

19VARIANCE1039

Sanctuary Bluff Lane Variance



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

Zach Schwager, Planner I

June 3, 2019

Request

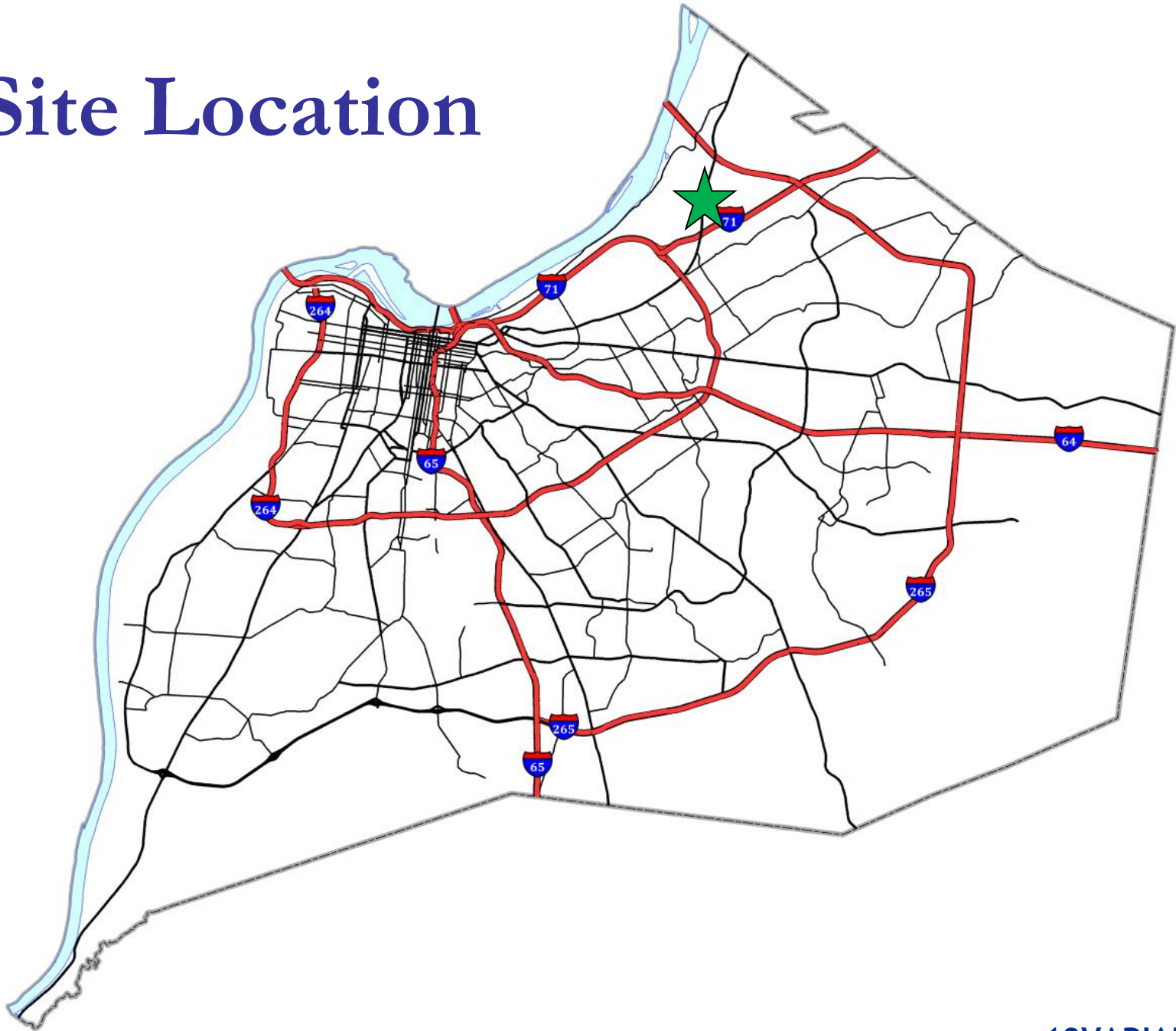
- **Variance:** from Land Development Code table 5.3.1 to allow a structure to encroach into the required front yard setback.

