

19VARIANCE1053

Meadow Road Variance



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

Zach Schwager, Planner I

July 22, 2019

Request

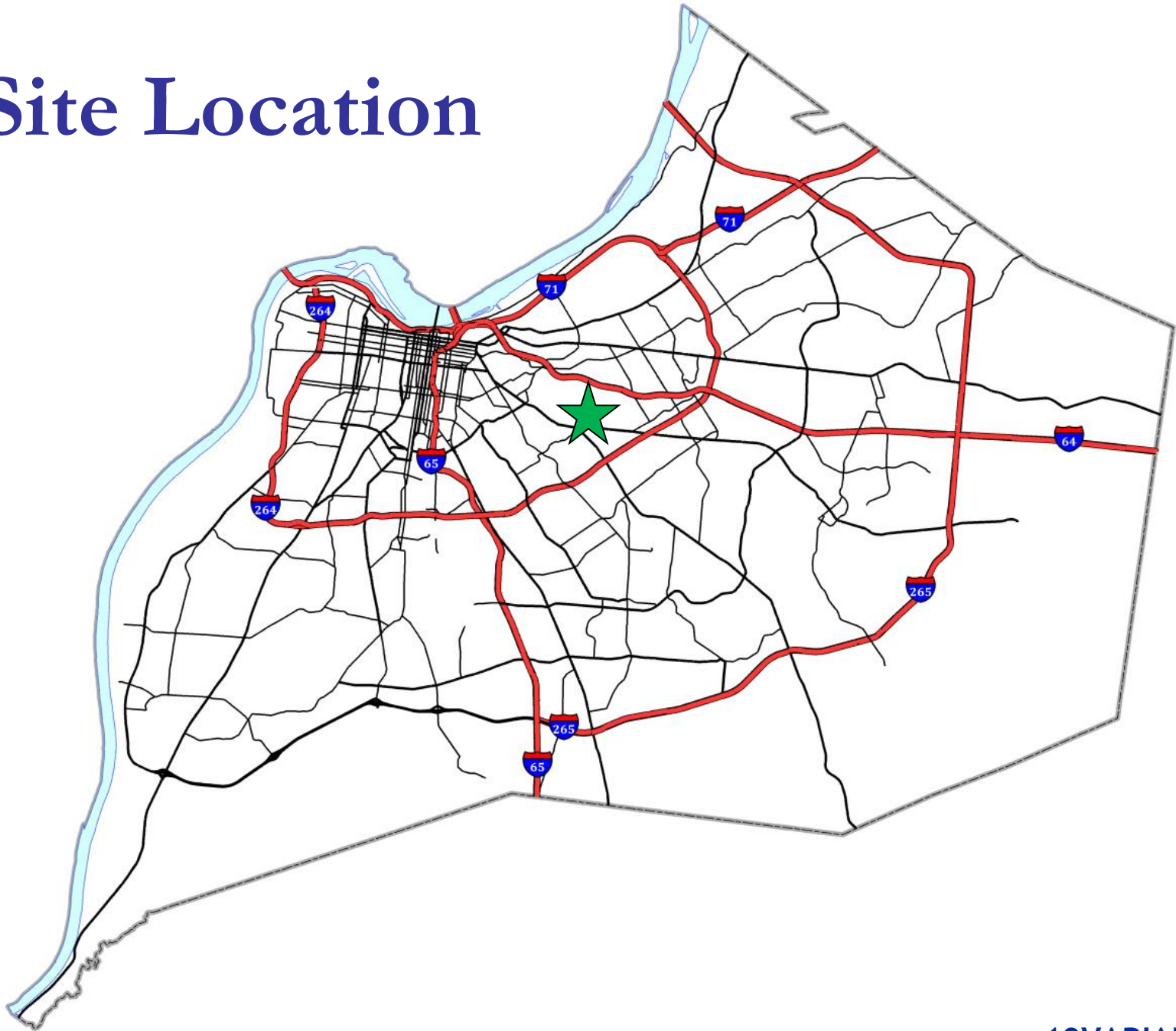
- **Variance:** from Land Development Code section 5.4.2.C.3.a to allow a structure to encroach into the required side yard setback.

Location	Requirement	Request	Variance
Side yard	2 ft.	1.27 ft.	0.73 ft.

