

17VARIANCE1105

3214 Dublin Lane Screened Porch



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

**Dante St. Germain, Planner I
January 22, 2018**

Requests

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

Location	Requirement	Request	Variance
Street Side Yard	25 feet	7.5 feet	17.5 feet

Case Summary / Background

- The subject property currently contains a two-story single-family residential structure with a detached garage.
- The applicant proposes to construct a new screened porch onto the side of the principal structure, encroaching into the street side yard setback.

Zoning/Form Districts

Subject Property:

- Existing: R-5/Neighborhood

Adjacent Properties:

- North: R-5/Neighborhood
- South: R-5/Neighborhood
- East: R-5/Neighborhood
- West: R-5/Neighborhood



3214 Dublin Lane
feet

110

Map Created: 1/11/2018



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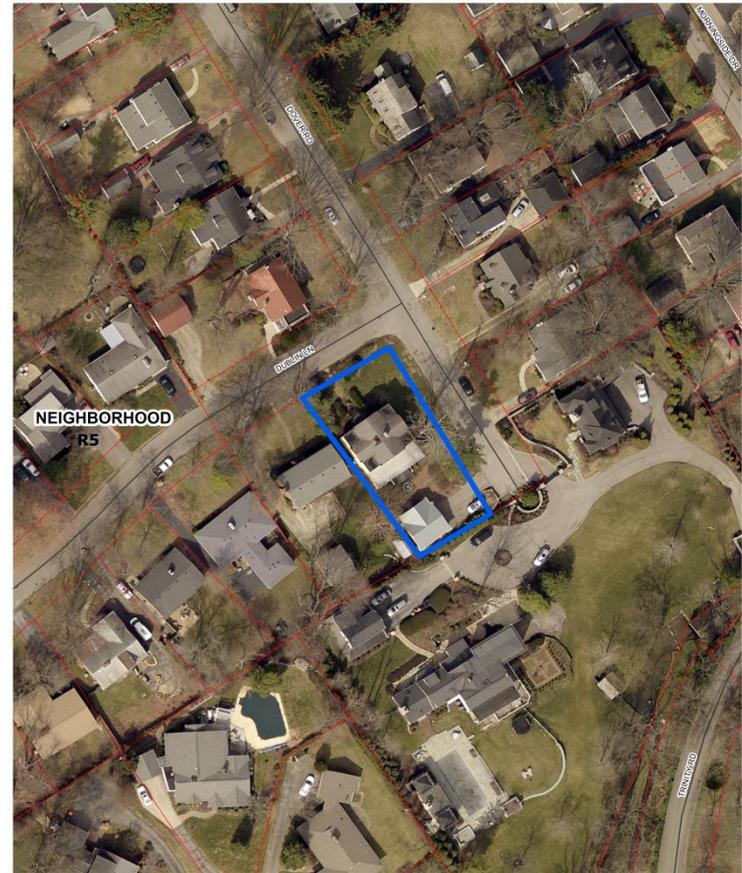
Aerial Photo/Land Use

Subject Property:

- Existing: Single Family Residential

Adjacent Properties:

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



3214 Dublin Lane
feet

70

Map Created: 1/11/2018



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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 Dublin Lane.

Site Photos-Subject Property



The property across Dover Road.

