

17VARIANCE1025

1612 Rangeland Road



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

Dante St. Germain, Planner I

June 5, 2017

Requests

- **Variance**: from Land Development Code table 5.3.1 to allow a structure to encroach into the required street side yard setback.
- **Variance**: from Land Development Code section 5.4.2.C.1 to allow an accessory structure to exceed the footprint of the principal structure.

Location	Requirement	Request	Variance
Street Side Yard Setback	30 ft.	5 ft.	25 ft.
Footprint of Accessory Structure	877 sq. ft.	1,200 sq. ft.	323 sq. ft.

Case Summary / Background

- The applicant proposes a 30' x 40' pole barn on the subject property.
- The pole barn has been partially constructed, with footings and partial framing completed.
- The pole barn is proposed to be used for storage of lawn equipment, vehicles, and household items.
- A building permit was issued under permit number BL1018291 on 04-07-2017 in error. The error was discovered during an inspection and a stop-work order was issued on 05-09-2017.

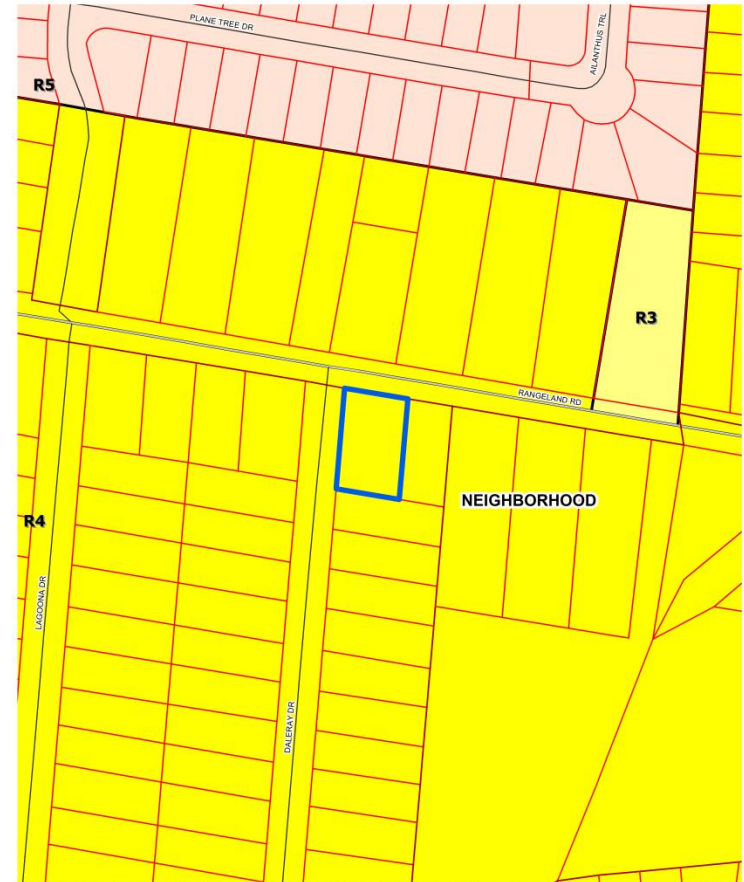
Zoning/Form Districts

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



1612 Rangeland Road
feet

140

Map Created: 5/25/2017



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Aerial Photo/Land Use

Subject Property:

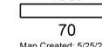
- Existing: Single Family Residential
- Proposed: Single Family Residential

Adjacent Properties:

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



1612 Rangeland Road
feet



70

Map Created: 5/25/2017



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Site Photos-Subject Property



The front of the subject property

Site Photos-Subject Property



The residence to the east

Site Photos-Subject Property



The residence across Daleray Drive

Site Photos-Subject Property



The partially constructed pole barn with sight lines down Daleray Drive

Site Photos-Subject Property



The partially framed pole barn with the residence and existing garage

Site Photos-Subject Property



The partially framed pole barn and existing garage (garage to be removed)