Case Summary / Background

- The subject property is located in the Broadmeade subdivision in the City of Seneca Gardens and contains a two-story single-family residence.
- The applicant is proposing to replace an existing garage with a new garage that will encroach into the side yard setback.
- The new garage will be the same distance from the side property line as the existing garage.

Site Location



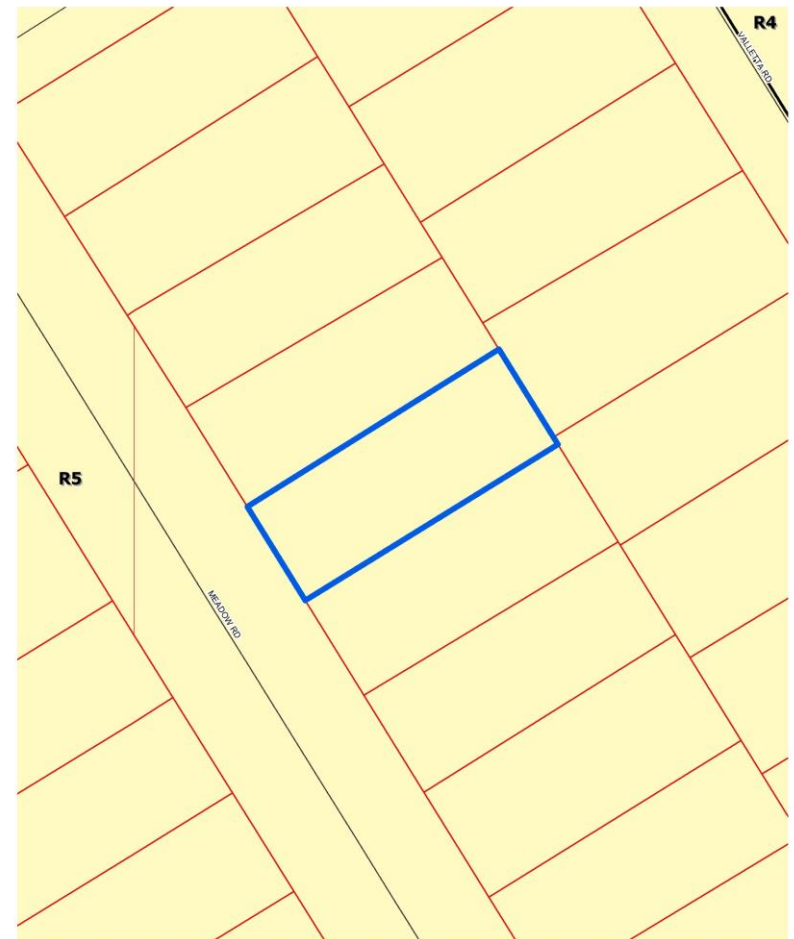
Zoning/Form Districts

Subject Property:

- Existing: R-5/Neighborhood

Adjacent Properties:

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



2509 Meadow Road
feet



40
Map Created: 7/15/2019



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Aerial Photo/Land Use

Subject Property:

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

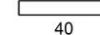
Adjacent Properties:

