

17VARIANCE1073

4620 Glen Rose Road Residence



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

**Dante St. Germain, Planner I
October 30, 2017**

Requests

- **Variance:** from Land Development Code section 5.1.12.B.2.e.i.1 to allow a structure to encroach into the required infill street side yard setback.

Location	Requirement	Request	Variance
Street Side Yard	72 ft.	45 ft.	27 ft.

Case Summary / Background

- The subject property is a corner lot located at a curve in Glen Rose Road, and is currently undeveloped.
- The applicant proposes to construct a new one-story single-family residence on the property. The front of the house is to be oriented to the street side yard rather than to the front yard.
- Infill standards apply. The applicant requests a variance from the infill street side yard setback to have a setback of 45 feet. Without infill standards, the setback would be a minimum of 30 feet with no maximum setback.

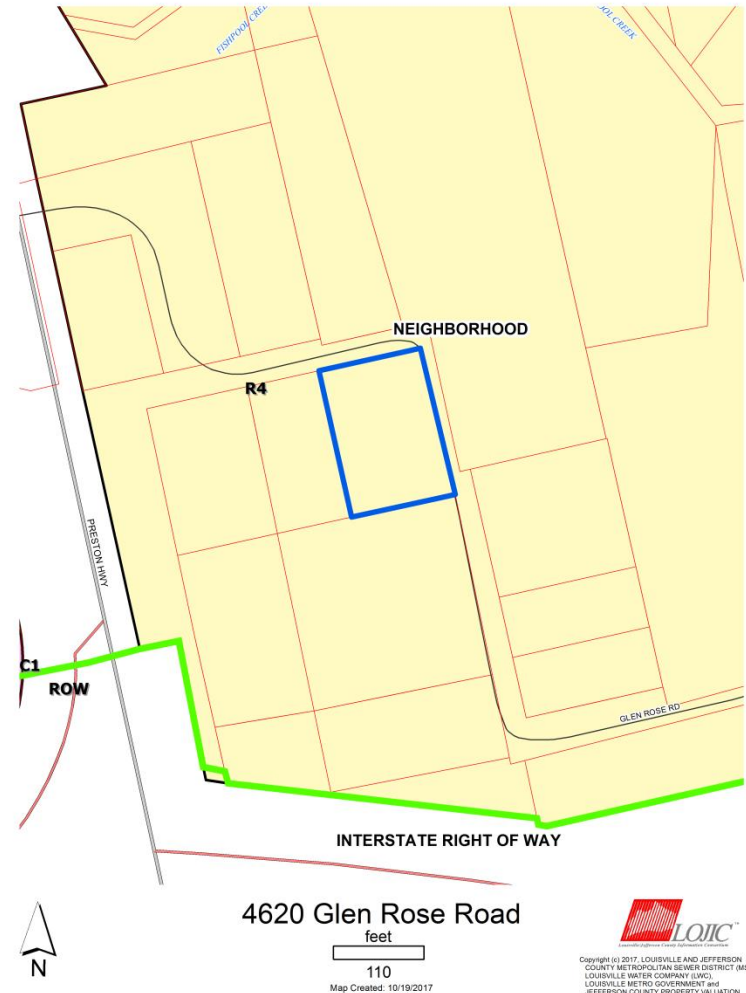
Zoning/Form Districts

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



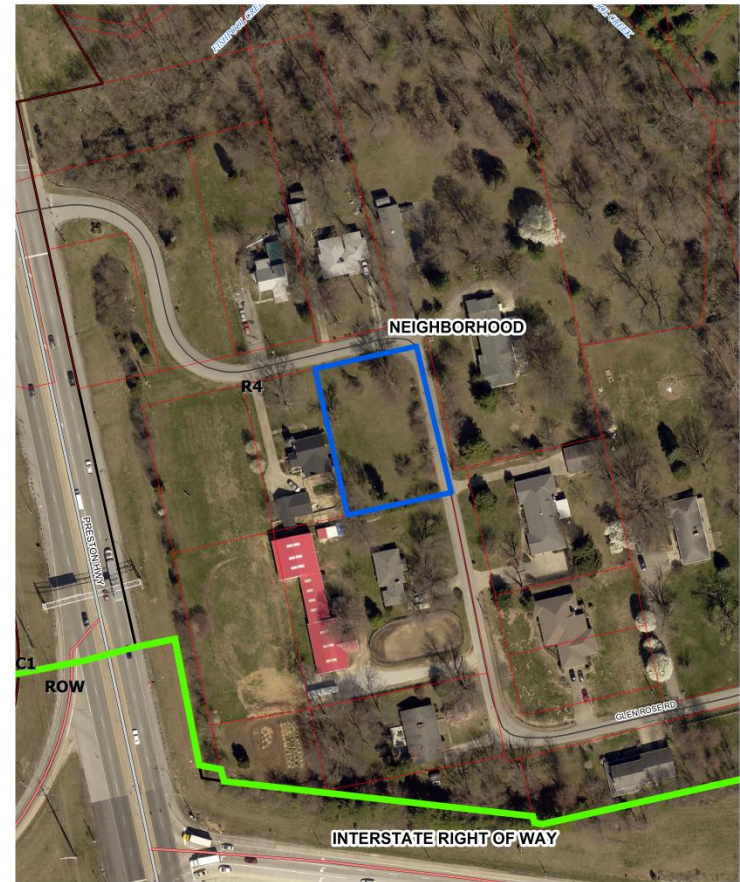
Aerial Photo/Land Use

Subject Property:

