

21-VARIANCE-0077
E. Osage Road Variance



Louisville Metro Board of Zoning Adjustment
Public Hearing

Zach Schwager, Planner I

July 26, 2021

Request

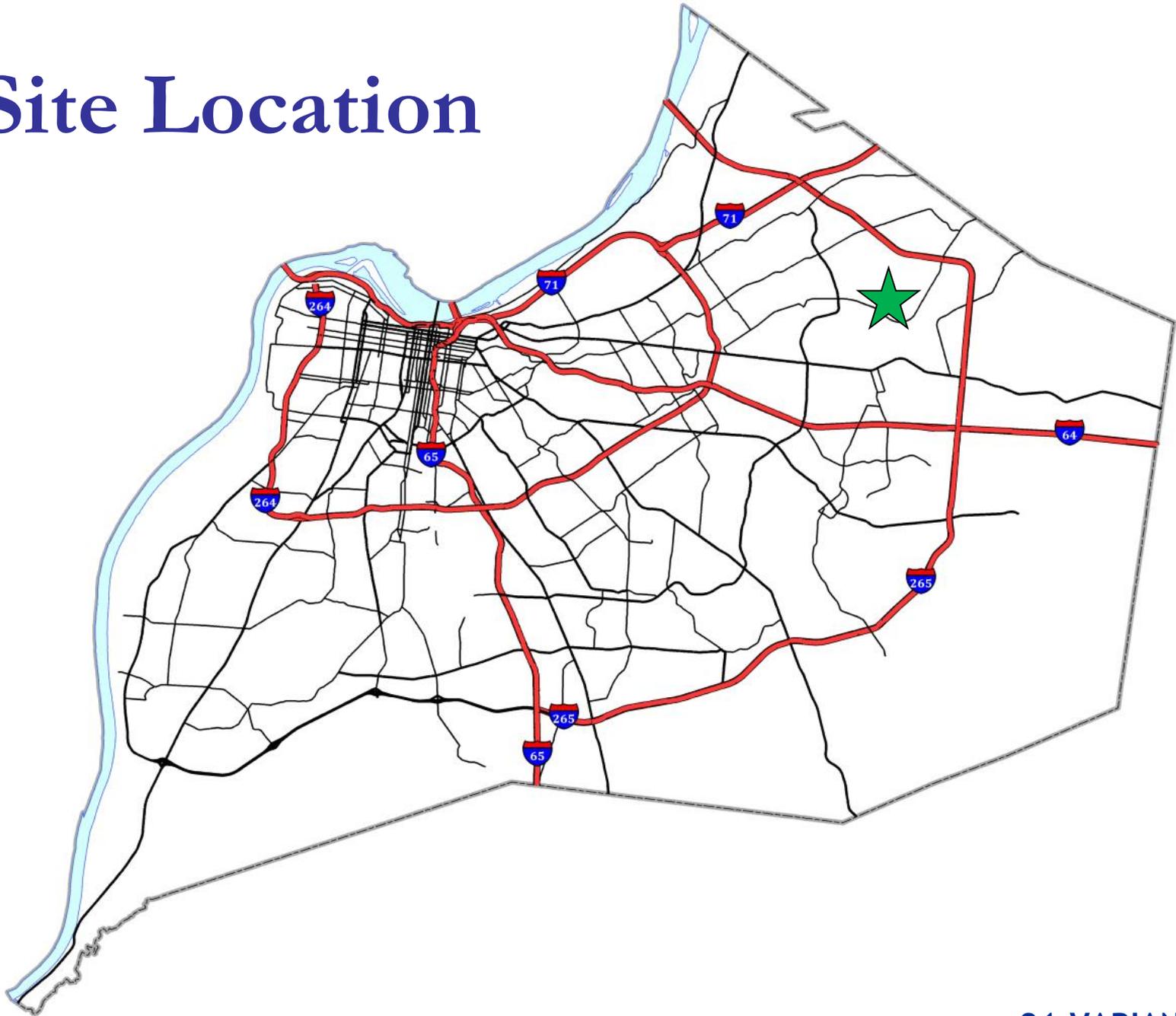
- **Variance:** from City of Anchorage Development Code section 4.2.C.2.d to allow an addition to a principal structure to encroach into the rear yard setback.