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



2509 Meadow Road

feet



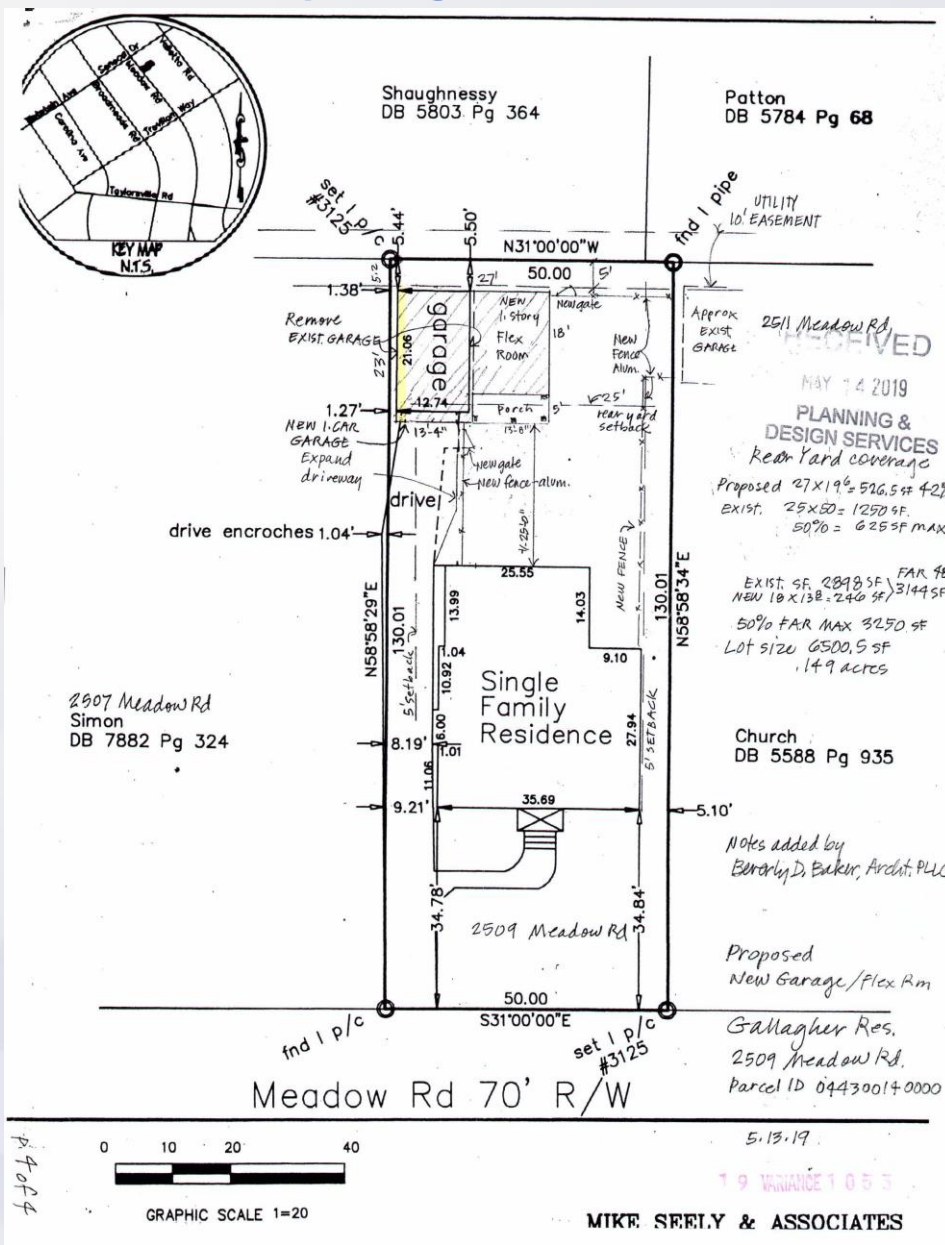
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Map Created: 7/15/2019