Site Photos-Subject Property



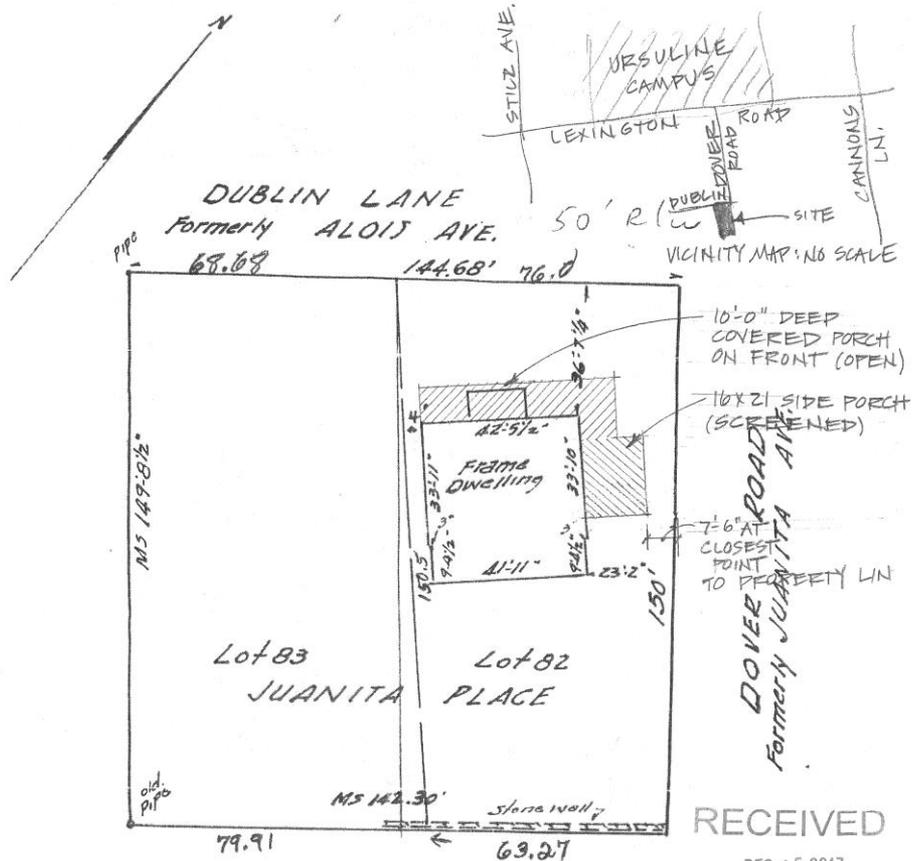
The location of the requested variance.

Site Photos-Subject Property



The location of the requested variance.

Site Plan



RECEIVED
 DEC 15 2017
 PLANNING &
 DESIGN SERVICES

SITE PLAN
 SCALE 1" = 30'-0"

NOTES BY MARY HEED JACKSON, AIA
 12.12.17

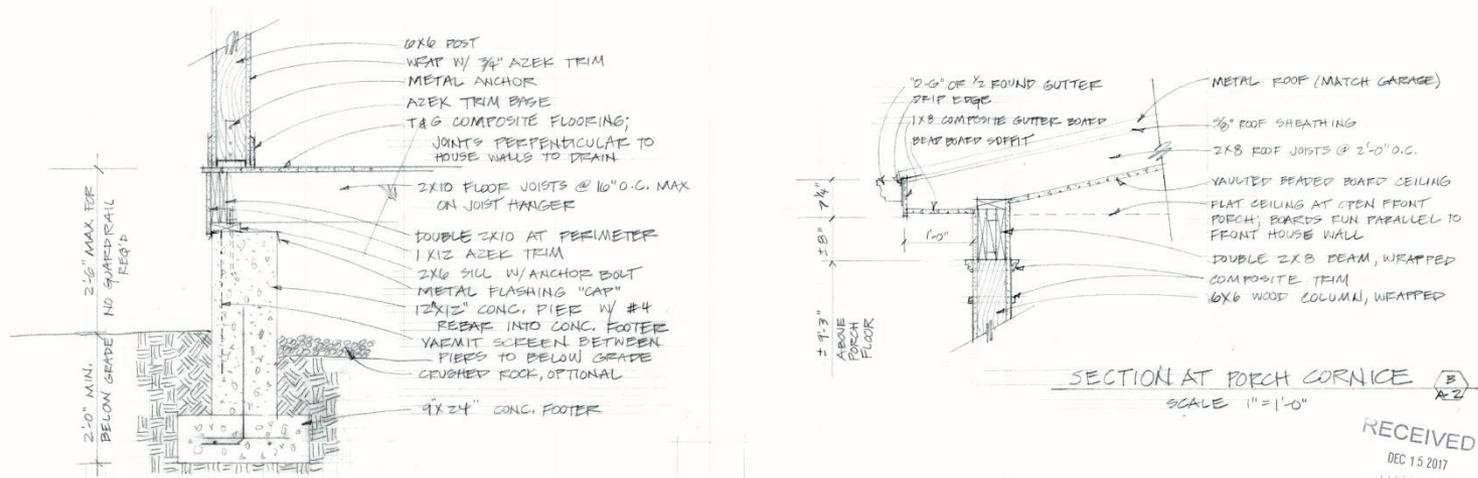
KIRK RESIDENCE
 3214 DUBLIN LANE
 LOUISVILLE, KY

