

20-VARIANCE-0046

Sanctuary Bluff Lane Variance



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

Zach Schwager, Planner I

June 15, 2020

Request

- **Variance:** from Land Development Code table 5.3.1 to allow a principal structure (including retaining wall) to encroach into the required front yard setback

Location	Requirement	Request	Variance
Front Yard - Building	30 ft.	27.42 ft.	2.58 ft.
Front Yard - Wall	30 ft.	15 ft.	15 ft.

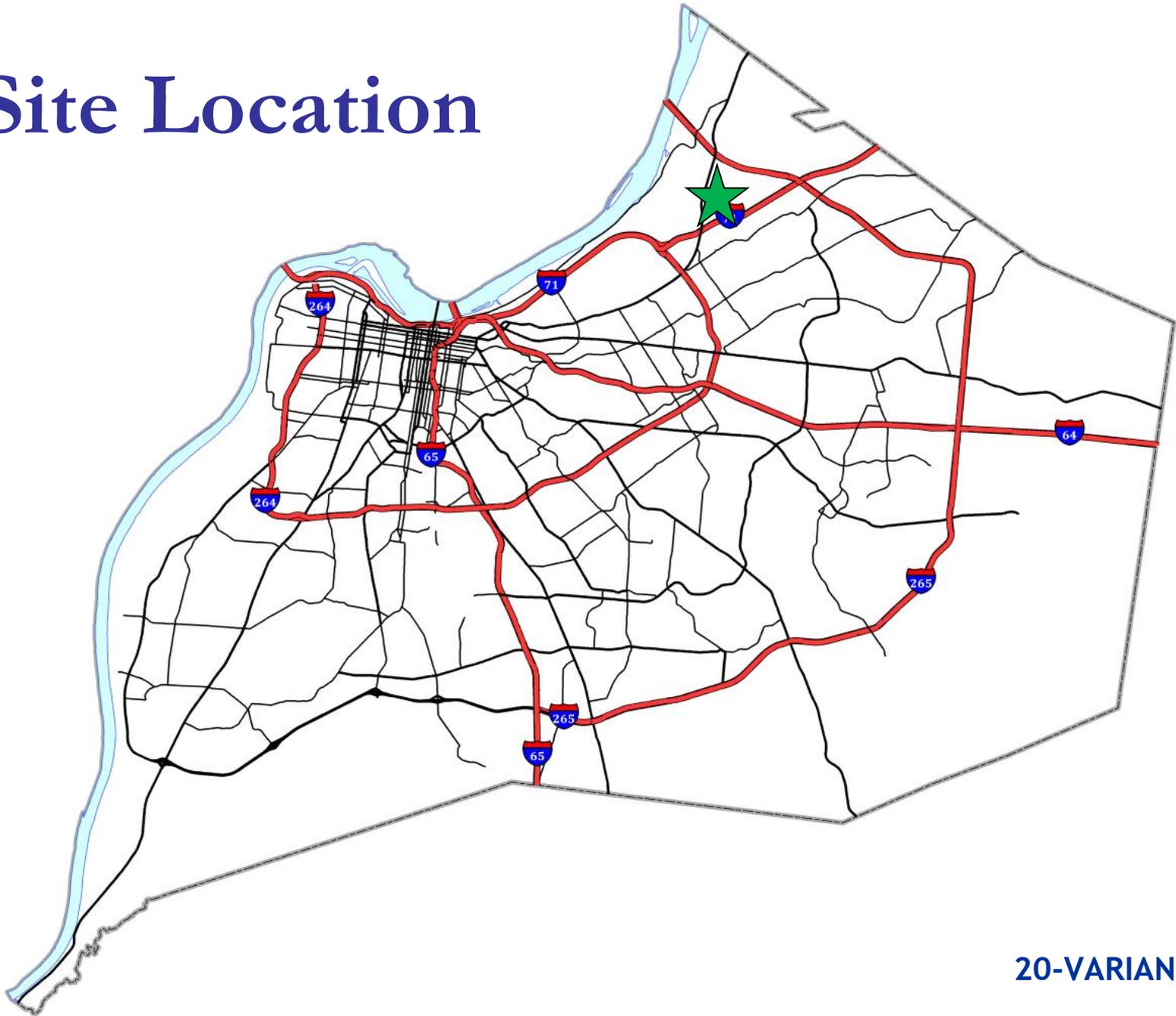
Case Summary / Background

- The structure has already been built and is encroaching into the required front yard setback.
- The retaining wall is 15 feet from the front property line and is over four feet in height. The residence is 27.42 feet away from the front property line.