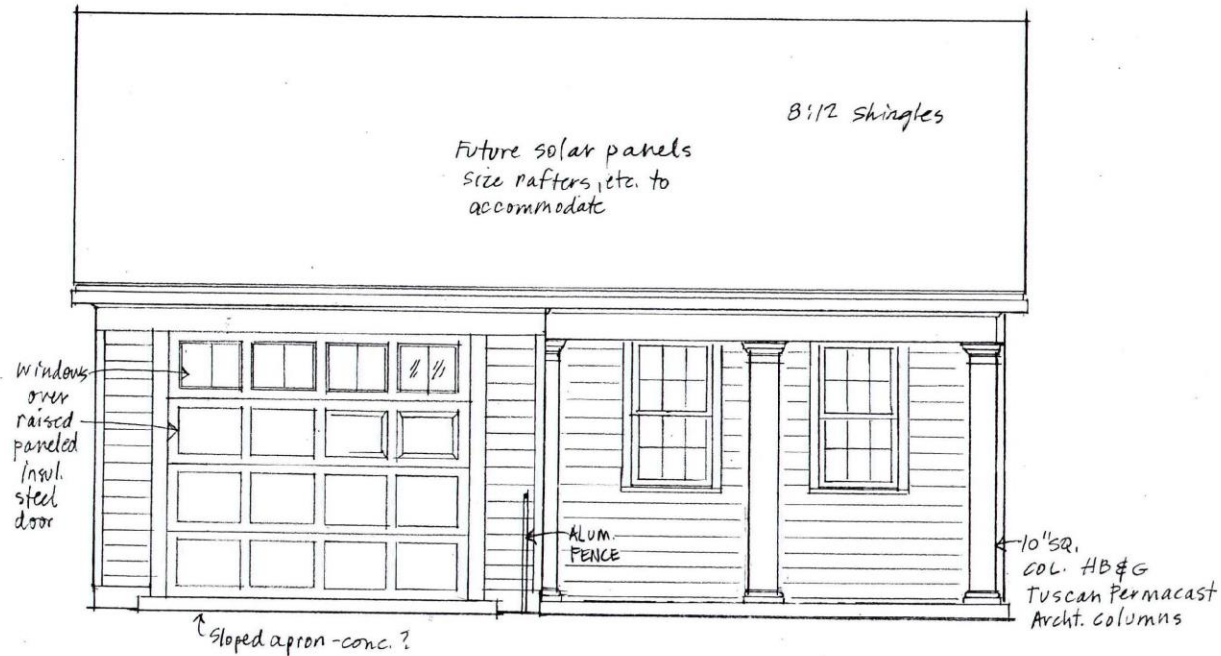


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Site Plan



Elevations



Front Elevation

1/4" = 1'-0"

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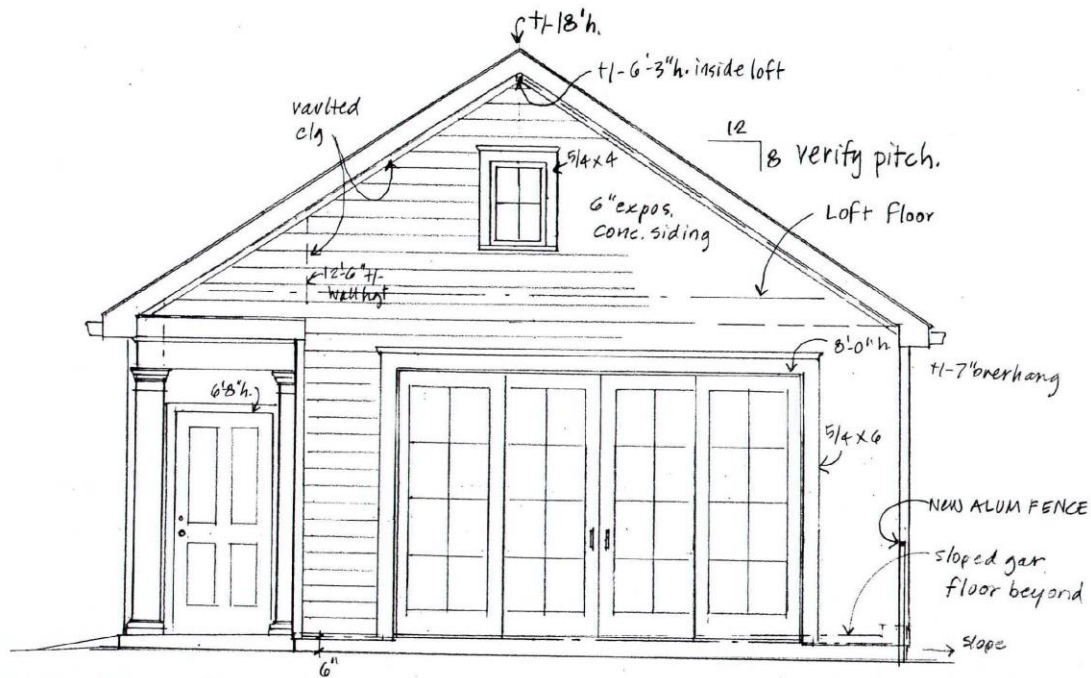
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rev. 5.2.19
4.30.19

Gallagher Resid.
2509 Meadow Road.

2 of 4

Elevations



Yard Side Elevation

1/4" = 1'-0"

rev. 4.30.19
4.25.19

Gallagher Resid.
2509 Meadow Rd

3 of 4

19 VARIANCE 1053

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DESIGN SERVICES

Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Conclusion

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

Required Action

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

Location	Requirement	Request	Variance
Side yard	2 ft.	1.27 ft.	0.73 ft.