

**16VARIANCE1049**

**3220 Eagle Pass**



**Louisville Metro Board of Zoning Adjustment**

**Public Hearing**

**Ross Allen, Planner I**

**August 1, 2016**

# Request(s)

- **Variance** : from the Land Development Code section 5.3.1, table 5.3.1 to allow an attached garage to encroach into the minimum rear yard setback.

Location	Requirement	Request	Variance
Rear Yard Setback	25 ft.	4 ft. 7 in.	20 ft. 5 in.

# Case Summary / Background

- Located in the Audubon Park National Register District.
- The property is situated at the corner of Valley Drive and Eagle Pass. As a result of the parcel being more elongated and parallel to Valley Drive the home faces Eagle Pass.
- Proposing a 638 sf attached garage with a 154 sf Mud room/Laundry Room.

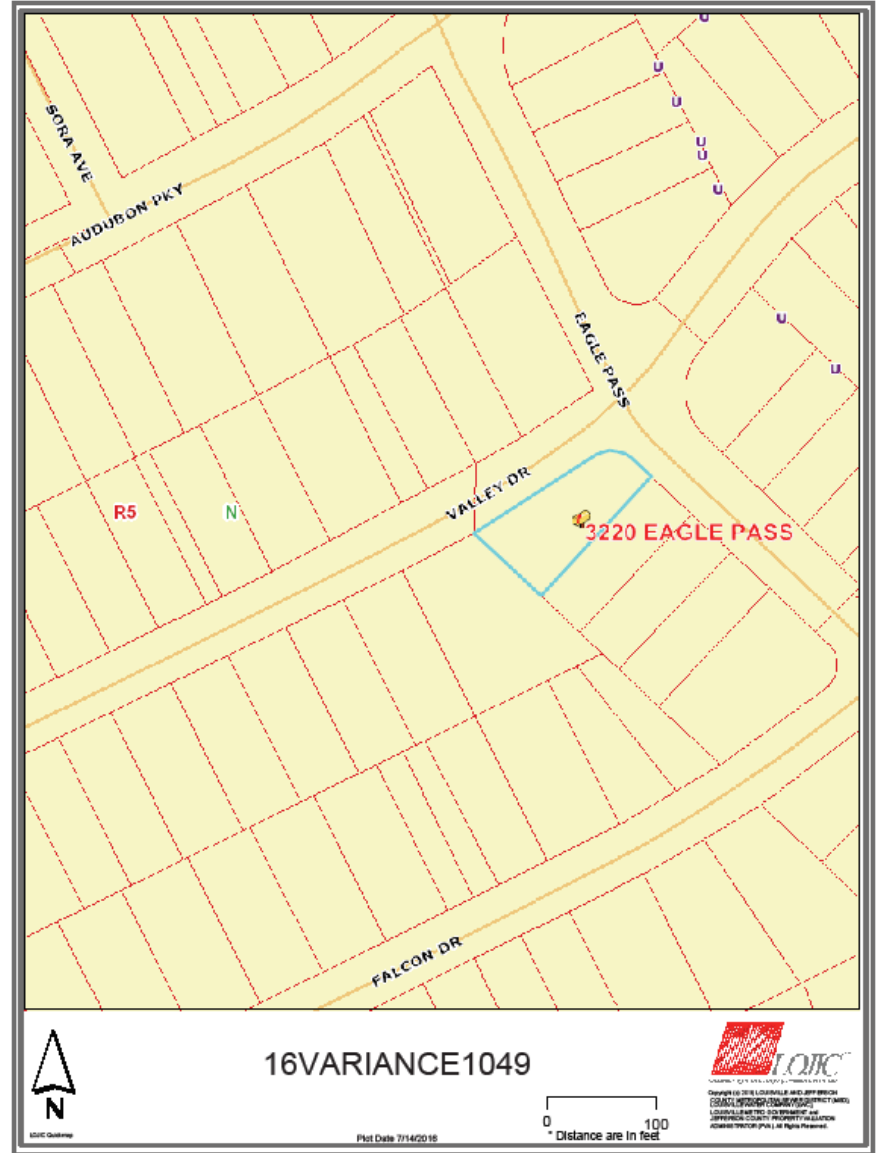
# Zoning/Form Districts

## Subject Property:

- Existing: R-5/Neighborhood
- Proposed: R-5/Neighborhood

## Adjacent Properties:

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



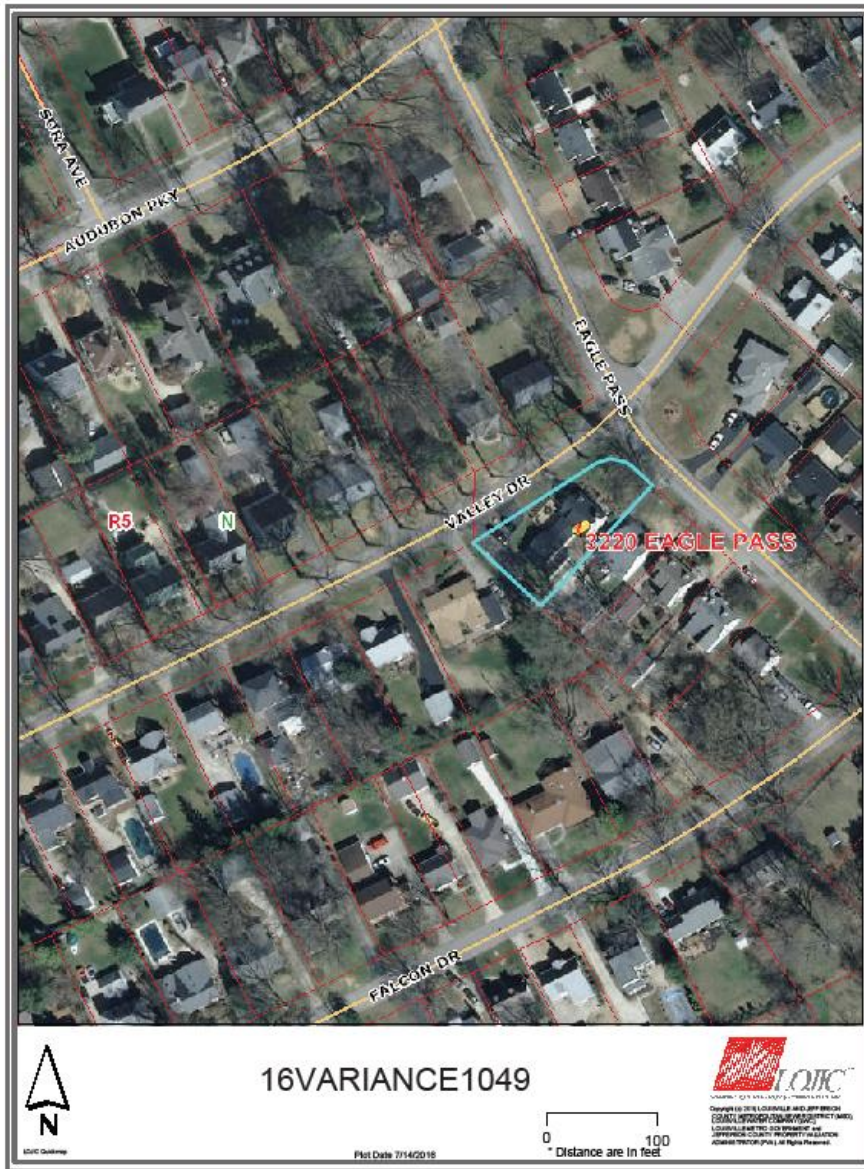
# Aerial Photo/Land Use

## Subject Property:

- Existing: Residential Single Family
- Proposed: Residential Single Family

## Adjacent Properties:

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



# Site Photos-Subject Property



# Site Photos-Subject Property



The rear yard area where the variance is requested, notice the survey stake with the pink flag (View from Valley Road).

# Site Photos-Subject Property



View from the eastern property towards Valley Road.