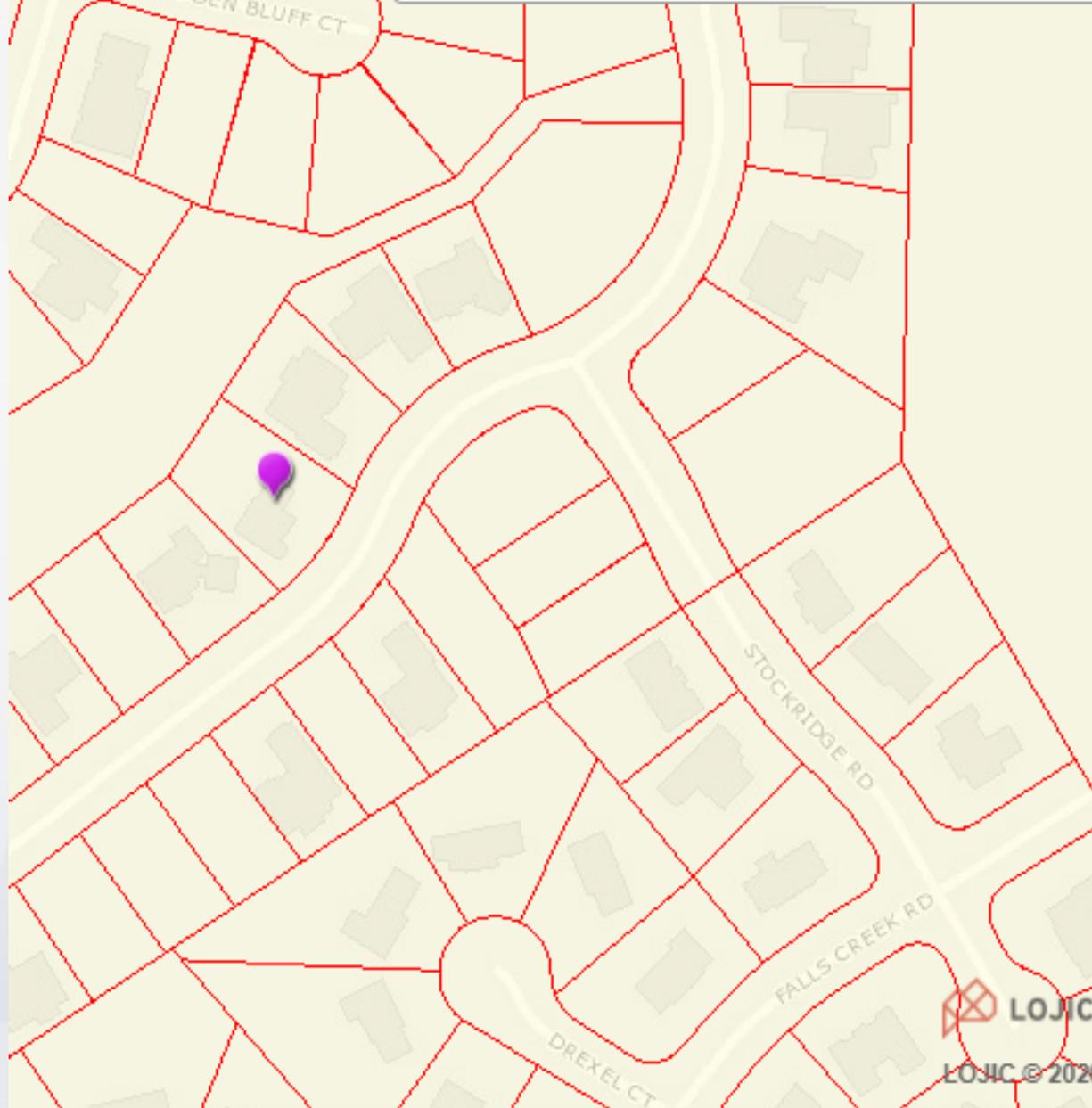
Case Summary / Background

- The Board of Zoning Adjustment denied a variance for the same property on June 3, 2019. However, the applicant has made significant adjustments to the structure by removing a portion of the front of the house in order to reduce the encroachment.

