

19VARIANCE1023

Rudy Lane Variance



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

Zach Schwager, Planner I

May 6, 2019

Request

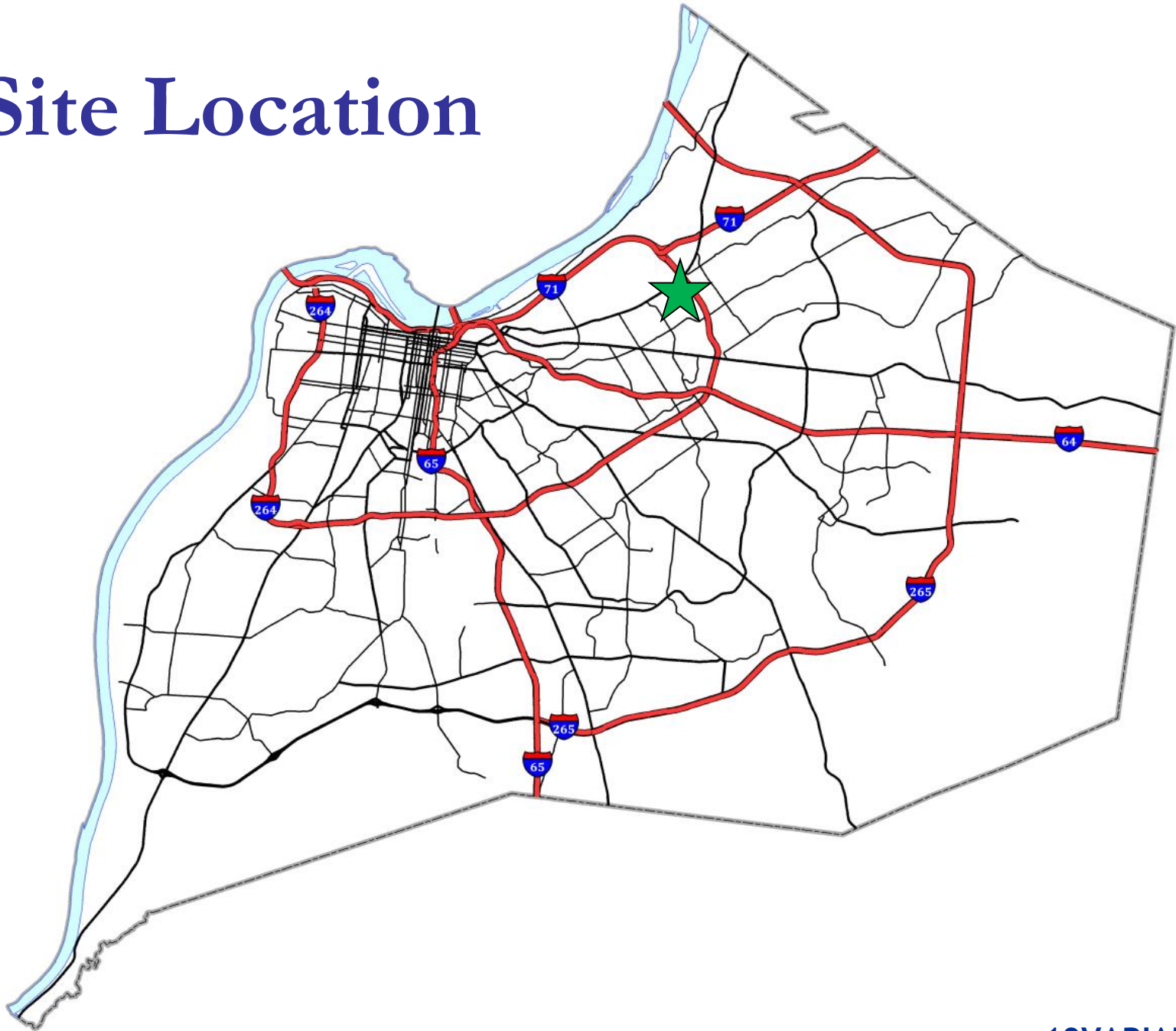
- **Variance:** from Land Development Code section 5.4.2.A.2.a to allow a structure to encroach into the required rear yard setback.