Location	Requirement	Request	Variance
Front yard	30 ft.	16.11 ft.	13.89 ft.

Case Summary / Background

- The subject property is located in the Sanctuary Bluff Subdivision. It contains a 2 ½ story single-family residence. The structure has already been built and is encroaching into the required front yard setback.
- The property owner obtained an approved construction plan on January 2, 2019 and a building permit on January 4, 2019. The requested variance is to bring the structure into compliance with the Land Development Code.

Site Location



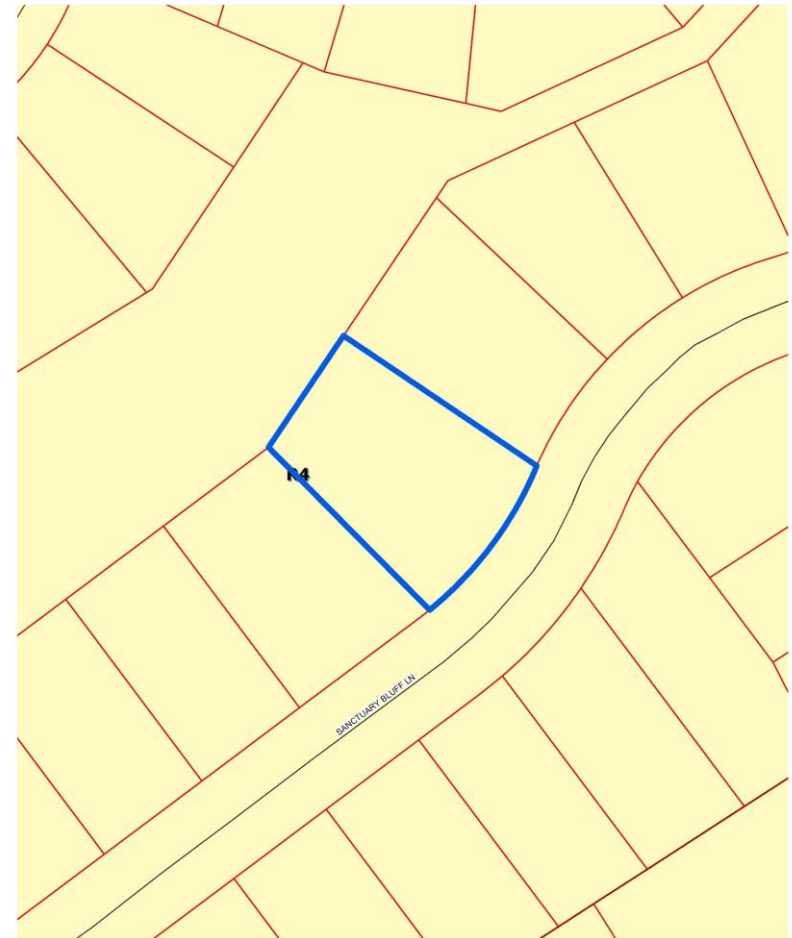
Zoning/Form Districts

Subject Property:

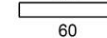
- Existing: R-4/Neighborhood

Adjacent Properties:

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



4119 Sanctuary Bluff Lane
feet



Map Created: 5/23/2019



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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



