

17VARIANCE1095

401 Jarvis Lane Garage & Terrace



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

**Dante St. Germain, Planner I
January 9, 2018**

Requests

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

Location	Requirement	Request	Variance
Street Side Yard	25 feet	10 feet	15 feet

Case Summary / Background

- The subject property is a corner lot located at the intersection of Jarvis Lane and Mockingbird Lane.
- The subject property contains a 1 ½ story single family residence with a basement garage. The applicant proposes to extend the garage to accommodate two vehicles and to construct a terrace on the garage roof.
- This construction is proposed to encroach into the required street side yard setback.

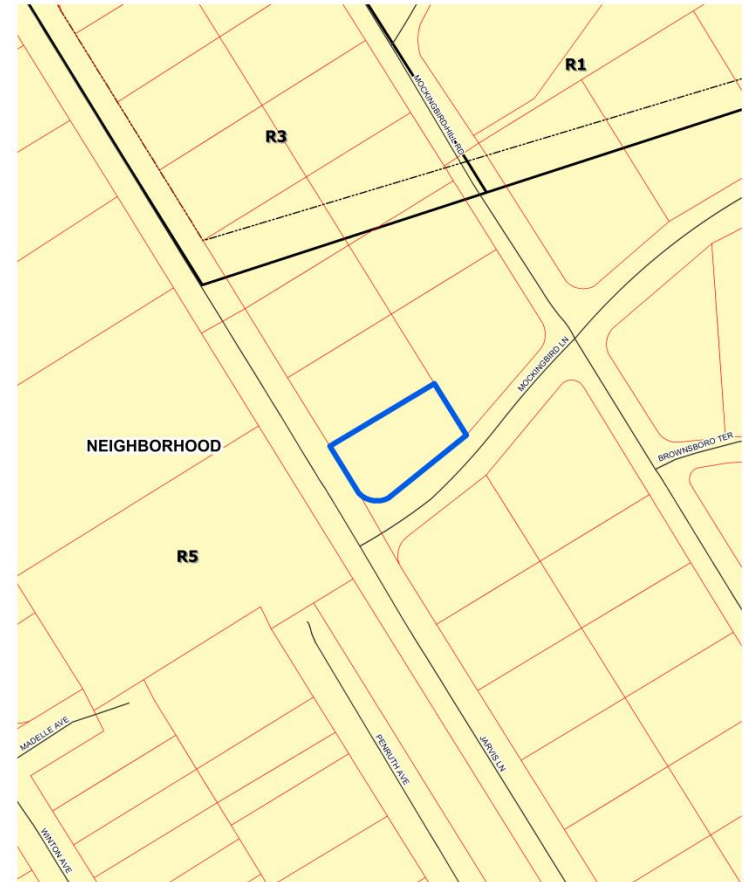
Zoning/Form Districts

Subject Property:

- Existing: R-5/Neighborhood

Adjacent Properties:

- North: R-5/Neighborhood
- South: R-5/Neighborhood
- East: R-5/Neighborhood
- West: R-5/Neighborhood



401 Jarvis Lane
feet

110

Map Created: 12/26/2017



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COUNTY METROPOLITAN SEWER DISTRICT (MSD),
LOUISVILLE WATER COMPANY (LWC),
LOUISVILLE METRO GOVERNMENT and
JEFFERSON COUNTY PROPERTY VALUATION
ADMINISTRATOR (PVA). All Rights Reserved.

- North: Single Family Residential
- South: Single Family Residential
- East: Single Family Residential
- West: Single Family Residential



1555

110

Map Created: 12/26/2011



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Site Photos-Subject Property



The front of the subject property.

Site Photos-Subject Property



The property to the right of the subject property across Mockingbird Lane.

Site Photos-Subject Property



The property to the left of the subject property.

Site Photos-Subject Property



The property across Jarvis Lane.