- Existing: Undeveloped
- Proposed: Single Family Residential

Adjacent Properties:

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



4620 Glen Rose Road
feet

110
Map Created: 10/19/2017



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Site Photos-Subject Property



The front of the subject property.

Site Photos-Subject Property



The property to the right of the subject property.

Site Photos-Subject Property



The property across Glen Rose Road to the east of the subject property.

Site Photos-Subject Property



The property across Glen Rose Road to the north of the subject property.

Site Photos-Subject Property



The street side yard where the variance is requested.

Site Photos-Subject Property



The next house down Glen Rose Road, with a setback of 74.4 feet.

Site Photos-Subject Property



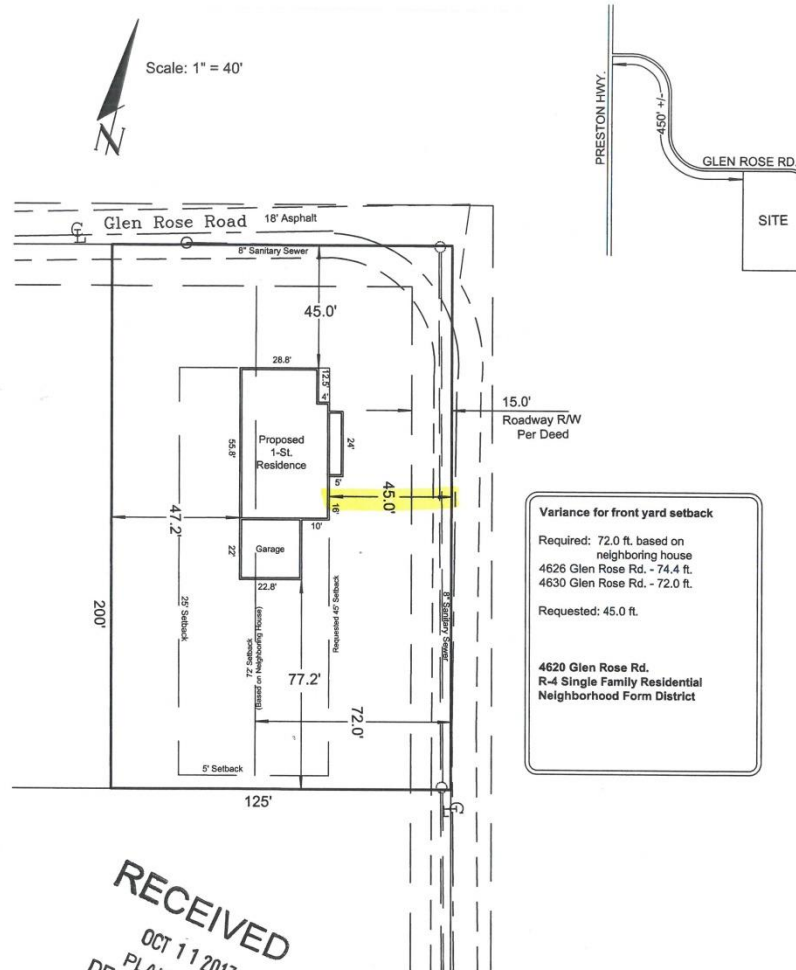
The second house down Glen Rose Road,
with a setback of 72 feet.

Site Photos-Subject Property



The view toward the subject property north
along Glen Rose Road.

Site Plan



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PLANNING &
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Site Plan
of
4620 Glen Rose Rd.
Louisville, Kentucky 40229
Parcel ID 066100810000
Prepared for Jeffrey Mack
by Norman L. Houghan PLS
October 2, 2017

