

18VARIANCE1113

Malone Place Variance



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

**Zach Schwager, Planner I
January 7, 2019**

Request

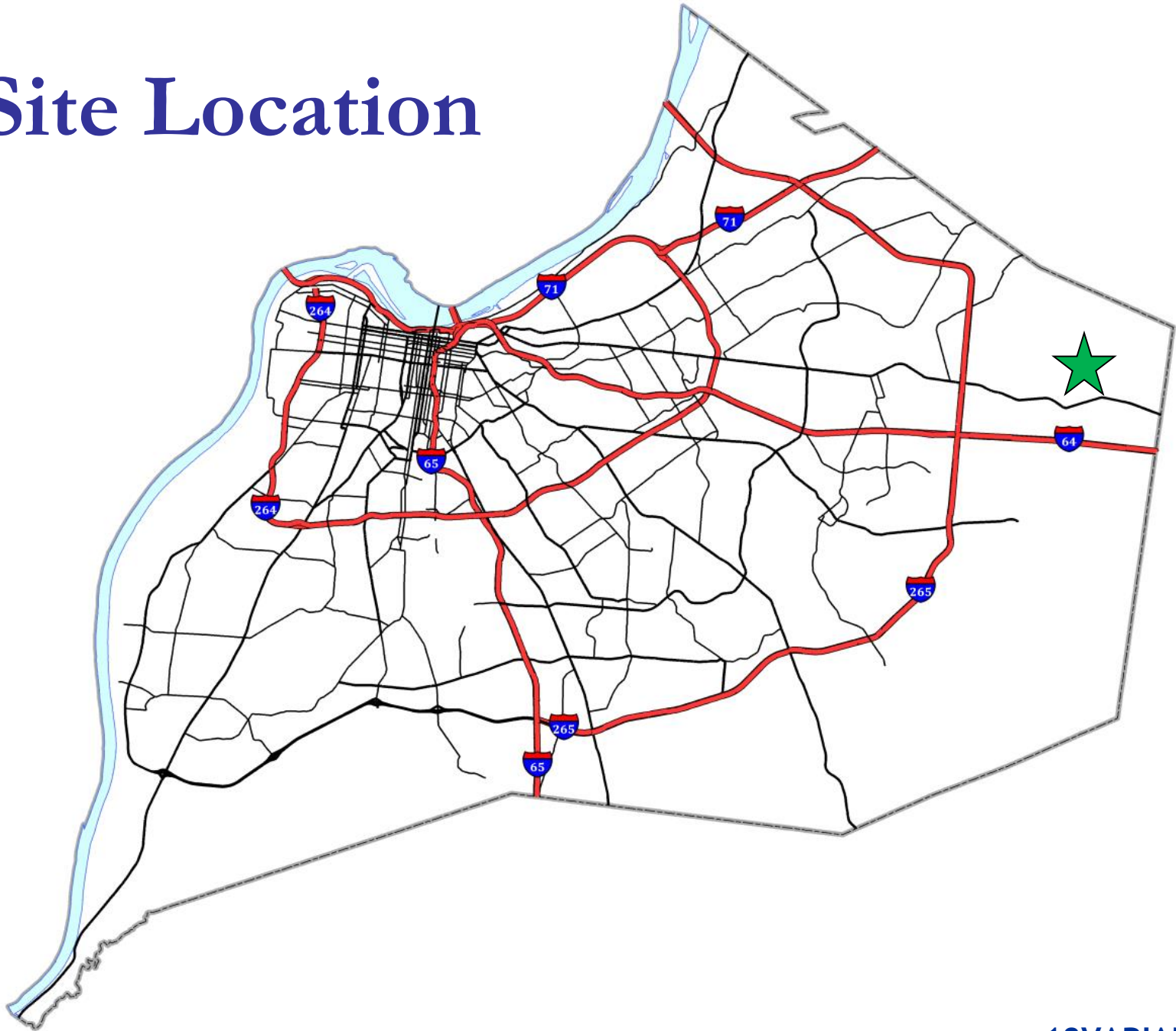
- **Variance:** from the Land Development Code table 5.3.1 to allow a structure to encroach into the required side yard setback.

| Location | Requirement | Request | Variance |
|------------------|-------------|----------|----------|
| Street Side Yard | 5 ft. | 4.23 ft. | 0.77 ft. |

Case Summary / Background

- The subject property is lot 115 in the Glen Lakes Section 4 Phase 1 subdivision.
- The residence was constructed 9 inches too close to the side property line. The applicant requests a variance to bring the structure into compliance.
- A building permit was obtained under permit # BL985507 on June 28, 2016.

