

18VARIANCE1091

Meremont Variance



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

**Zach Schwager, Planner I
October 29, 2018**

Request

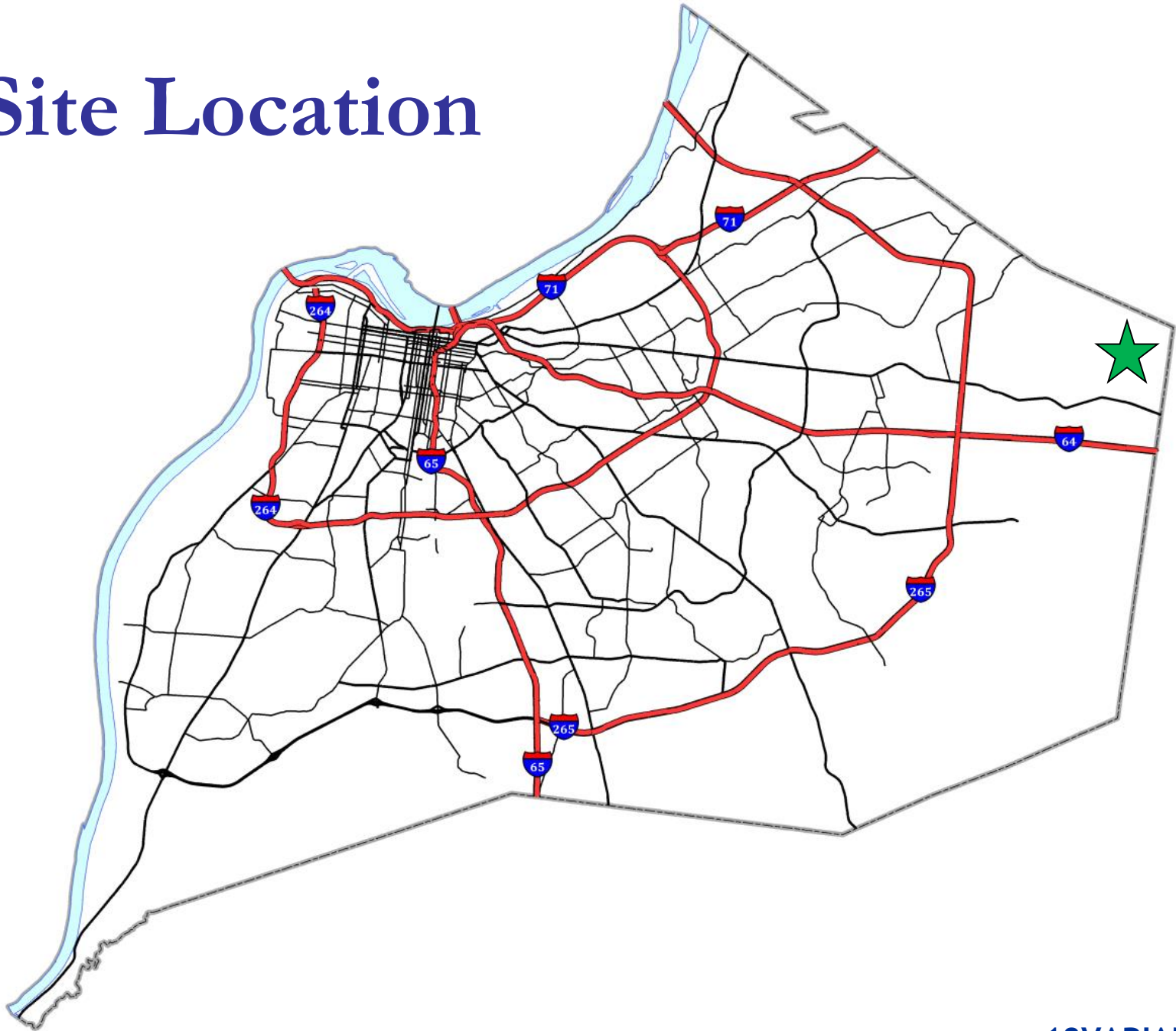
- **Variance:** from Land Development Code table 5.3.1 to allow structures to encroach into the required front yard setback.

Location	Requirement	Request	Variance
Front Yard	30 ft.	25 ft.	5 ft.

Case Summary / Background

- The subject property is located at the Meremont at Long Run subdivision.
- The applicant requests a variance for 12 lots to allow structures to encroach into the “Street A” front yard.