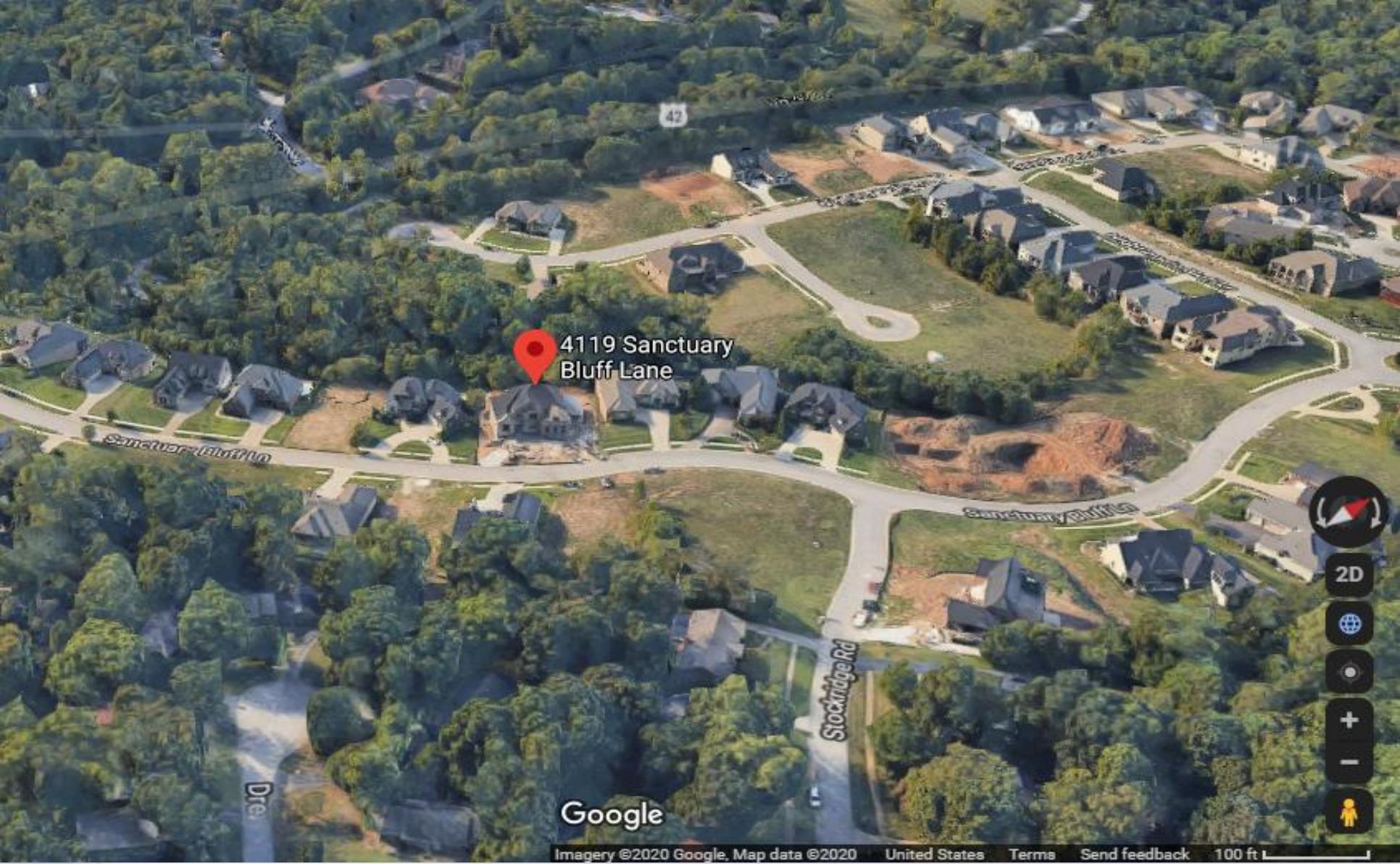
Site Location



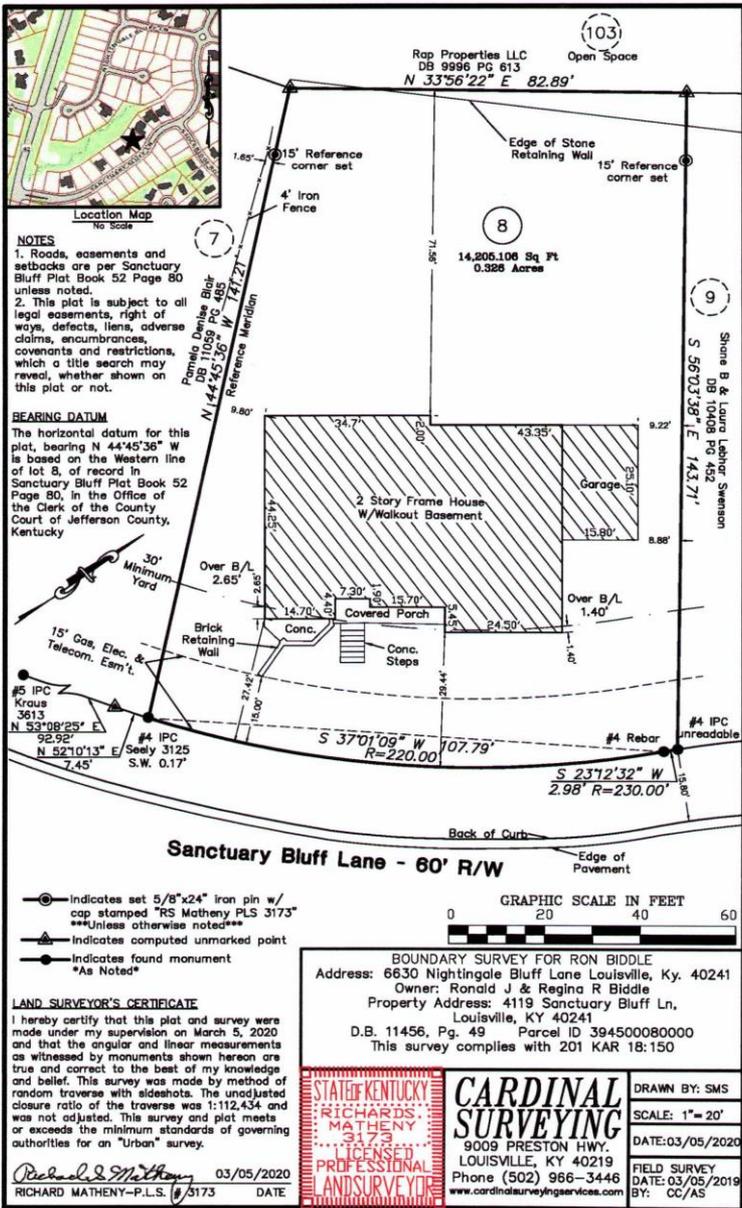
20-VARIANCE-0046