Location	Requirement	Request	Variance
Rear Yard	50 ft.	35 ft. 8 in.	14 ft. 4 in.

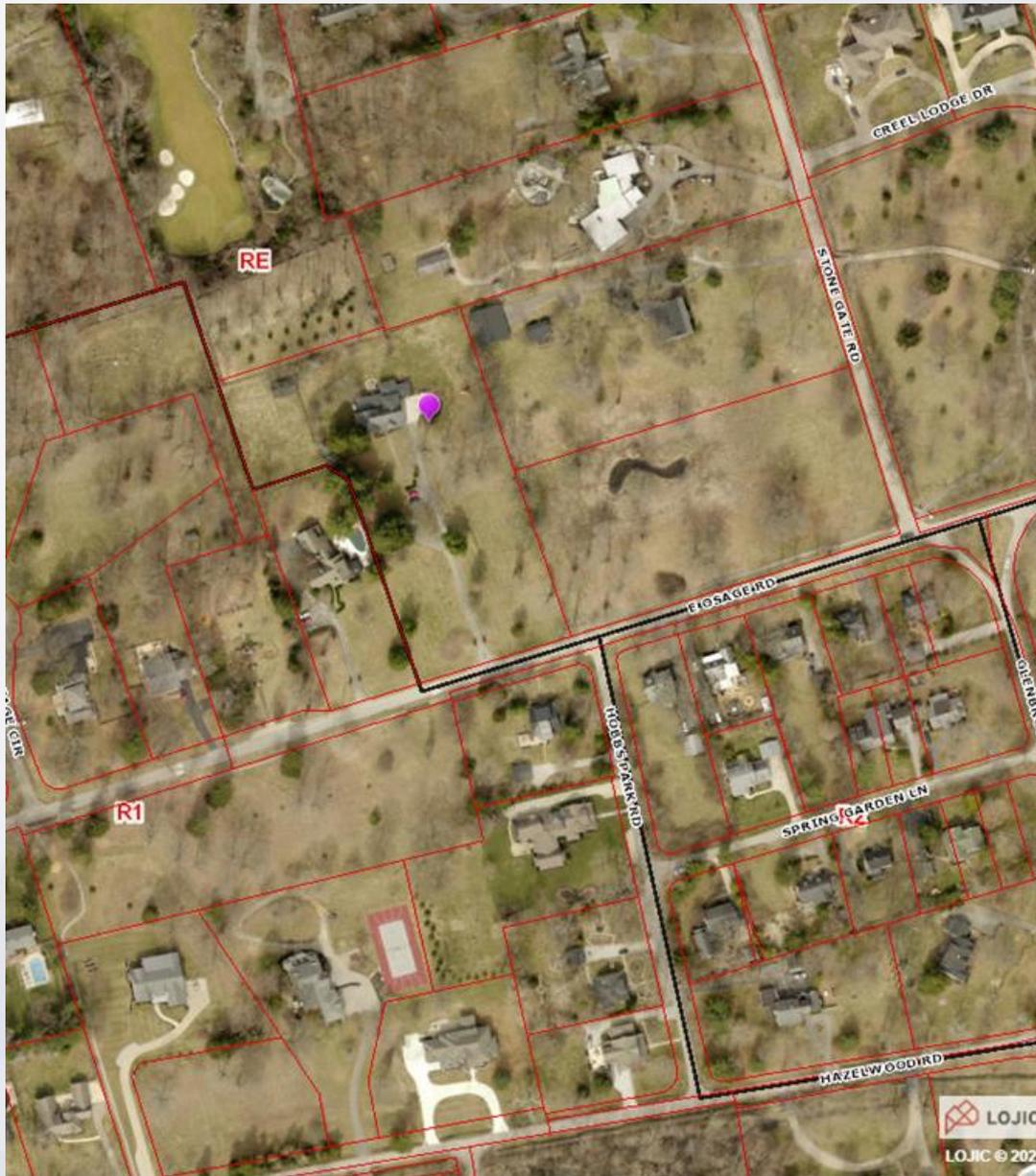
Case Summary / Background

- The subject property is zoned R-E Residential Estate in the City of Anchorage.
- It is located on the north side of E. Osage Road in between Osage Circle and Stone Gate Road.
- The applicant is proposing an addition on the rear of the existing principal structure that would encroach into the rear yard setback.

