

16VARIANCE1040
11801 Woodland Road
(Anchorage, KY)



Louisville Metro Board of Zoning Adjustment
Public Hearing

Ross Allen, Planner I
August 1, 2016

Request(s)

- Variance from Development Code (2003) Section 4.3.C.2 for an encroachment into the minimum front yard requirement in the City of Anchorage, KY along Squires Lane.

Location	Requirement	Request	Variance
Front Yard	75 ft.	20 ft.	55 ft.

Case Summary / Background

- Proposing a single family home with a building footprint of 2,186 sf. in the City of Anchorage.
- 1.06 acre lot bounded to the north by Squires Lane, the west by Evergreen Road, and the south by Woodland Road.
- The front of the home will be situated facing Evergreen Road and have a proposed driveway access via Squires Lane.

- North: R-1/Village
- South: R-1/Village
- East: R-1/Village
- West: RE/Village



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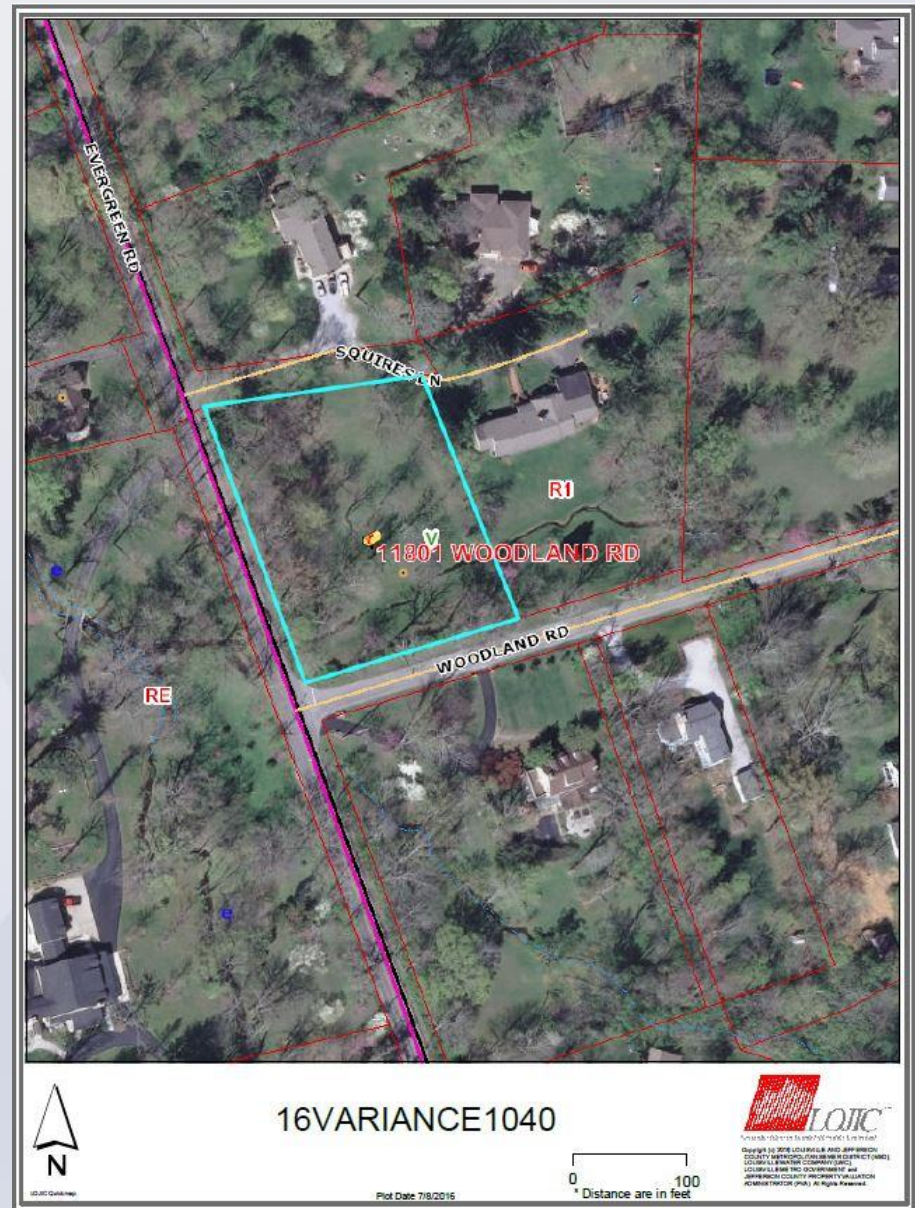
Aerial Photo/Land Use

Subject Property:

- Existing: Vacant
- Proposed: Single Family

Adjacent Properties:

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



Site Photos-Subject Property



Site Photos-Subject Property



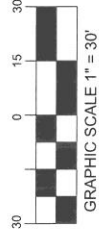
View of the stream area looking towards
the side yard parallel to Woodland Road.