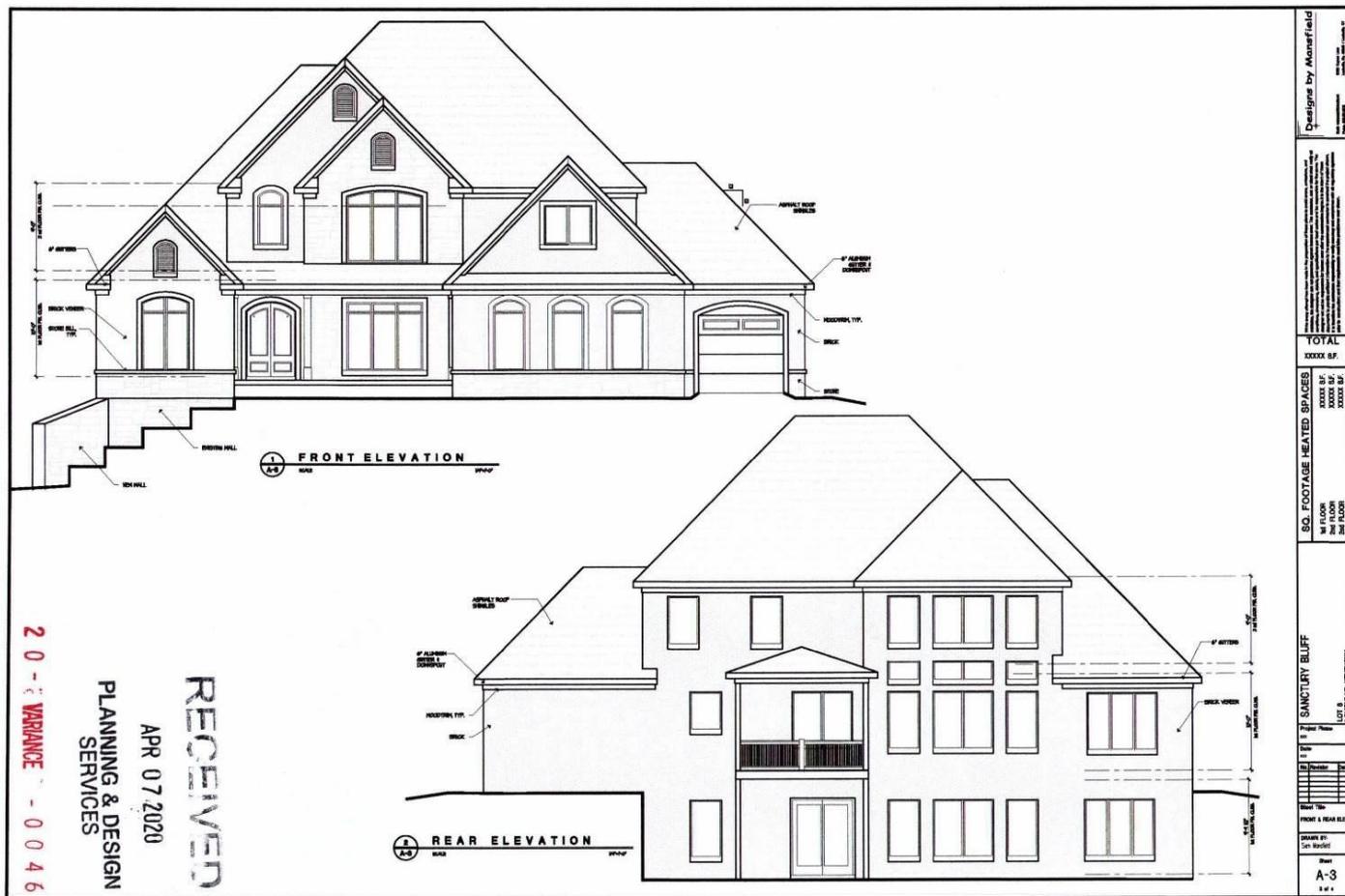
Site Plan



20-VARIANCE-0046

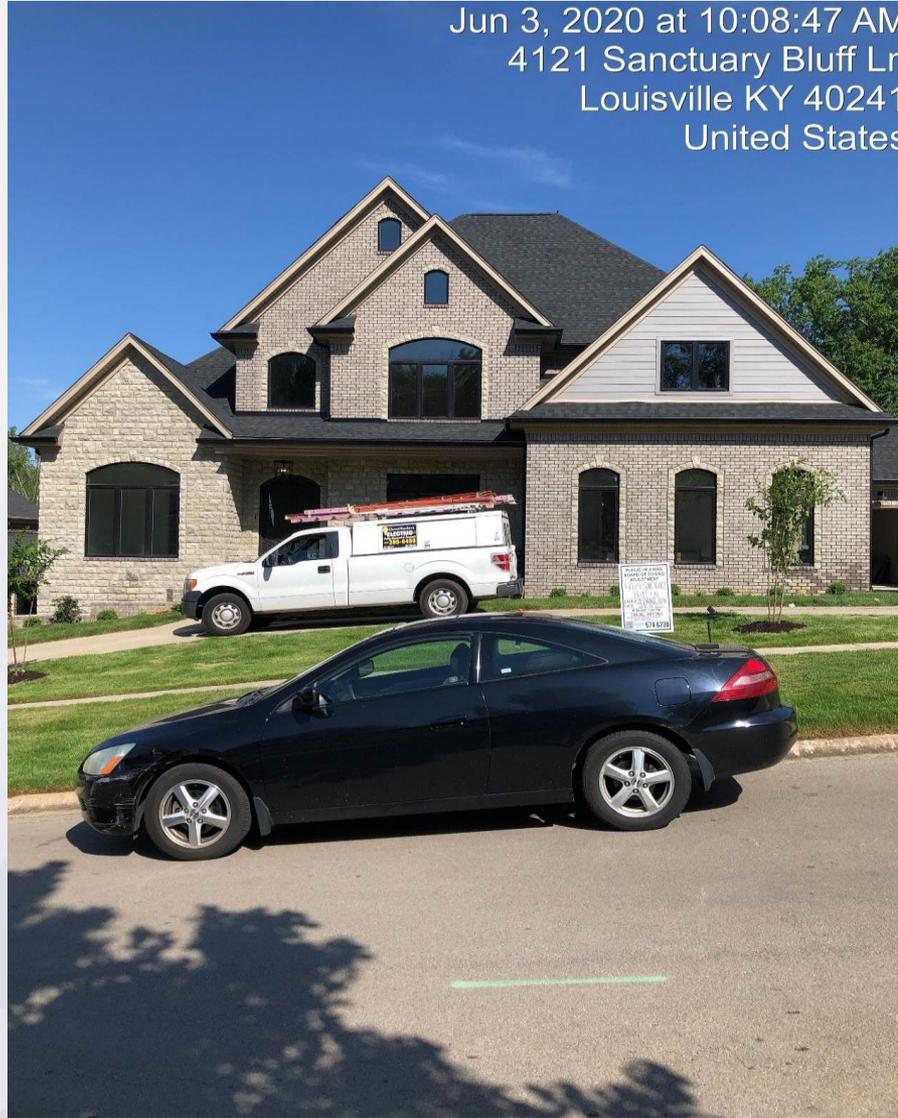
20 - VARIANCE - 0046

Elevations



Site Photos-Subject Property

Jun 3, 2020 at 10:08:47 AM
4121 Sanctuary Bluff Ln
Louisville KY 40241
United States