Site Location



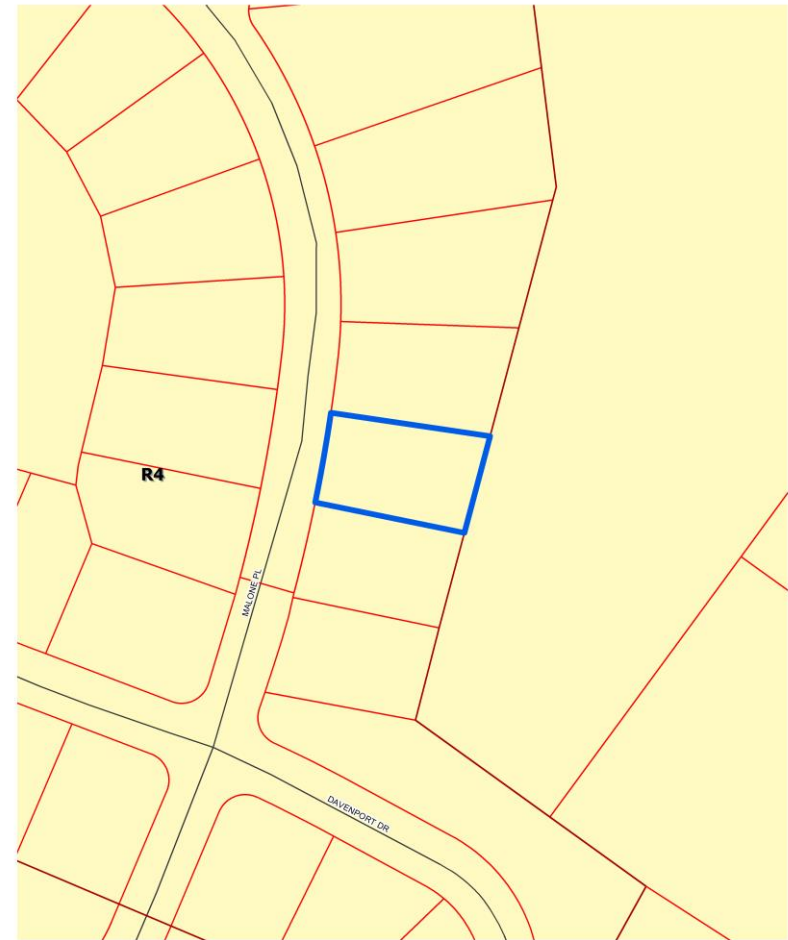
Zoning/Form Districts

Subject Property:

- Existing: R-4/Neighborhood

Adjacent Properties:

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



910 Malone Place
feet



80
Map Created: 12/11/2018



Copyright (c) 2018, LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT (MSD), LOUISVILLE WATER COMPANY (LWC), LOUISVILLE METRO GOVERNMENT and JEFFERSON COUNTY PROPERTY VALUATION ADMINISTRATOR (PVA). All Rights Reserved.

