

**18VARIANCE1078**  
**Park Springs Variances**



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

**Dante St. Germain, Planner II**  
**September 17, 2018**

# Requests

- **Variance**: from Land Development Code table 5.3.1 to allow structures on double-frontage lots to encroach into the required front yard setback.
- **Variance**: from Land Development Code table 5.3.1 to allow structures to encroach into the required street side yard setback.

Location	Requirement	Request	Variance
Front Yard Setback	30 ft.	20 ft.	10 ft.
Street Side Yard	30 ft.	20 ft.	10 ft.

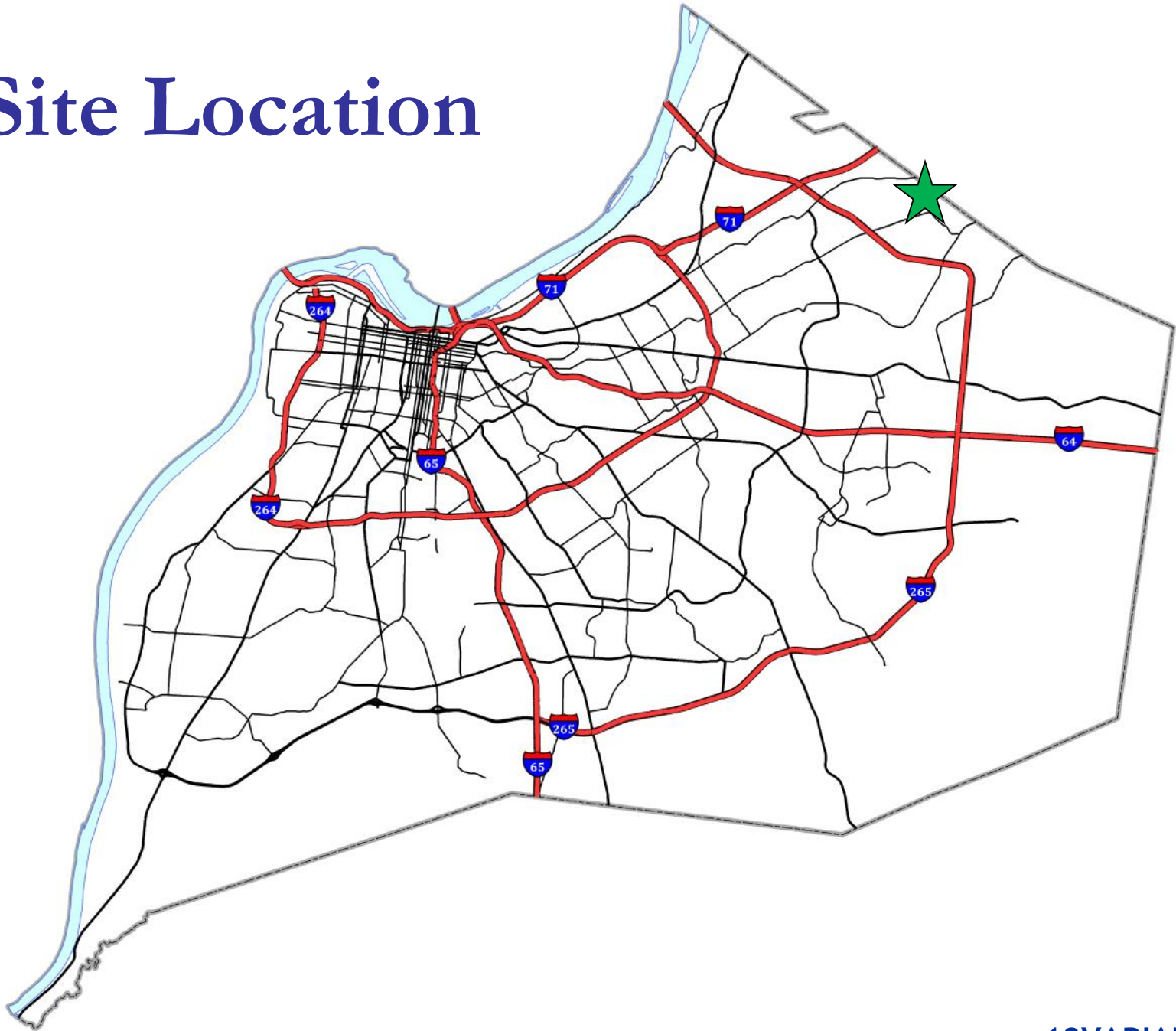
# Case Summary / Background

- The subject property is located at the former Lake Lousivilla subdivision, originally platted in 1924 with 20-foot wide lots.
- The subject property was re-platted as Park Springs in 2017 to consolidate some lots into 40-foot and 60-foot wide lots.
- The applicant requests a variance for two lots that have double-frontage on Park Springs Lane and Black Gum Lane to allow accessory structures to encroach into the Black Gum Lane front yard.

