

# 18VARIANCE1046

## 907 Grace Court Residence



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

**Dante St. Germain, Planner I  
June 4, 2018**

# Requests

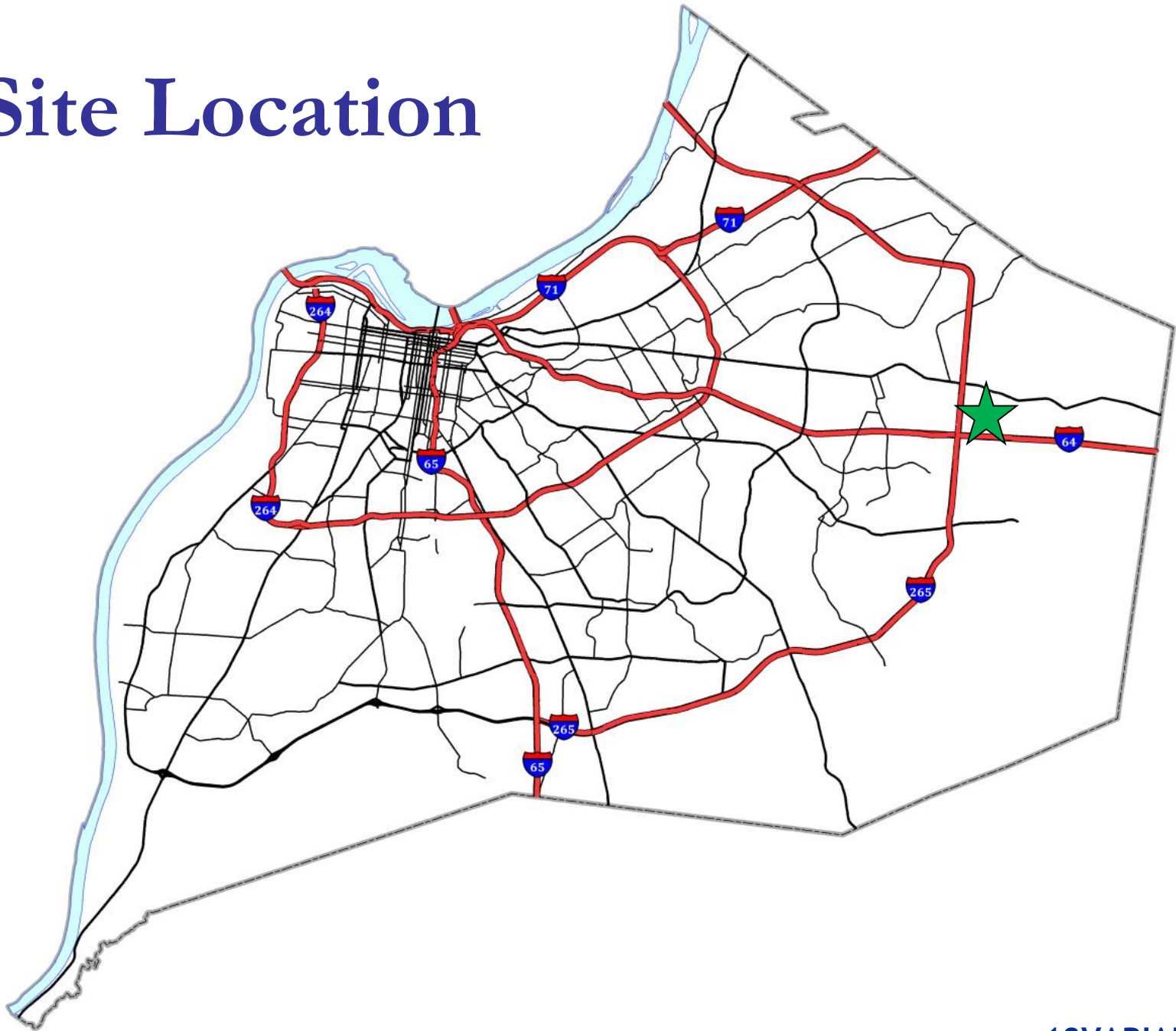
- **Variance:** from Land Development Code table 5.3.1 to allow a structure to encroach into the required front yard setback.

| Location   | Requirement | Request   | Variance |
|------------|-------------|-----------|----------|
| Front Yard | 30 ft.      | 22.64 ft. | 7.36 ft. |

# Case Summary / Background

- The subject property is located in the Reserve of Landis Springs subdivision, recorded in plat book 54, page 84.
- The subject property is current undeveloped, and the applicant proposes to construct a new single-family residence on the property.
- The proposed footprint of the residence encroaches into the front yard setback by 7.36 ft.