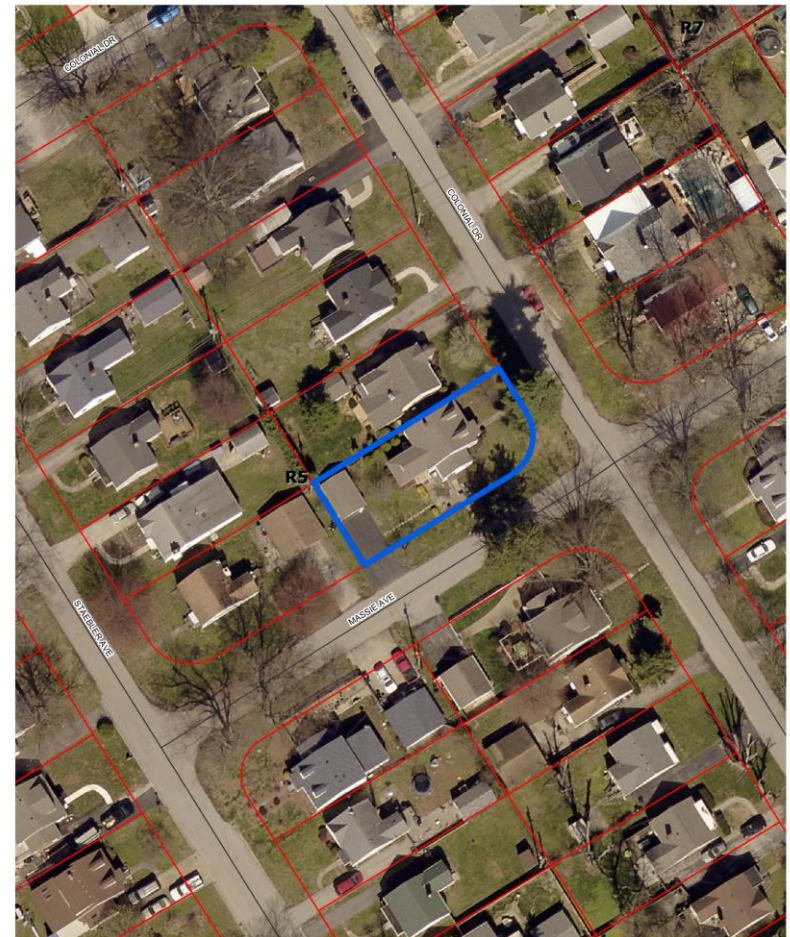
Aerial Photo/Land Use

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



200 Colonial Drive
feet

50

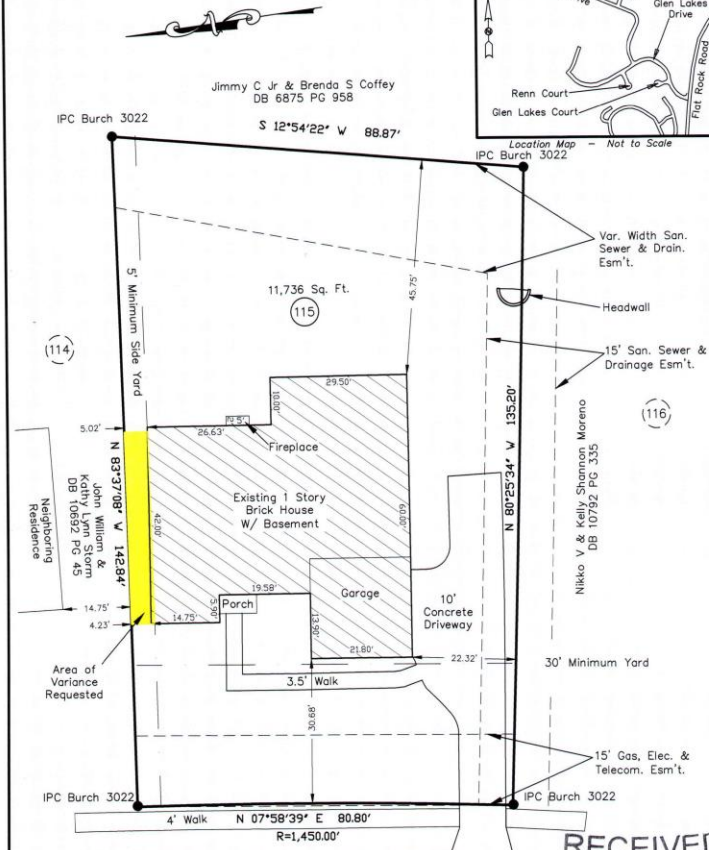
Map Created: 10/25/2018



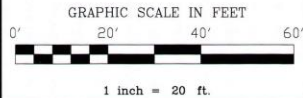
Copyright © 2018, LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT (MSD), LOUISVILLE WATER COMPANY (LWC), LOUISVILLE METRO GOVERNMENT and JEFFERSON COUNTY PROPERTY VALUATION ADMINISTRATOR (PVA). All Rights Reserved.

Site Plan

NOTE: This is not a survey. This is a proposed location only, no corners have been found / set or checked.



Malone Place - 50' R/W



Site Plan For Variance - 910 Malone Place
D.B. 11268, Pg. 498 Parcel ID: 379101150000 Zone: R-4
Owner: Anabasis LLC
4901 Hunt Rd, #300, Cincinnati, OH 45242
This is not a boundary survey, and is not intended for land transfer

CARDINAL SURVEYING

9009 Preston Highway
Louisville, Kentucky 40219
Phone (502) 966-3448
www.cardinalsurveyingservices.com

Drawn by: SMS
Date: 12/03/2018

Scale: 1" = 20'
Sheet 1 of 1

Site Photos-Subject Property



Front of subject property.

Site Photos-Subject Property



Property to the left.

Site Photos-Subject Property



Property to the right.

Site Photos-Subject Property



Property across Malone Place.

Site Photos-Subject Property



Area of requested variance.

Site Photos-Subject Property



BOZA public hearing notice sign.

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 side yard setback. Approve/Deny

| Location | Requirement | Request | Variance |
|------------------|-------------|----------|----------|
| Street Side Yard | 5 ft. | 4.23 ft. | 0.77 ft. |