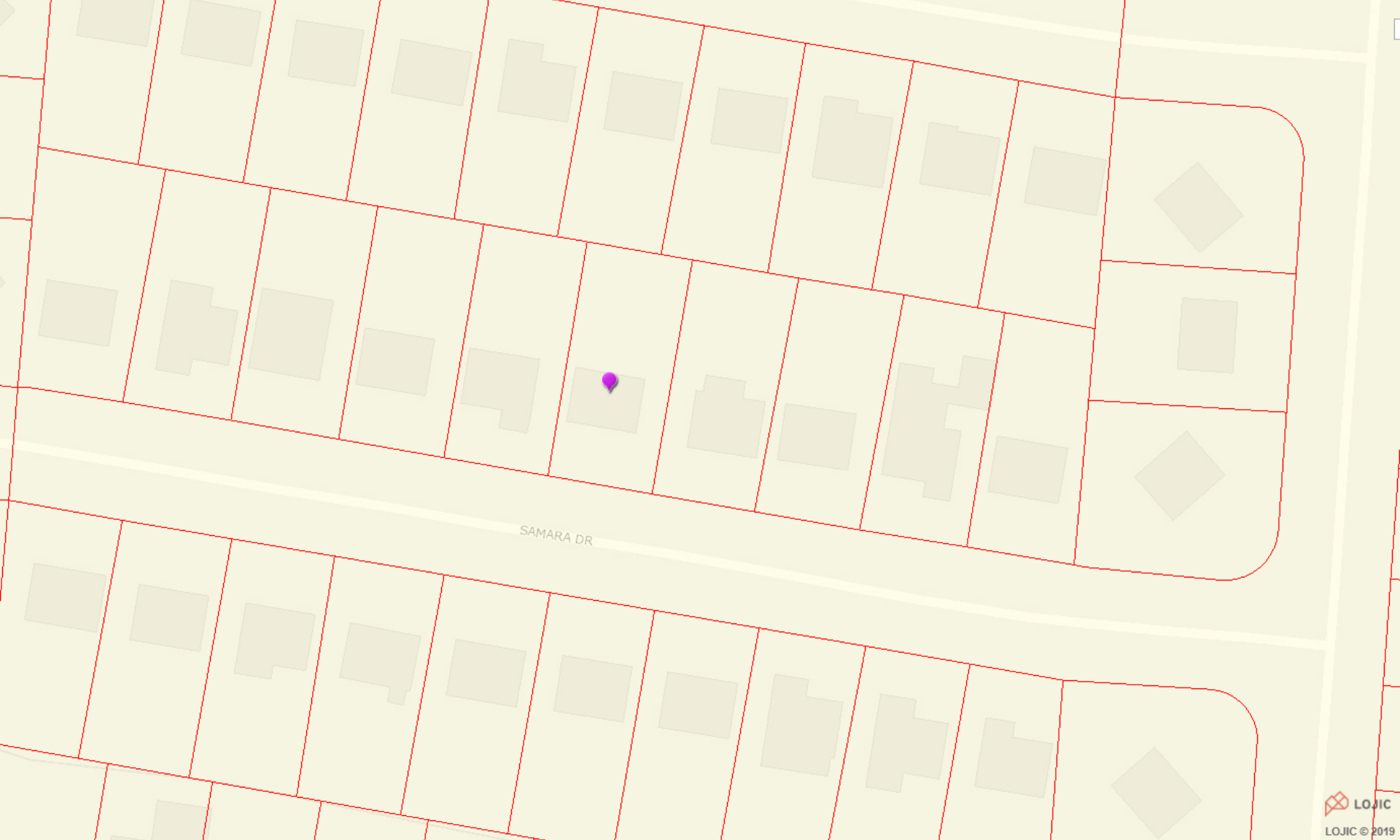
- The subject property is zoned R-5 and is in the Neighborhood Form District. It is located in the Rangewood subdivision on the north side of Samara Drive and contains a one-story single-family residence.
- The applicant is requesting a variance for an existing deck that is attached to the garage to encroach into the side and rear yard setbacks.