# Site Location



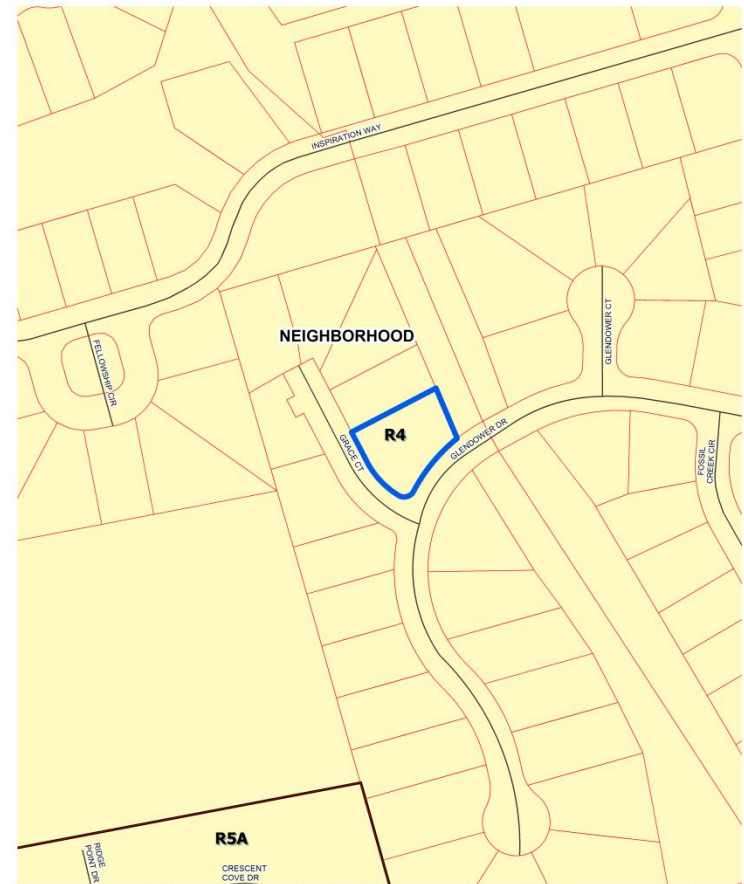
# Zoning/Form Districts

## Subject Property:

- Existing: R-4/Neighborhood

## Adjacent Properties:

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



907 Grace Court  
feet

140  
Map Created: 5/23/2018



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LOUISVILLE WATER COMPANY (LWC),  
LOUISVILLE METRO GOVERNMENT and  
JEFFERSON COUNTY PROPERTY VALUATION  
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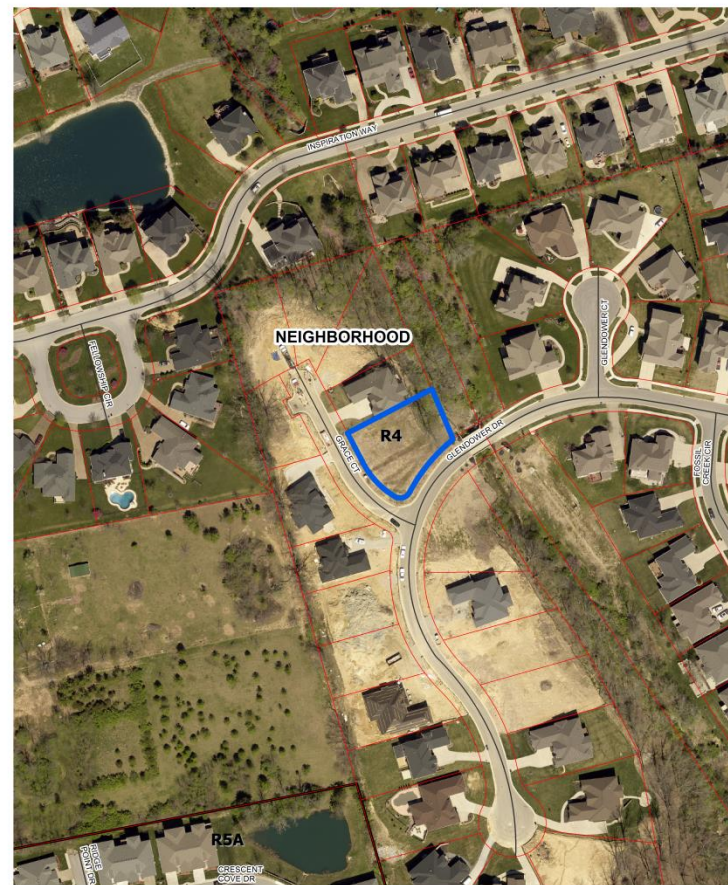
# Aerial Photo/Land Use

## Subject Property:

- Existing: Undeveloped
- Proposed: Single Family Residential

## Adjacent Properties:

- North: Single Family Residential
- South: Single Family Residential
- East: Open Space & Single Family Residential
- West: Single Family Residential



907 Grace Court  
feet

140  
Map Created: 5/23/2018



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# Site Photos-Subject Property



The front of the subject property and the location of the requested variance.

