

**16VARIANCE1072**

**5301 Dahl Road**



**Louisville Metro Board of Zoning Adjustment**

**Public Hearing**

**Ross Allen, Planner I**

**Oct. 17, 2016**

# Request(s)

- **Variance:** from the Land Development Code section 5.4.2.C.3.a to allow a unenclosed detached car port to encroach 14 feet into the 30 foot street side yard setback along Dahl Road.

Location	Requirement	Request	Variance
Street Side Yard (along Dahl Road)	30 feet	16 feet	14 feet

# Case Summary / Background

- The applicant has placed a detached unenclosed car port in the street side yard of the property abutting a garage door and was cited by the Office of Planning and Design Services, Inspector Ernst on 8/29/2016, case no. 16PM23519-2640998.
- The subject site is located on a corner parcel adjacent to Nellie Bly Drive and Dahl Road and having two driveways, one off of Nellie Bly Drive and the other off of Dahl Road.
- The car port is encroaching into the 30 foot side yard setback as found along the Dahl Road side of the parcel and encroaches into the street side yard setback by approximately 16 feet.

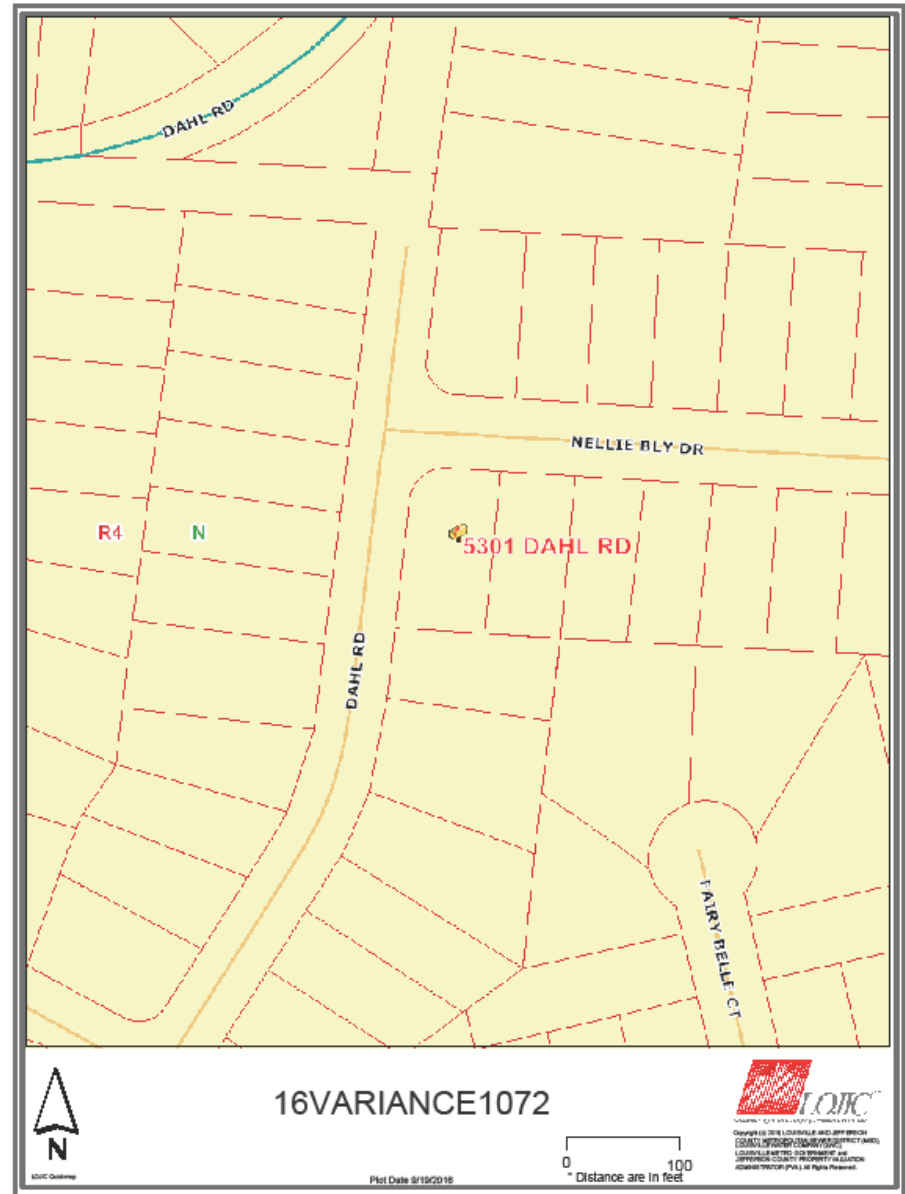
# Zoning/Form Districts

## Subject Property:

- Existing: R-4/Neighborhood
- Proposed: R-4/Neighborhood

## Adjacent Properties:

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



Looking from the corner of Dahl Rd. (right) and Nellie Bly Rd. Left., the driveways and car port are shown.

# Site Photos-Subject Property



The carport, viewed from Dahl Road.

# Site Photos - Subject Property



09/30/2016 13:29



# Surrounding-Subject Property



Car ports style most commonly found in the general vicinity.

# Applicant's Site Plan



# Conclusions

- The variance and waiver request appear to be adequately justified and meet the standard of review.
- The Board of Zoning Adjustment must determine if the proposal meets the standard of review for granting a variance as established in the Land Development Code from section 5.4.2.C.3.a to allow a detached unenclosed car port to encroach approximately 15 feet into the 30 foot side yard setback along Dahl Road.

# Required Actions

- **Variance:** from the Land Development Code section 5.4.2.C.3.a to allow a unenclosed detached car port to encroach 16 feet into the 30 foot street side yard setback along Dahl Road.

## Approve / Deny

Location	Requirement	Request	Variance
Street Side Yard (along Dahl Road)	30 feet	16 feet	14 feet