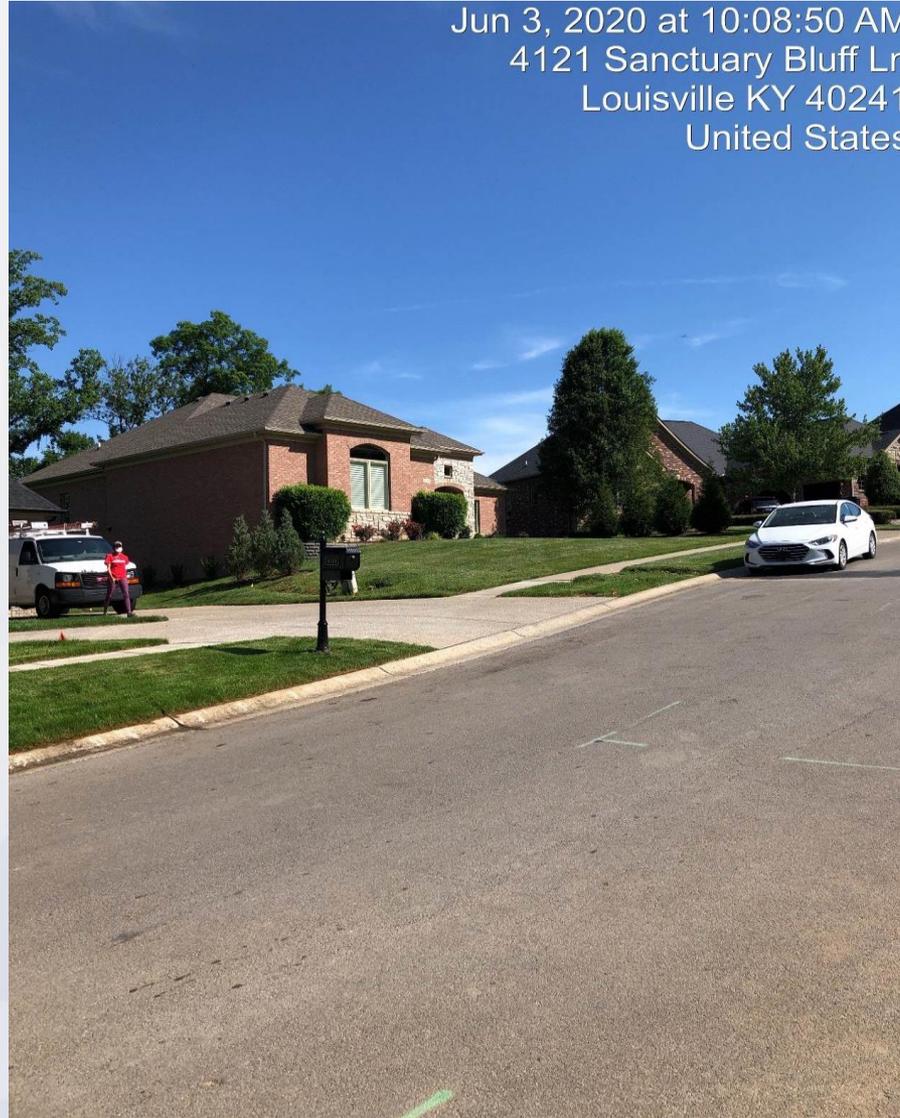


Front of subject property.

20-VARIANCE-0046

Site Photos-Subject Property