# Site Photos-Subject Property

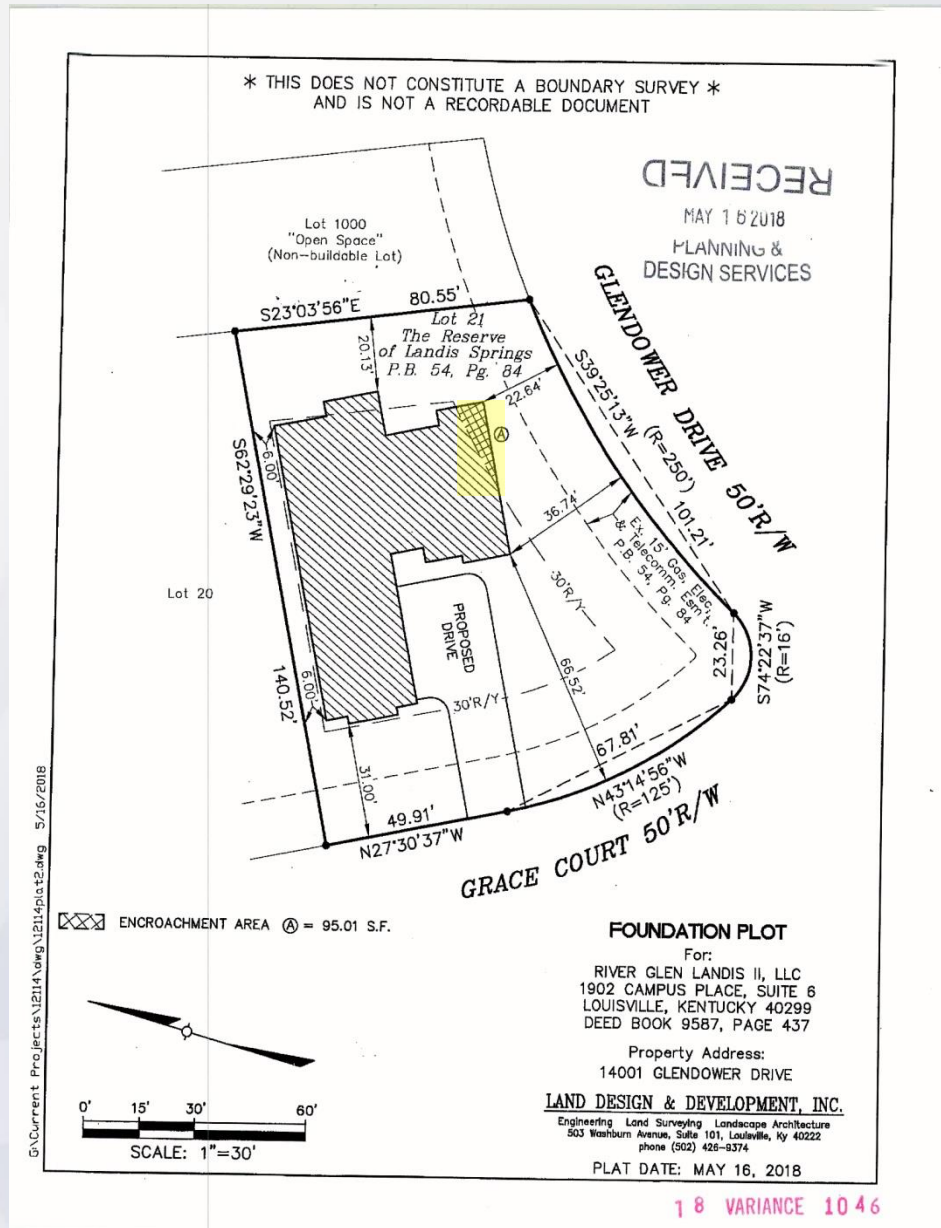


The property across Glendower Drive.

# Site Photos-Subject Property



The properties across Grace Court.