Location	Requirement	Request	Variance
Side yard	1,260 sq. ft.	1,176 sq. ft.	84 sq. ft.

Case Summary / Background

- The subject property is located in the Merrifield Subdivision in the City of Windy Hills and contains a one-story single-family residence.
- The applicant is proposing to add a garage and additional living space that will encroach into the rear yard.

Site Location



Zoning/Form Districts

Subject Property:

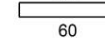
- Existing: R-3/Neighborhood

Adjacent Properties:

- North: R-3/Neighborhood
- South: R-3/Neighborhood
- East: R-3/Neighborhood
- West: R-1/Neighborhood



623 Rudy Lane
feet



Map Created: 4/24/2019



Copyright © 2019, 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



1846 Harvard Drive
feet

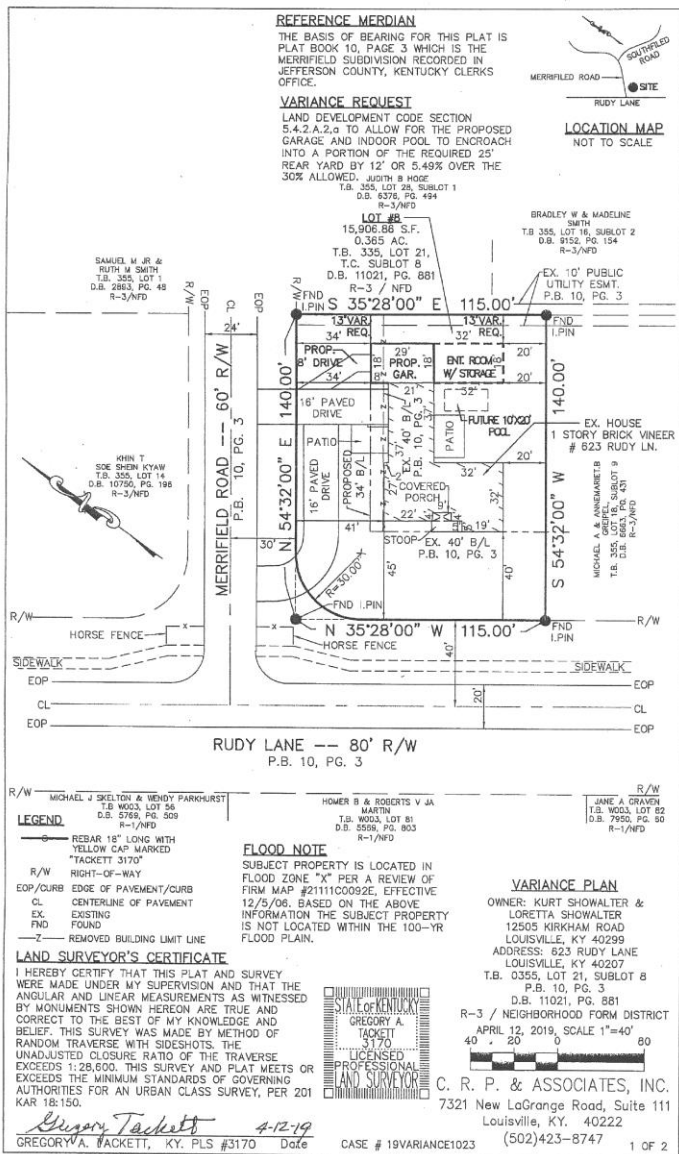


40
Map Created: 3/21/2019



Copyright © 2019, 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



Renderings



AFTER

Renderings



AFTER

Renderings



AFTER

Renderings



AFTER

Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



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 section 5.4.2.A.2.a to allow a structure to encroach into the required rear yard setback. Approve/Deny

Location	Requirement	Request	Variance
Side yard	1,260 sq. ft.	1,176 sq. ft.	84 sq. ft.