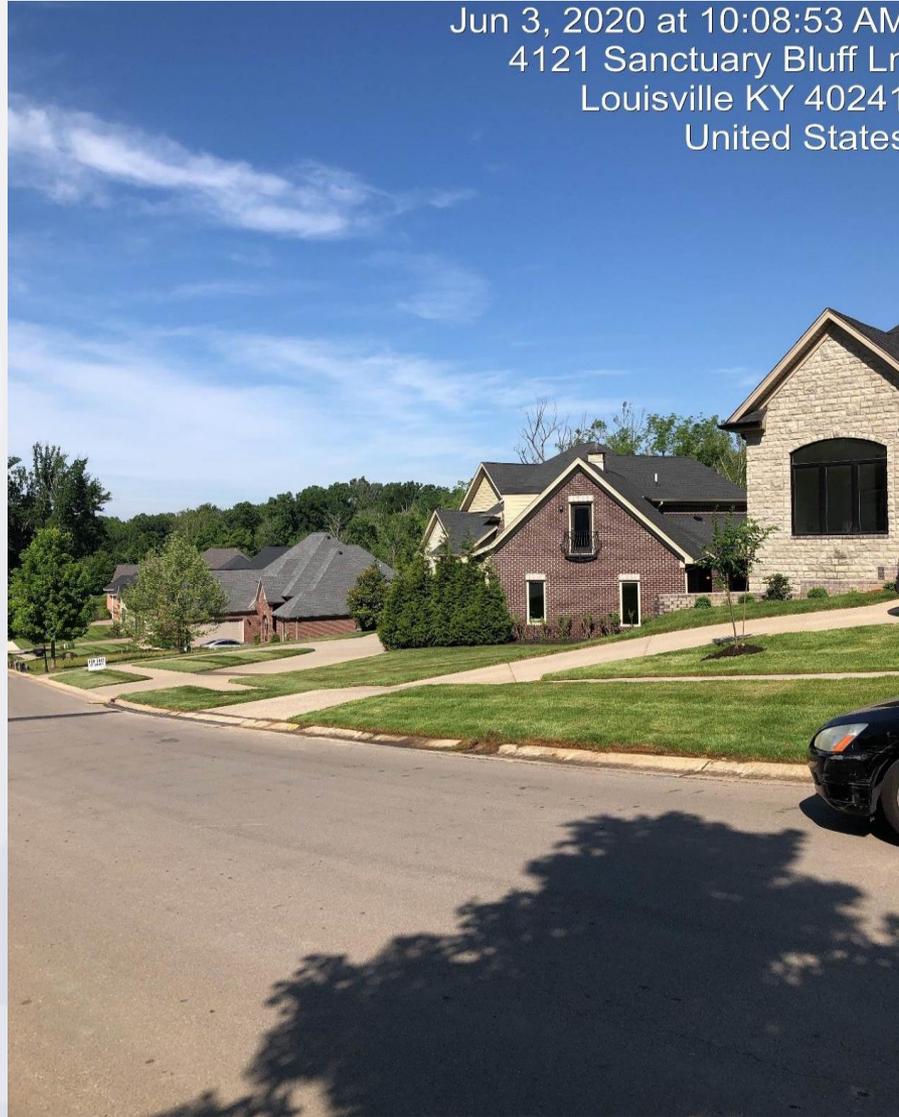
Jun 3, 2020 at 10:08:50 AM
4121 Sanctuary Bluff Ln
Louisville KY 40241
United States



Property to the right.