# Elevations

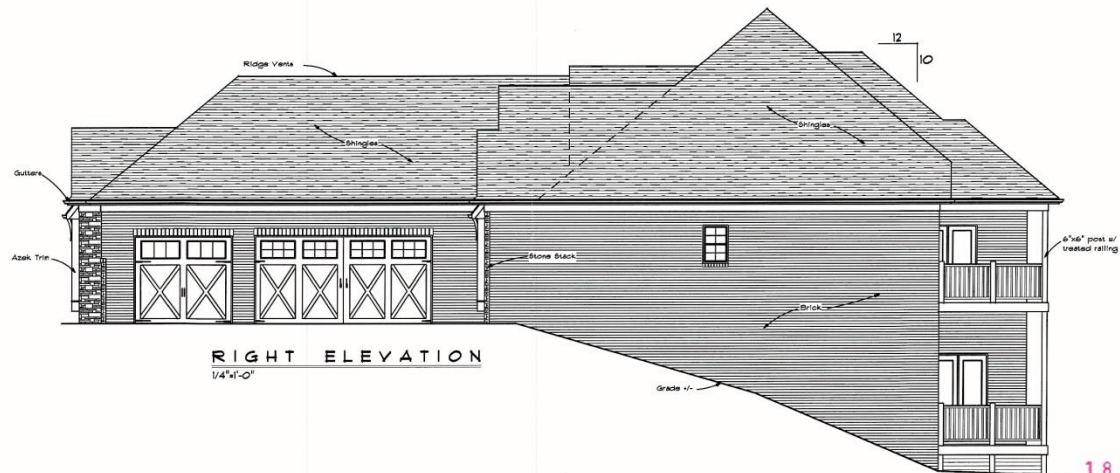
DOAN  
DESIGN  
RAFTING  
SCOTT DOAN  
(502) 553-4510

NOTE:  
Builder must verify all  
dimensions, drawings and  
code compliance before  
starting construction



FRONT ELEVATION  
1/4"=1'-0" 2,360 Sq Ft +/-

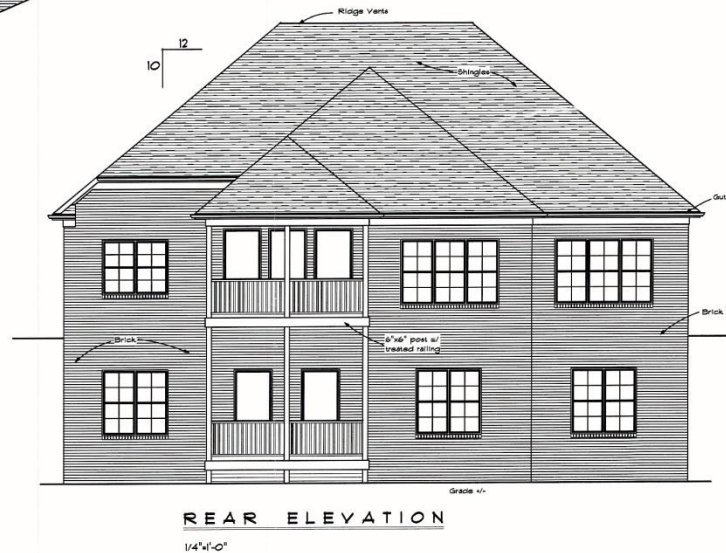
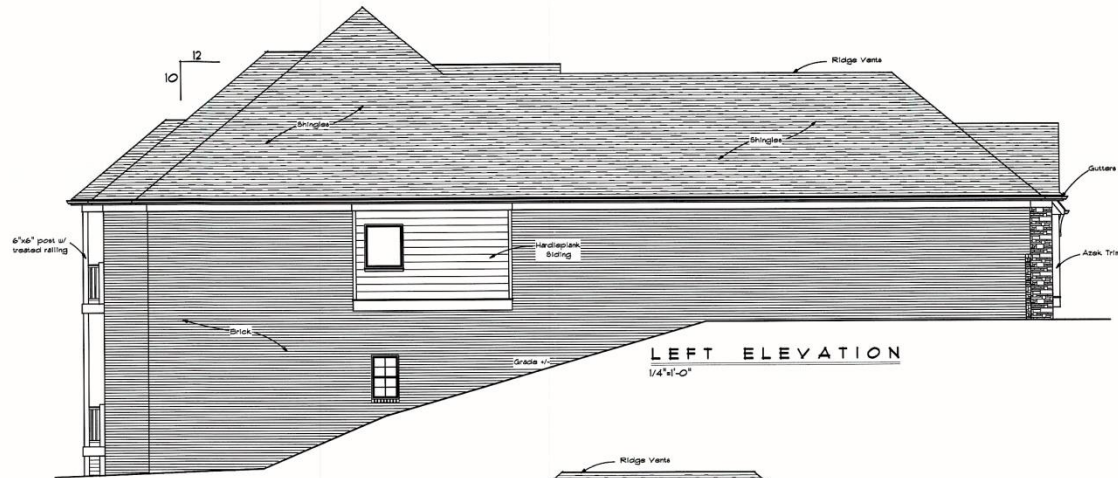
Lot # 21 Reserve at Landis Springs  
RiverGlen Builders



RIGHT ELEVATION  
1/4"=1'-0"

18 VARIANCE 1046 1.

# Elevations



18 VARIANCE 1046 4.

# Conclusions

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

# Required Actions

- **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 |
|------------|-------------|-----------|----------|
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