Site Photos-Subject Property



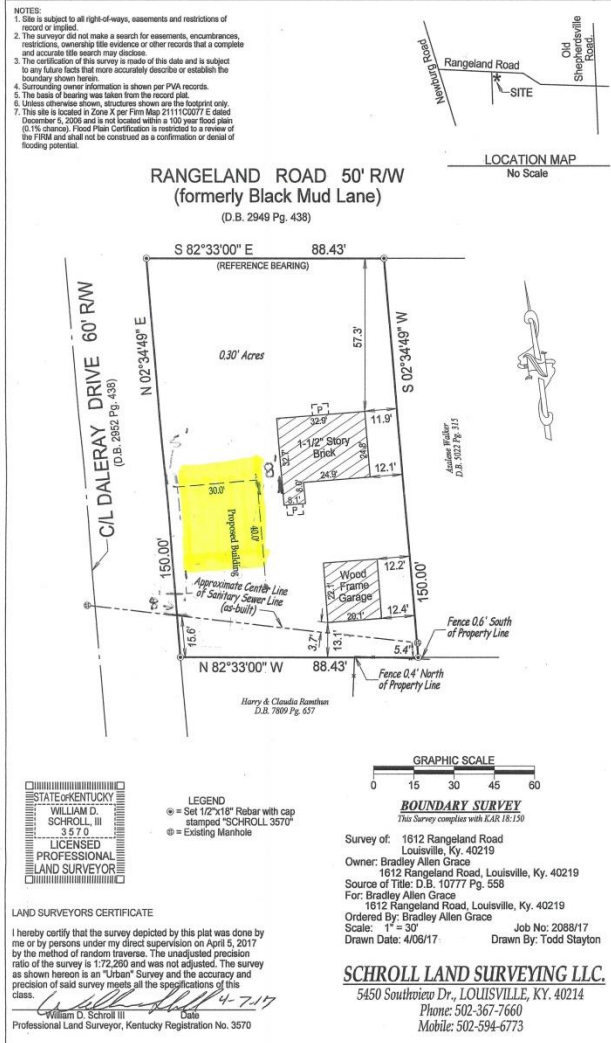
The circled bottle marks the approximate location of the property line

Site Photos-Subject Property

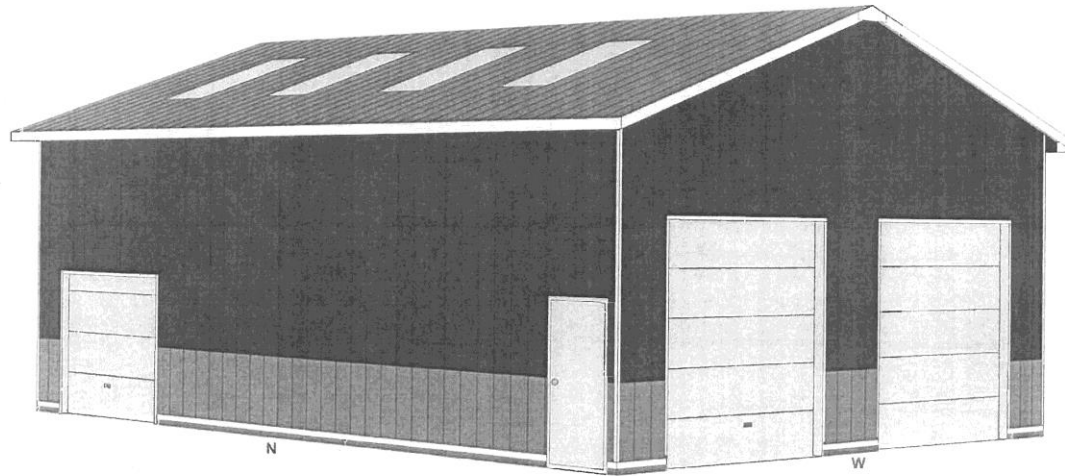


The circled bottle marks the approximate location of the property line

Applicant's Site Plan



Elevations



Conclusions

- Must determine if the proposal meets the standard of review for granting a variance as established in the Land Development Code (May 2017) from table 5.3.1 to allow a structure to encroach into the required street side yard setback, and from section 5.4.2.C.1 to allow an accessory structure to exceed the footprint of the principal structure.

Required Actions

- **Variance:** from Land Development Code table 5.3.1 to allow a structure to encroach into the required street side yard. Approve/Deny
- **Variance:** from Land Development Code section 5.4.2.C.1 to allow an accessory structure to exceed the footprint of the principal structure. Approve/Deny

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