4119 Sanctuary Bluff Lane
feet

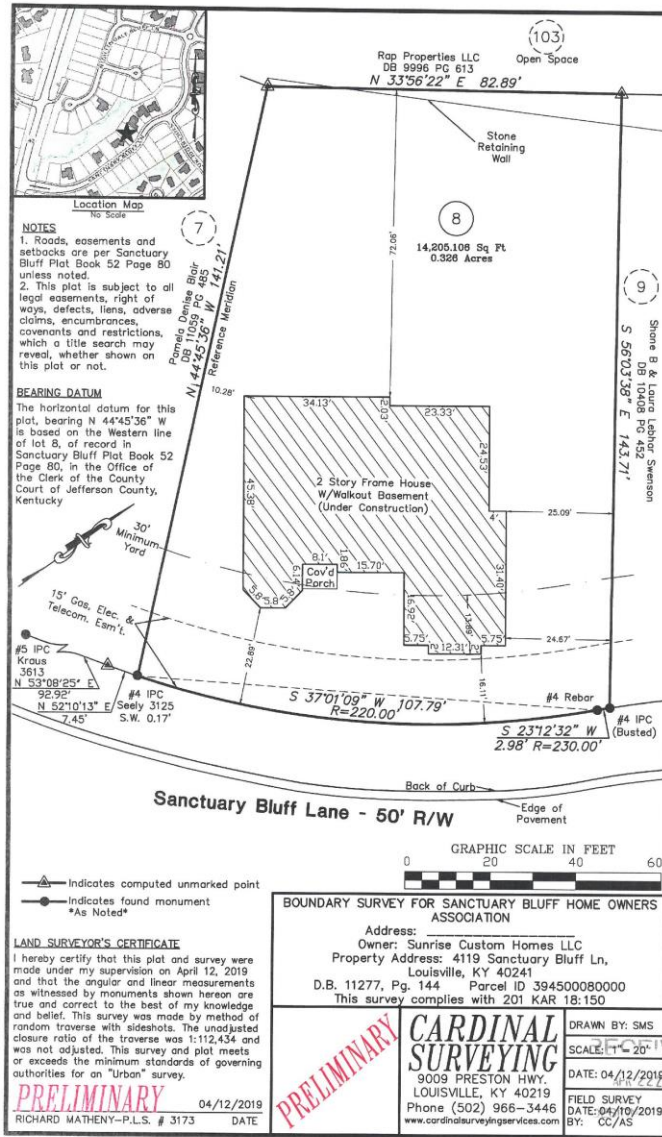
60

Map Created: 5/23/2019

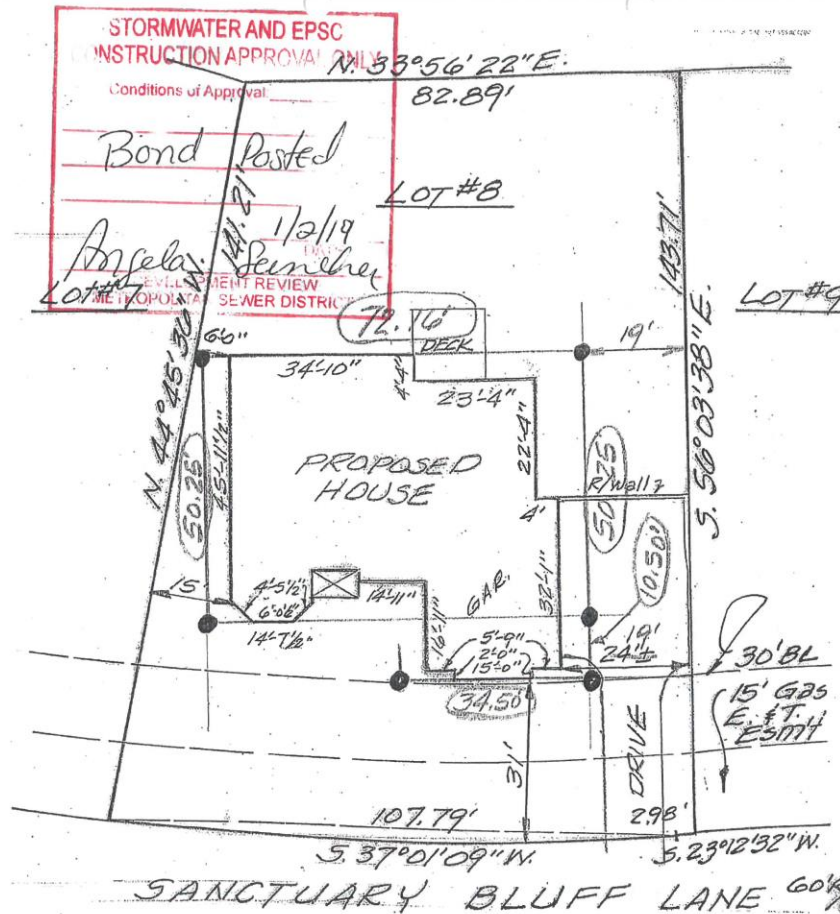


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Site Plan



Approved Construction Plan



**PLOT PLAN ONLY
DO NOT SCALE**

Survey For SHAM KAKAR Bldg.
 Location LOT #8
SANCTUARY BLUFF
P.B. 52, Pg. 80 JCAR Co.
 Scale: 1" = 20' Date: 12-21-18
 20' 0 20' 80'