Site Photos-Subject Property



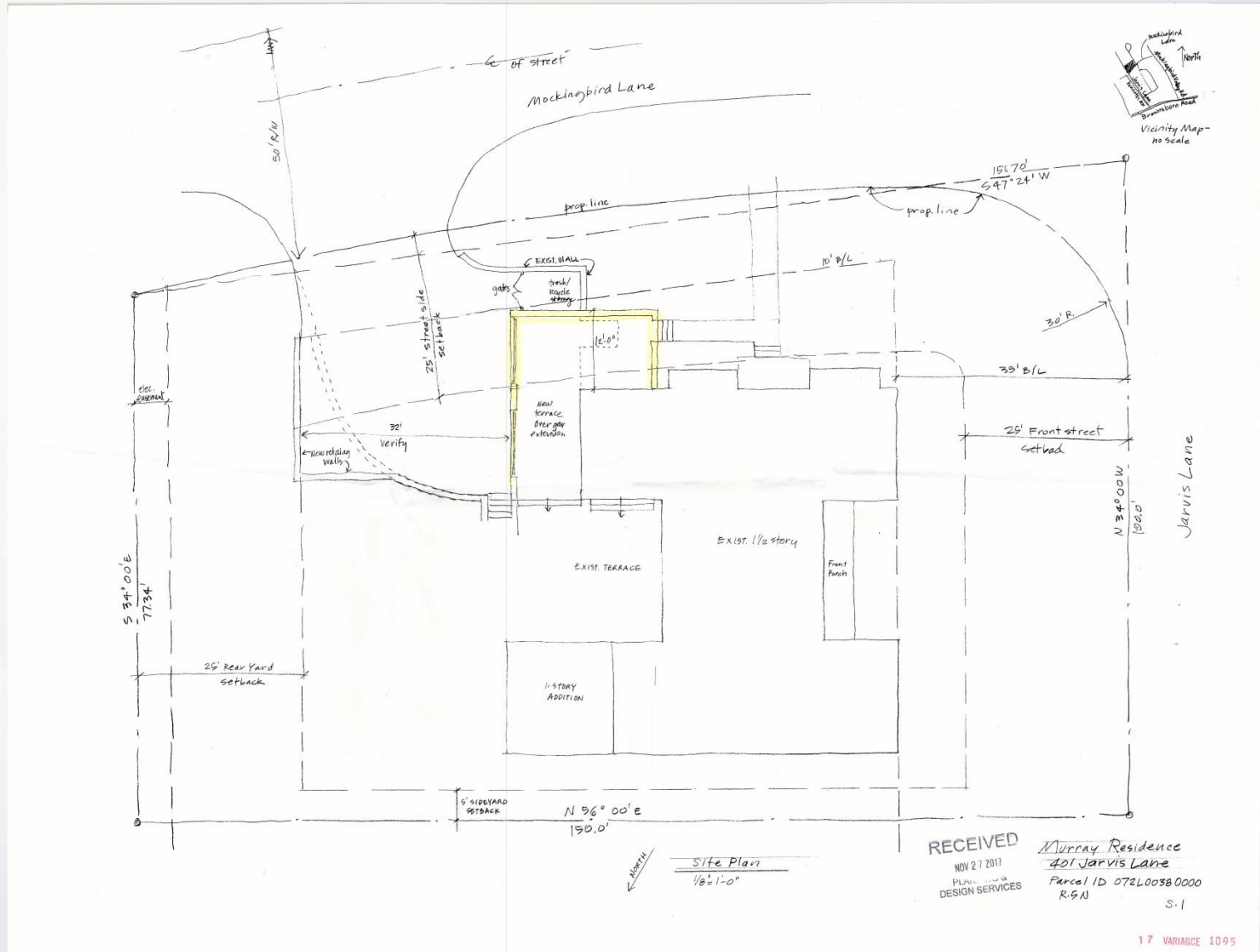
The location of the proposed garage and terrace.