Case Summary / Background

- There is a sewer and drainage easement five ft. off of the rear property line. Based on the location of the easement and how surrounding development relates to that easement, staff questions whether the rear yard variance is needed.

Site Location

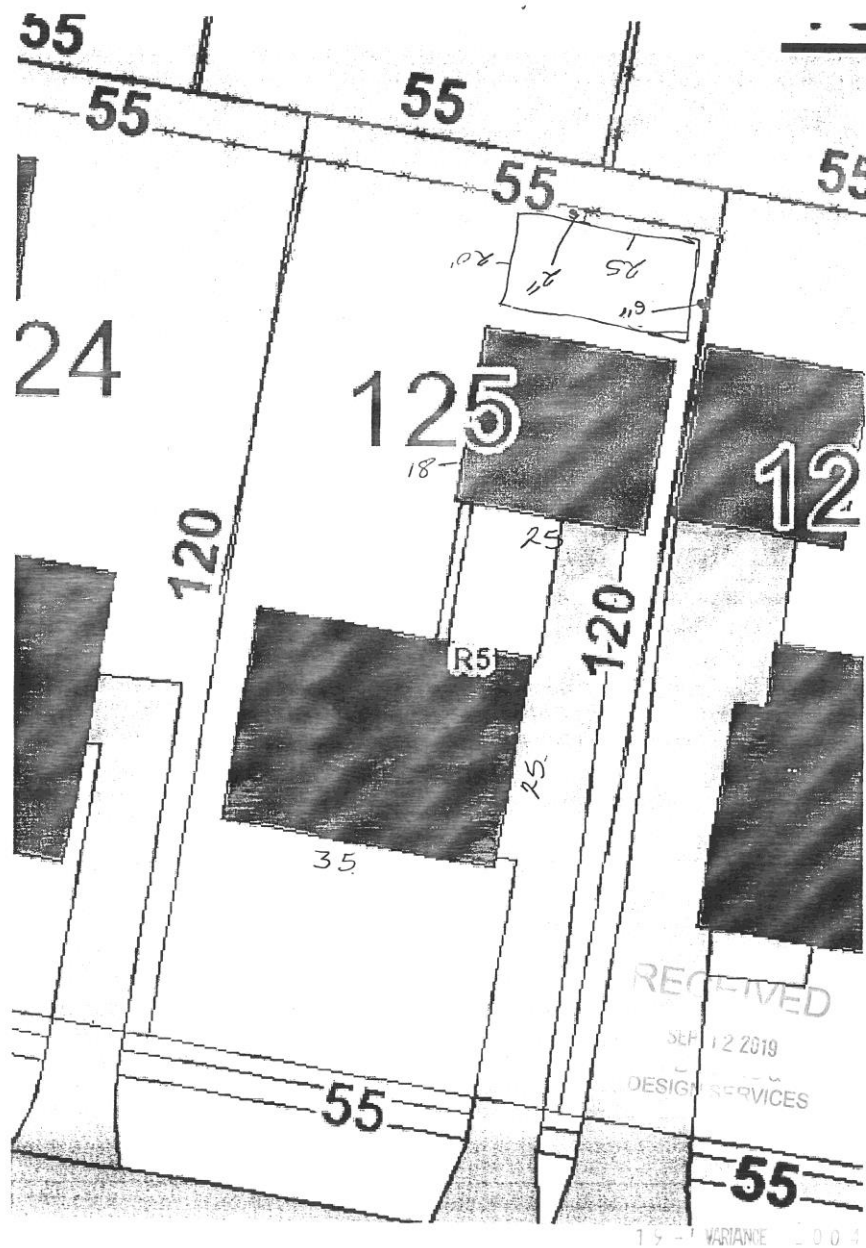




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Site Plan



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Conclusion

- The variance requests appear to be adequately justified and meet the standards of review.
- Condition of Approval:
#1) A survey of the eastern and northern property lines shall be completed and shall be staked in the field. No projections from the façade or building foundation shall cross the property line; any such projections shall be accommodated by stepping back the proposed structure from the property line.

Required Action

- **Variance:** from Land Development Code section 5.4.2.C.3.a to allow a structure to encroach into the required side and rear yard setbacks. Approve/Deny

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