Site Photos-Subject Property



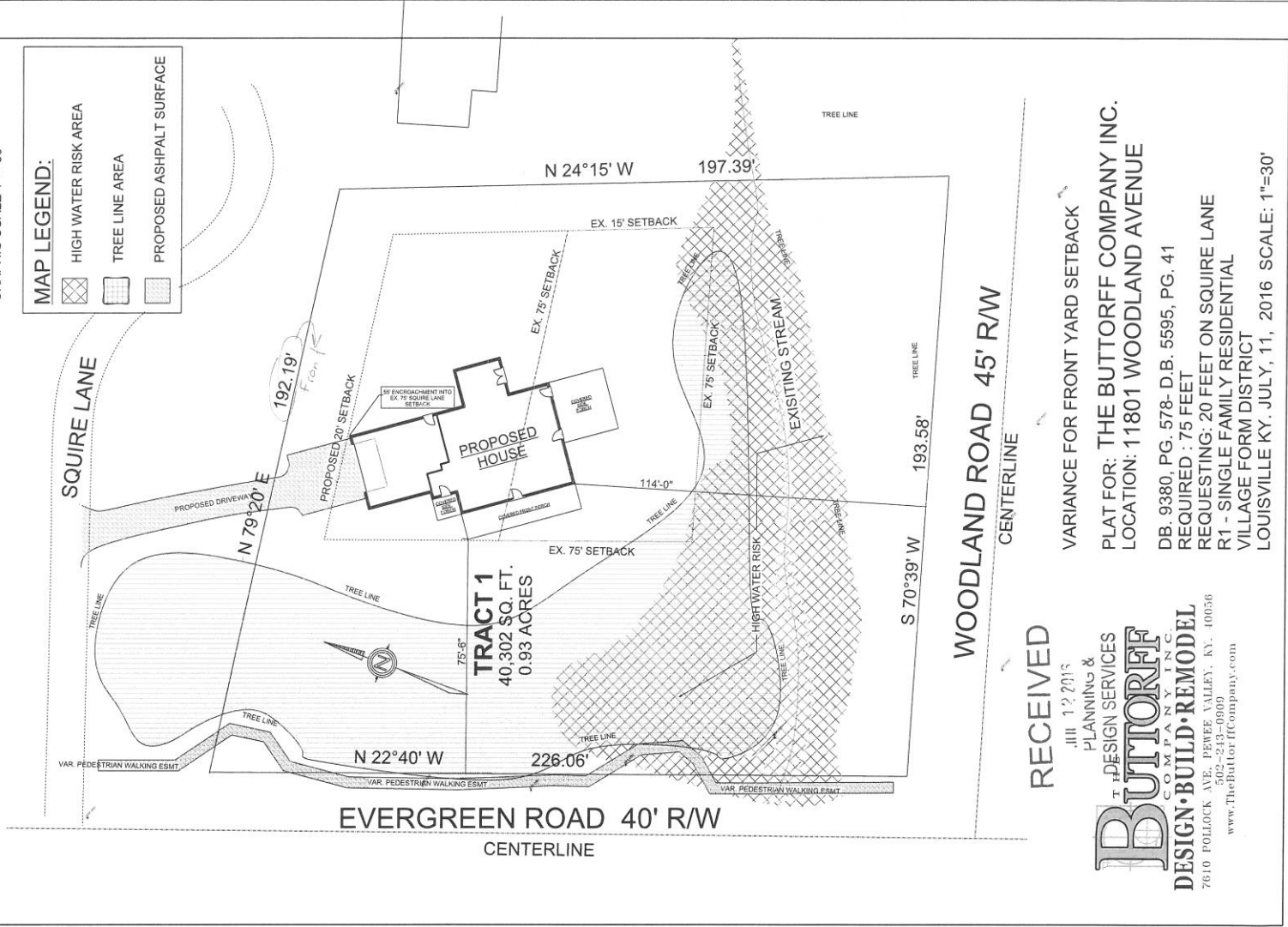
View of the lot where the home is to be constructed. Looking towards Woodland Road and parallel to Evergreen Road.