PARCEL I.D.
 074400090000

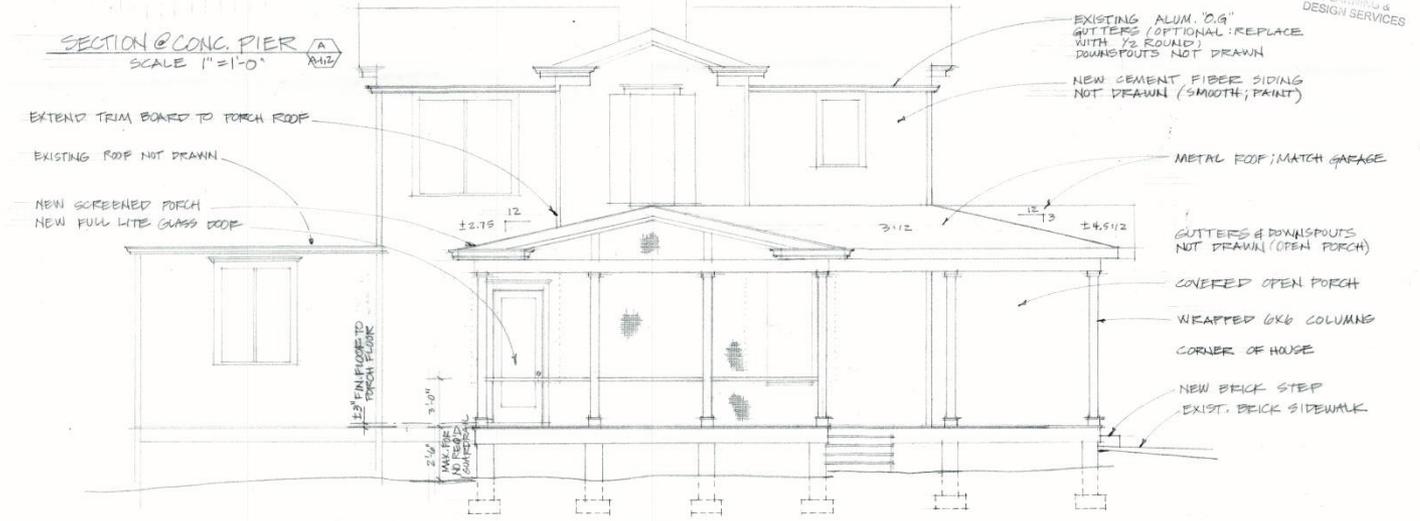
STONESTREET & FORD, SURVEYORS & ENGINEERS
 SUITE-311 LOUISVILLE TRUST BLDG.
 SURVEY FOR James H. Pence, Co
 DESCRIPTION FROM "S 584-3521"
 HOUSE NO. 6-7
 LOUISVILLE, KY. 6-7 VARIANCE 1105



Elevation



RECEIVED
DEC 15 2017
PLANNING & DESIGN SERVICES



MARY HERD JACKSON, AIA

KIRK RESIDENCE
3214 DUBLIN LN.
LOUISVILLE, KY

12.12.17

SHT. A-6 OF 6

17 VARIANCE 1105-14



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 from table 5.3.1 to allow a structure to encroach into the required street side yard setback.

Required Actions

- **Variance:** from Land Development Code table 5.3.1 to allow a structure to encroach into the required street side yard setback. Approve/Deny

Location	Requirement	Request	Variance
Street Side Yard	25 feet	7.5 feet	17.5 feet