Site Location



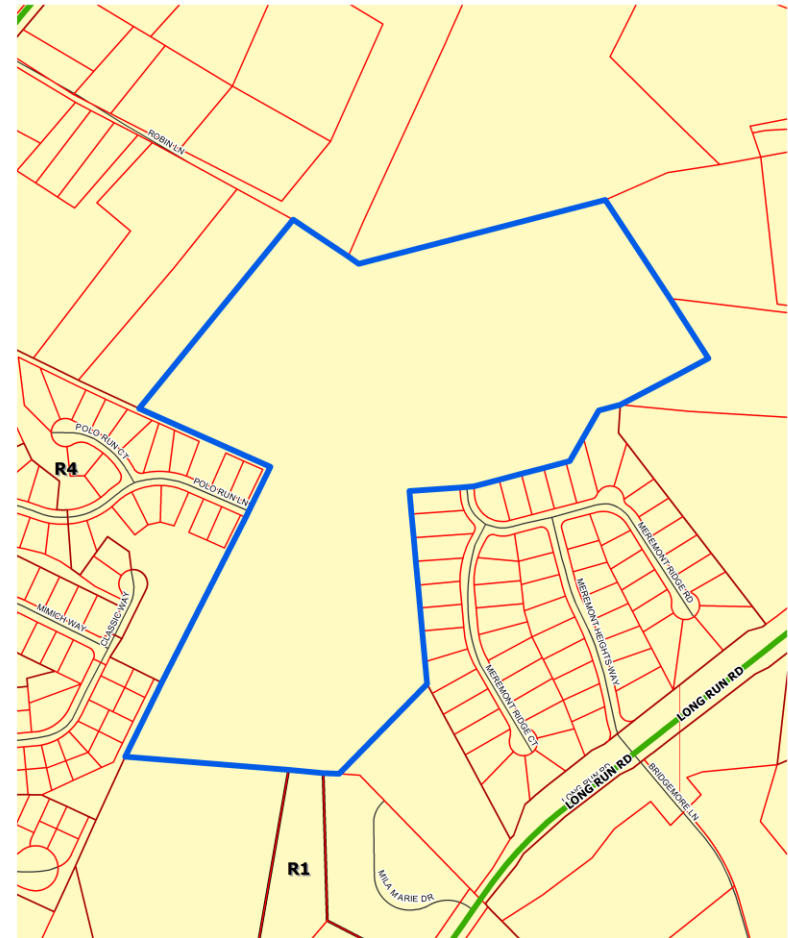
Zoning/Form Districts

Subject Property:

- Existing: R-4/Neighborhood

Adjacent Properties:

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



1600 Long Run Road
feet

360
Map Created: 10/18/2018



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Aerial Photo/Land Use

Subject Property:

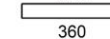
- Existing: Undeveloped
- Proposed: Single Family Residential

Adjacent Properties:

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



1600 Long Run Road
feet



Map Created: 10/18/2018



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Site Plan



Mindel, Scott & Associates, Inc.
 10000 Woodloch Forest Dr., Suite 100
 Louisville, KY 40244
 (502) 438-1000

MSA

OWNER/DEVELOPER
 BOLAND-MALONEY REALTY COMPANY
 287 HERBERT LANE, STE. 103
 LOUISVILLE, KY 40227

VARIANCE PLAN
 MEREMONT-SECTION 2
 -LOUISVILLE, KENTUCKY AC245
 TAX BLOCK 76, LOT 6
 BLDG BOOK 8535, PAGE 509

Sheet No. 1 of 1

Site Photos-Subject Property



Looking at lots 38 and 39.

Site Photos-Subject Property



Looking at lots 40, 41, and 42.

Site Photos-Subject Property



Looking at lots 43, 44, and 45.

Site Photos-Subject Property



Rear portion of lots 38, 39, and 40.

Site Photos-Subject Property



Rear portion of lots 41 and 42.

Site Photos-Subject Property



Rear portion of lots 43, 44, and 45.

Site Photos-Subject Property



Looking at lots 51 and 52.

Site Photos-Subject Property



Looking at lots 66 and 67.

Site Photos-Subject Property



Rear portion of lots 51 and 52.

Site Photos-Subject Property



Rear portion of lots 66 and 67.

Site Photos-Subject Property



Proposed ditch/swale in between lots 52
and 66.

Site Photos-Subject Property



BOZA public hearing notice sign #1
(Meremont Ridge Road).

Site Photos-Subject Property



BOZA public hearing notice sign #2 (Polo Run Lane).

Conclusion

- The variance requests appear to be adequately justified and meet the standard of review.

Required Action

- **Variance:** from Land Development Code table 5.3.1 to allow structures to encroach into the front yard setback. Approve/Deny

Location	Requirement	Request	Variance
Front Yard	30 ft.	25 ft.	5 ft.