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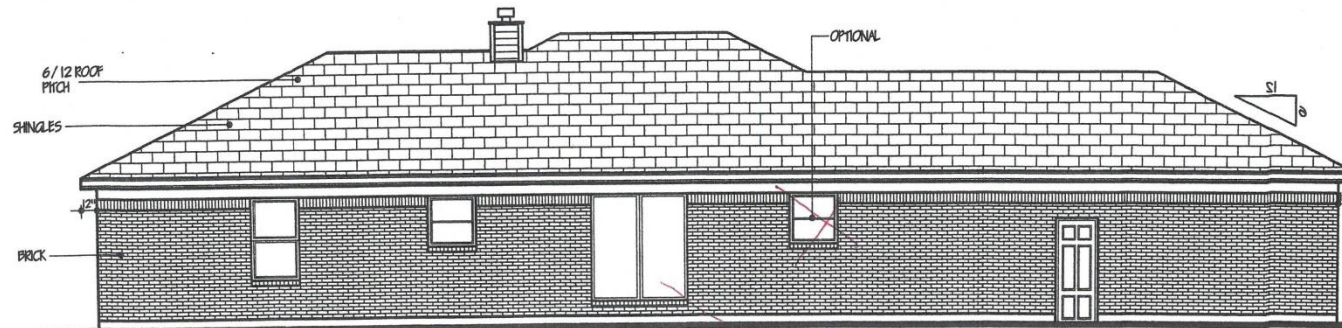
Elevations



FRONT ELEVATION

SCALE 1/8"=1'-0"

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OCT 05 2017
PLANNING &
DESIGN SERVICES



REAR ELEVATION

SCALE 1/8"=1'-0"

CHANGE VAULT TO 3.25"
CROWN MOLDING

ELEVATION
03/14/11

AK.

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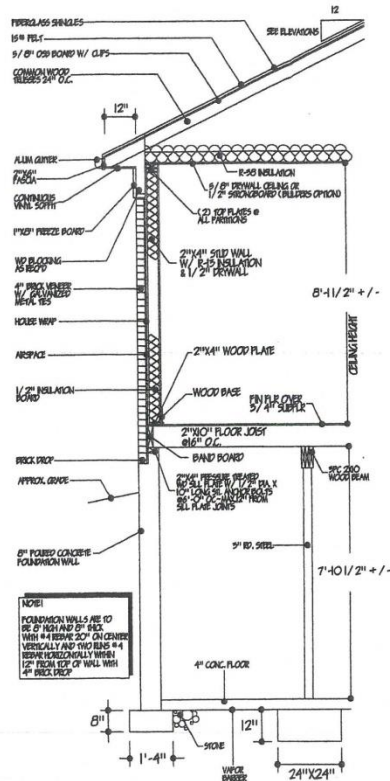
Elevations

RECEIVED

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PERKINS &
DESIGN SERVICES

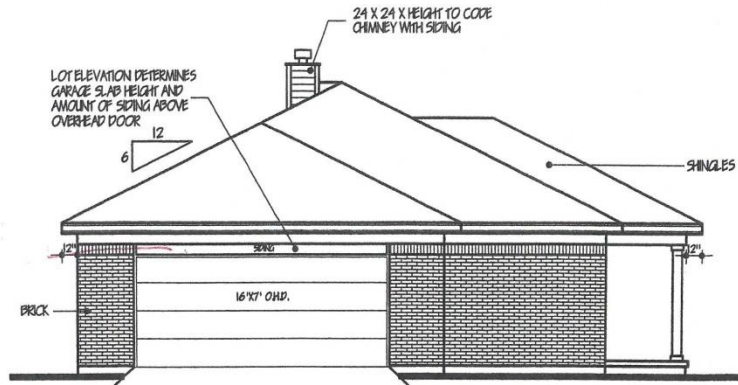
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WALL SECTION

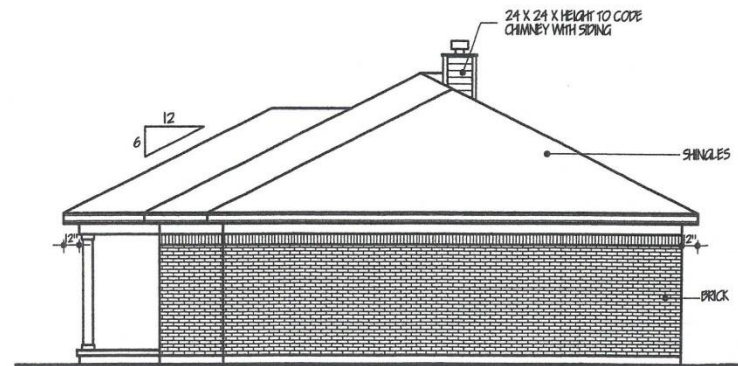
SCALE 1/4"=1'-0"

AK.



LEFT SIDE

SCALE 1/8"=1'-0"



RIGHT SIDE

SCALE 1/8"=1'-0"

Conclusions

- The variance request appears to be adequately justified and meets the standard of review.
- Must determine if the proposal meets the standard of review for granting a variance as established in the Land Development Code (August 2017) from section 5.1.12.B.2.e.i.1 to allow a structure to encroach into the required infill street side yard setback.

Required Actions

- **Variance:** from Land Development Code section 5.1.12.B.2.e.i.1 to allow a structure to encroach into the required infill street side yard setback.
Approve/Deny

Location	Requirement	Request	Variance
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