# Case Summary / Background

- The applicant requests a second variance to allow structures on the corner lots to encroach into the street side yard setbacks, to permit the construction of wider houses than would otherwise be possible.

# Site Location



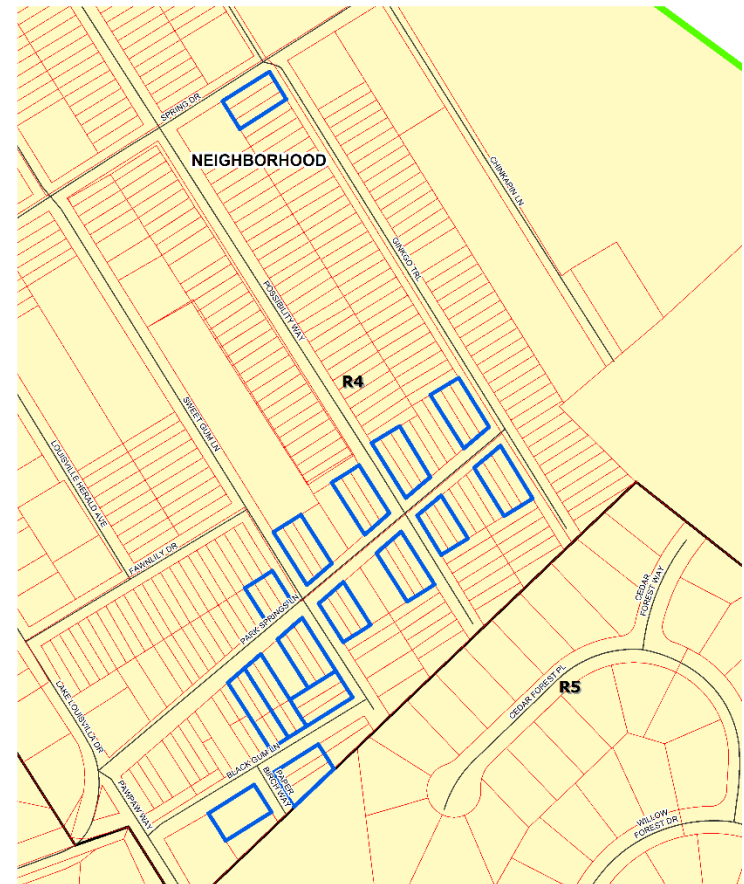
# Zoning/Form Districts

## Subject Property:

- Existing: R-4/Neighborhood

## Adjacent Properties:

- North: R-4/Neighborhood
- South: R-4/Neighborhood
- East: R-4/Neighborhood
- West: R-4/Neighborhood



Park Springs  
feet

175

Map Created: 9/6/2018



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# Aerial Photo/Land Use

## Subject Property:

- Existing: Undeveloped
- Proposed: Single Family Residential

## Adjacent Properties:

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



Park Springs  
feet

175

Map Created: 9/6/2018



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# Site Photos-Subject Property



Looking south down Ginkgo Trail.



# Site Photos-Subject Property



Looking into the site.

# Site Photos-Subject Property



Looking into the site.

# Site Photos-Subject Property



Looking into the site.

# Site Photos-Subject Property



Looking north down Ginkgo Trail.

# Conclusions

- The variance requests appear to be adequately justified and meet the standard of review.

# Required Actions

- **Variance:** from Land Development Code table 5.3.1 to allow structures to encroach into the front yard setback on double-frontage lots. Approve/Deny
- **Variance:** from Land Development Code table 5.3.1 to allow structures to encroach into the street side yard setbacks. Approve/Deny

Location	Requirement	Request	Variance
Front Yard Setback	30 ft.	20 ft.	10 ft.
Street Side Yard	30 ft.	20 ft.	10 ft.