Applicant's Site Plan



MAP LEGEND:

- HIGH WATER RISK AREA
- TREE LINE AREA
- PROPOSED ASPHALT SURFACE



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7610 POLLOCK AVE., PEWEE VALLEY, KY. 40056
502-243-0900
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VARIANCE FOR FRONT YARD SETBACK
PLAT FOR: THE BUTTORFF COMPANY INC.
LOCATION: 11801 WOODLAND AVENUE
DB. 9380, PG. 578-D.B. 5595, PG. 41
REQUIRED: 75 FEET
R1 - SINGLE FAMILY RESIDENTIAL
VILLAGE FORM DISTRICT
LOUISVILLE KY. JULY, 11, 2016 SCALE: 1"=30'

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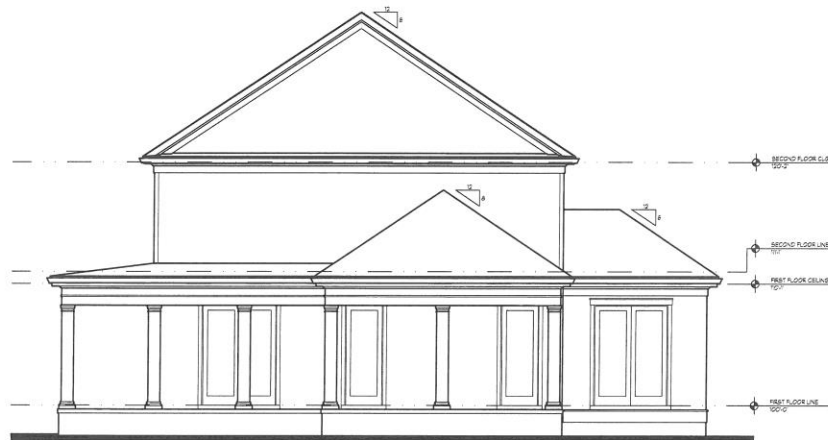
Applicant's Elevations

ALL DIMENSIONS AND GRADES SHALL BE FIELD VERIFIED
AND ANY DISCREPANCIES OR INTERFERENCES SHALL BE
REPORTED TO THE BUILDER PRIOR TO COMMENCEMENT OF WORK.

The Buttorff
Company, Inc.
(502) 243-0909

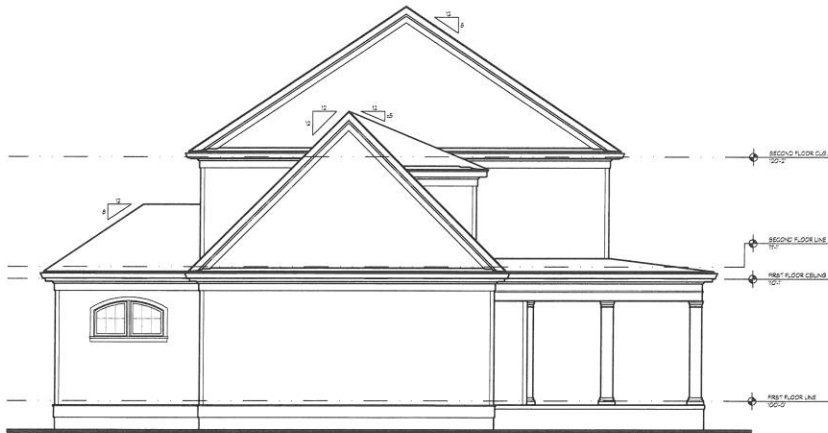
Residence for
The Kinick Family

Anchorage Kentucky



Right Side Elevation

SCALE: 1/4" = 1'-0"



Left Side Elevation

SCALE: 1/4" = 1'-0"

THE
BUTTORFF
COMPANY, INC.
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CADsight

8805B Big Tree Way
Louisville, Kentucky 40220
(502) 523 - 7180

Project No.

Date

5/19/2016

Sheet No.

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Applicant's Elevations

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Front Elevation
SCALE: 1/4" = 1'-0"



Rear Elevation
SCALE: 1/4" = 1'-0"

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Residence for
The Kinick Family

Anchorage Kentucky

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CADSite
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(502) 523 - 7180
project no.

5/19/2016
sheet no.

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Applicable Plans & Policies

- Development Code (2003 as used by the City of Anchorage, KY) Section 4.3.C.2 requiring front yard setbacks to be at minimum 75 feet.

Staff Analysis and Conclusions

- Based upon the information in the staff report, the testimony and evidence provided at the public hearing, the Board of Zoning Adjustment must determine if the proposal meets the standards for granting a variance established in the Development Code (2003) from Section 4.3.C.2 to allow the proposed new home construction to encroach into the 75' ft. minimum front yard setback by 55' feet reducing the setback of the home to 20' ft. from the parcel line along Squires Lane.

Required Actions

- Variance from Development Code (2003) Section 4.3.C.2 for a 55 foot encroachment into the required 75 foot minimum front yard setback of a proposed single family residence in the City of Anchorage, KY along Squires Lane: Approve/Deny

Location	Requirement	Request	Variance
Front Yard	75 ft.	20 ft.	55 ft.