Site Photos-Subject Property

Jun 3, 2020 at 10:08:53 AM
4121 Sanctuary Bluff Ln
Louisville KY 40241
United States



Property to the left.

Site Photos-Subject Property

Jun 3, 2020 at 10:09:07 AM
4121 Sanctuary Bluff Ln
Louisville KY 40241
United States



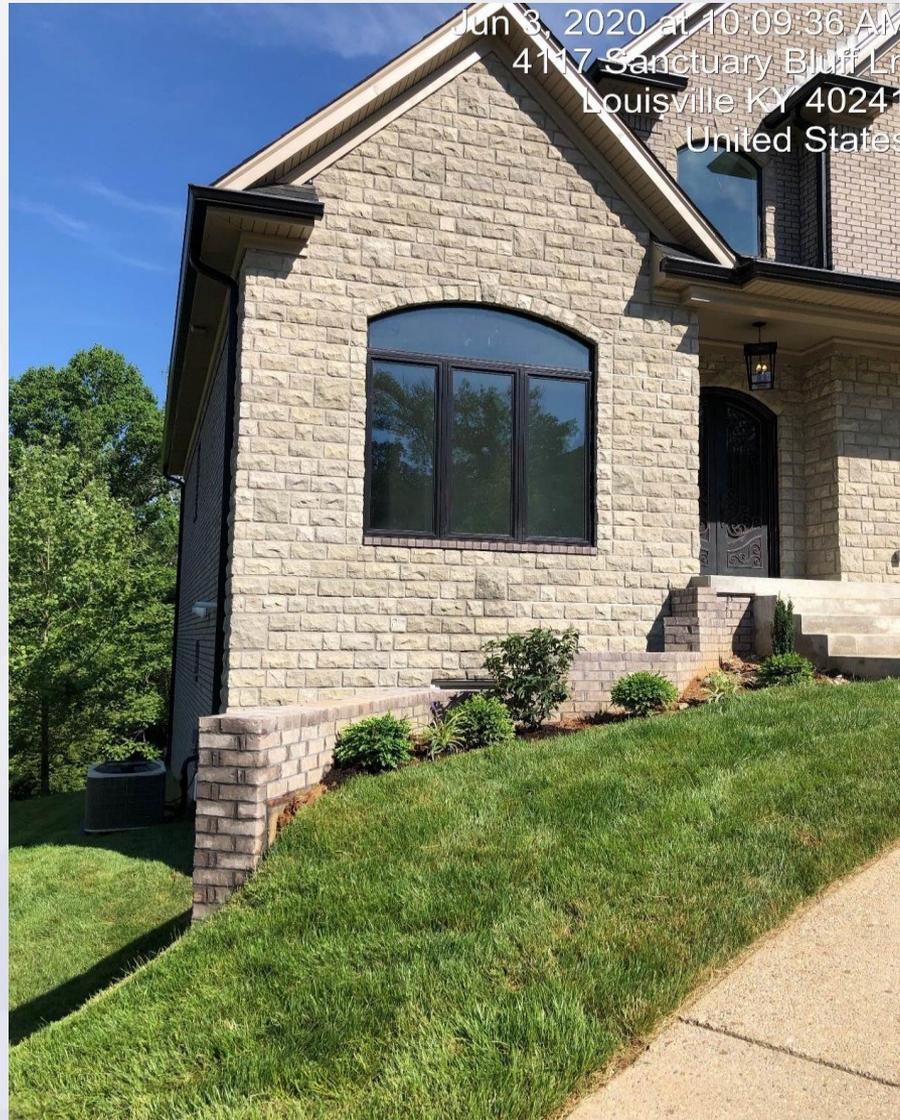
Site Photos-Subject Property

Jun 3, 2020 at 10:09:24 AM
4117 Sanctuary Bluff Ln
Louisville KY 40241
United States



Variance area.

Site Photos-Subject Property



Variance area.

20-VARIANCE-0046

Conclusion

- The variance request appears to be adequately justified and meets the standard of review.

Required Action

- **Variance:** from Land Development Code table 5.3.1 to allow a principal structure (including retaining wall) to encroach into the required front yard setback

Location	Requirement	Request	Variance
Front Yard - Building	30 ft.	27.42 ft.	2.58 ft.
Front Yard - Wall	30 ft.	15 ft.	15 ft.