C.R.P. & ASSOC., INC.
 7321 New LaGrange Road, Suite 111
 Louisville, KY 40222
 (502) 428-8747 * Fax (502) 429-0602

This tract shown on this plat is subject to all easements and right-of-way and restrictions visually apparent and of record

Building Permit



Louisville-Jefferson County Metro Government

Develop Louisville

Office of Construction Review

444 S. 5th Street, Suite 100 - Louisville, KY 40202

Phone: 502.574.3321 Web Site: www.LouisvilleKY.Gov/Government/Construction-Review

BUILDING PERMIT

Permit Number: BL1085675 Issue Date: 01/04/2019 Fire District: HARRODS CREEK

Applicant: CUSTOM HOMES LLC SUNRISE
7404 WYCLIFFE DR
PROSPECT, KY 40059-8888

To Request an Inspection
Call: 502.574.4400 or
Email: bldghvacinspection@louisvilleky.gov
Website: Submit request info on our website
See back for more details

Location: 4119 SANCTUARY BLUFF LN

Inspector: MICHAEL MOO YOUNG
Phone: (502)773-2106x
Email: michael.mooyoung@louisvilleky.gov

A/P Name: New Construction 'Sunrise Custom Homes'

PERMIT DETAILS

Work Type: New **Square Footage:** 6,319 **Estimated Cost:** \$850,000
Occupancy Type: Single Family **No. Stories:** 2 **Occupancy Load:** 0

Description of Work: New 3394sqft dwelling unit, 6 Bed; Br vnr; one story w/ 1868sqft finished basement, 45sqft covered front porch, 224sqft covered deck, and 788sqft attached garage. Any retaining walls 4' or higher require KY engineers stamp; all bedrooms in basement shall have emergency egress; basement insulation, KRC N1101.2.1; slab on grade insulation, KRC N1101.2.2. Field Inspector to verify braced wall panels, Continuously Sheathed Portal Frame at Garage, are in compliance, 2012 IRC Section 602.10.6. Truss floors assemblies shall provide draftstopping and fireblocking, Sections R302.11 and R302.12; rafter spans shall not exceed 17'-1". Decks, ends of all deck lag screws thru a combined ledger board and band board shall be visible to the field inspector; shall verify pressure treated ledger board no less than the size of the joists or other approved engineered materials, all ledger flashing, and staggered lag screw/bolt patterns, 2013 KRC Section R507; deck/beam girder shall completely be notched into post and bear onto the 6x6 posts. All engineered LVL, Steel beam, and/or Engineered Truss calculations with sealed approvals shall be provided to field inspector prior to inspection. Enclosed under-stair spaces where accessible shall have all walls, under-stair surfaces, and soffits protected with 1/2" gypsum board, Section R302.7. Carbon monoxide detector required outside each bedroom, Section R315. Baths shall have glazing ventilation, 2012 IRC Section R303.3 or mechanically vented directly to the outside, Section M1507. It is the owner's responsibility to abide by all subdivision rules in the completion of this project. Shall not encroach any easements or required yards. Parcel is for single family use only; no other use is allowed pursuant to this permit. Separate permits required for any additional work.

Dwelling Unit Information

No. New Dwell Units: 1 Total No. Dwell Units: 1 Total No. Bedrooms: 6 No. New Beds: 6

Set Backs

Front Set Back: 31 Rear Set Back: 50 Left Set Back: 6 Right Set Back: 19

Other Information

Review Category: Category 2A **Zoning District:** R4 **Form District:** NEIGHBORHOOD

Type of Construction: V B (Type V B - Any Materials)

Code Edition: KRC2013

Valuation (Fee Calculation)

USE GRP	MULTIPLIER	FEE	BLDG AREA	USE SQ FT
R-3	\$ 0.085	\$ 537.12	6,319.00	Y
Fees				



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 table 5.3.1 to allow a structure to encroach into the required front yard setback. Approve/Deny

Location	Requirement	Request	Variance
Front yard	30 ft.	16.11 ft.	13.89 ft.