Site Photos-Subject Property

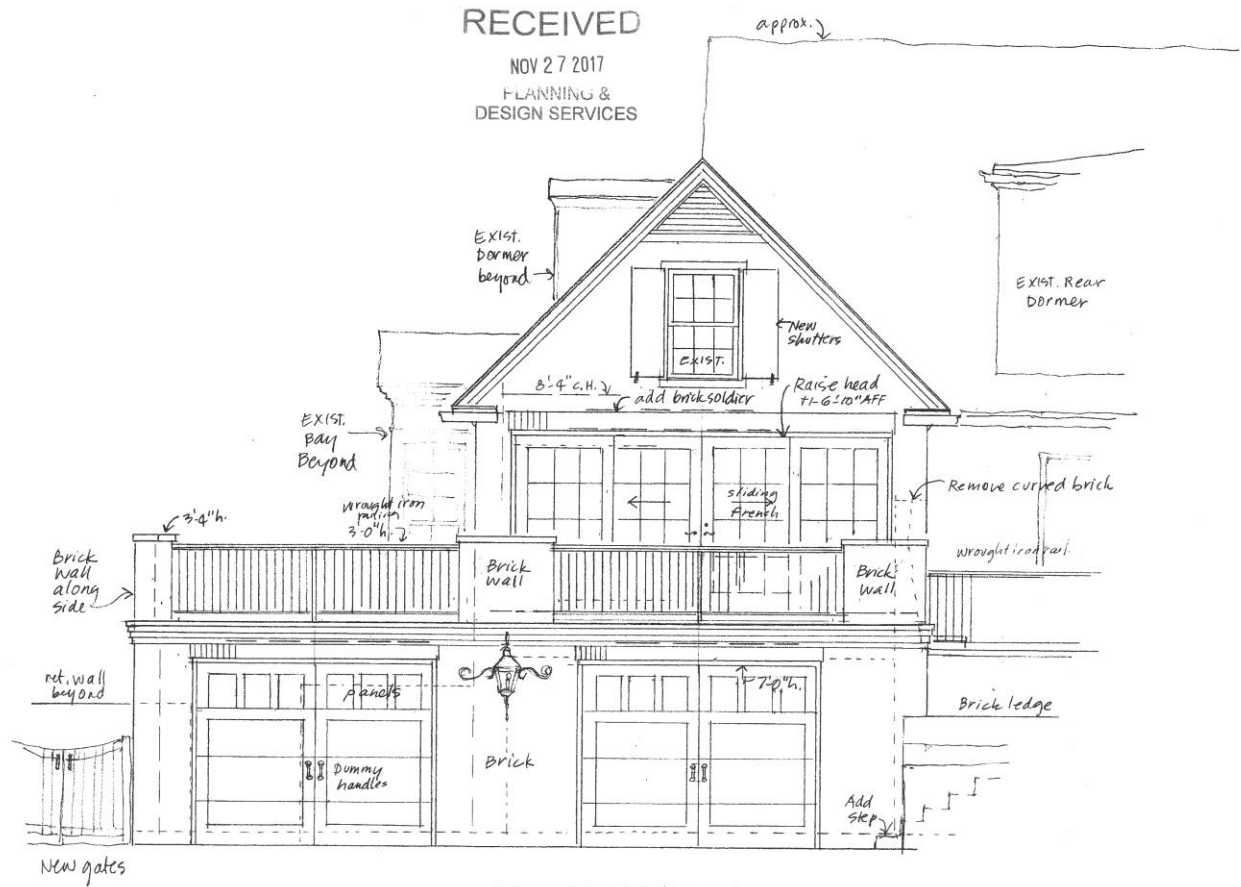


The location of the requested variance.

Site Plan



Elevation



Rear Elevation
1/4" = 1'-0"

11.9.17
Murray
401 Jarvis Lane VARIANCE 1095
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Conclusions

- The variance request appears to be adequately justified and meets the standard of review.
- Must determine if the proposal meets the standard of review for granting a variance as established in the Land Development Code from table 5.3.1 to allow a structure to encroach into the required street side yard setback.

Required Actions

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

Location	Requirement	Request	Variance
Street Side Yard	25 feet	10 feet	15 feet