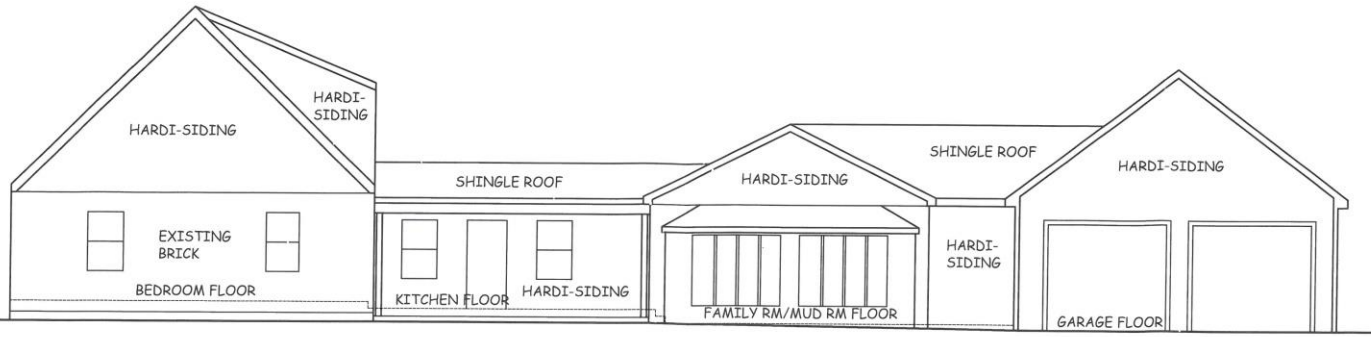


# Site Photos-Subject Property

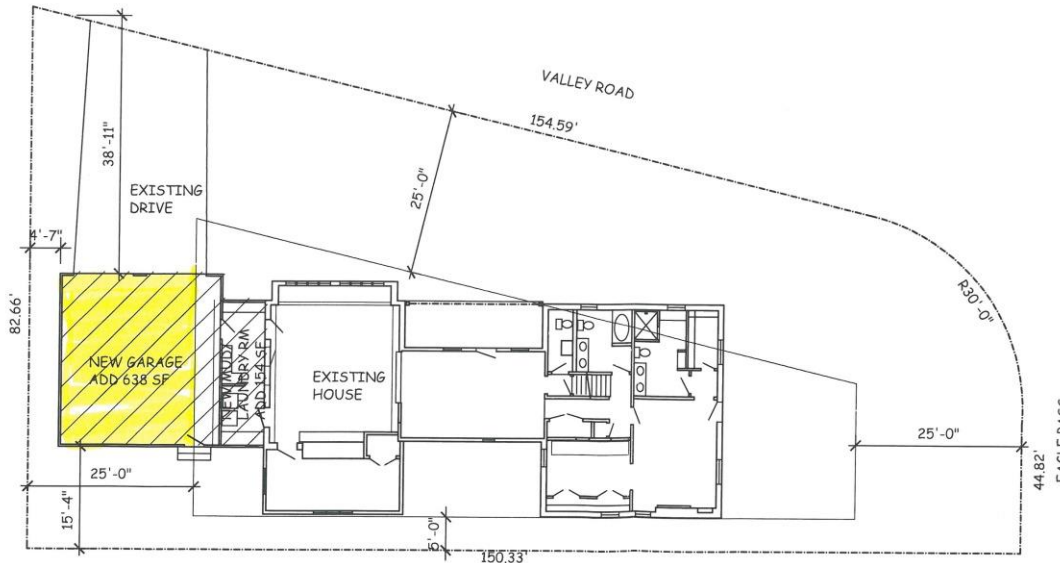


View of the subject property from Valley Road; the proposed attached garage would be constructed to the right of the home where the existing driveway is located.

# Applicant's Site Plan



STREET SIDE ELEVATION  
1/8"=1'-0"



SITE PLAN  
1/8"=1'-0"

3220 EAGLE PASS  
PARCEL ID: 0704 0034 0031  
ZONED R5  
NEIGHBORHOOD FORM DISTRICT

Anne Del Prince, Architect  
640 Country Club Road  
(502) 893-6026

Williams Garage Addition  
3220 Eagle Pass  
Louisville, KY 40213

Site Plan  
Elevation  
6/30/16

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Sheet No.:  
A-1

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# Applicable Plans & Policies

- Land Development Code Section 5.3.1, Table 5.3.1.

# Conclusions

- Based upon the information in the staff report, the testimony and evidence provided at the public hearing, the Board of Zoning Adjustment must determine if the proposal meets the standard of review for granting variances as established in the Land Development Code from Section 5.3.1, Table 5.3.1 to allow a proposed attached garage to encroach into the rear yard.

# Required Actions

- **Variance:** from the Land Development Code section 5.3.1, and table 5.3.1 to allow an attached garage to encroach into the minimum rear yard setback: Approve/Deny

Location	Requirement	Request	Variance
Rear Yard Setback	25 ft.	4 ft. 7 in.	20 ft. 5 in.