Site Location







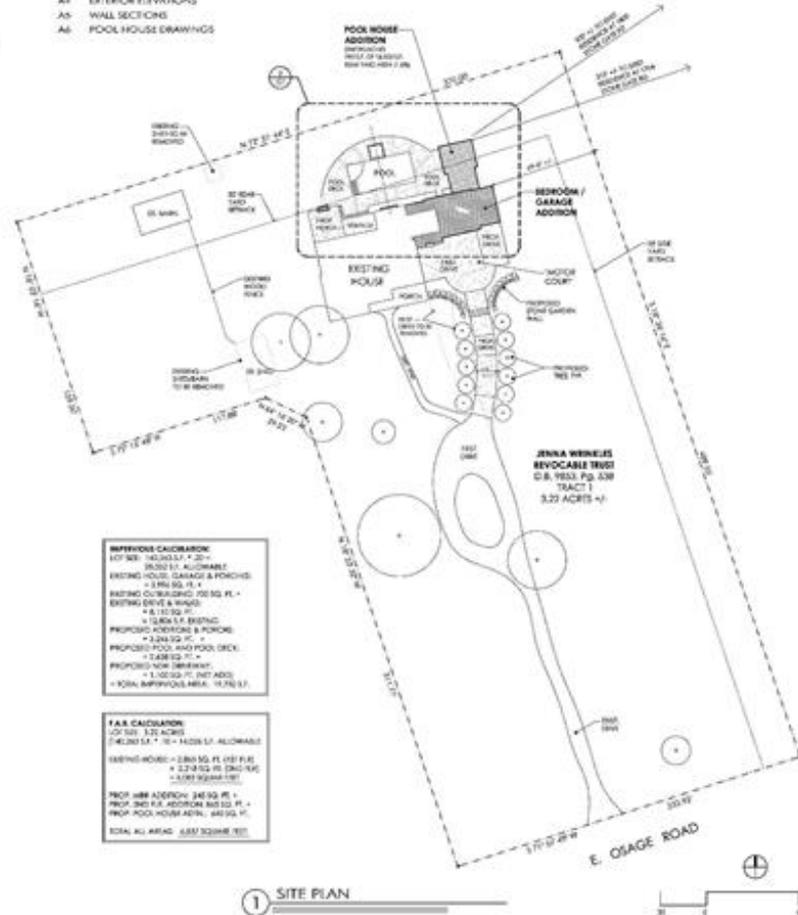
Site Plan



PROJECT IMAGES

SHEET INDEX

- G1: SITE PLAN AND COVER SHEET
- D1: FIRST & SECOND FLOOR DEMOLITION PLAN
- A0: FOUNDATION PLAN
- A1: FIRST FLOOR PLAN
- A2: SECOND FLOOR PLAN
- A3: EXTERIOR ELEVATIONS
- A4: EXTERIOR ELEVATIONS
- A5: WALL SECTIONS
- A6: POOL HOUSE DRAWINGS



REFERENCES CALCULATION:
 LOT SIZE: 142,353 S.F. * 20%
 PROPOSED ALLOWABLE
 EXISTING HOUSE, GARAGE & PORCHES:
 = 2,880 SQ. FT. *
 EXISTING OUTBUILDING: 100 SQ. FT. *
 EXISTING DRIVE & WALK:
 = 4,110 SQ. FT. *
 = 3,828 S.F. EXISTING
 PROPOSED ADDITION & PORCH:
 = 3,204 SQ. FT. *
 PROPOSED POOL AND POOL DECK:
 = 2,880 SQ. FT. *
 PROPOSED NEW DRIVEWAY:
 = 1,100 SQ. FT. NET ADD.
 = TOTAL IMPROVABLE AREA: 11,792 S.F.

F.A.R. CALCULATION:
 LOT SIZE: 3.23 ACRES
 (142,353 S.F. * 20% = 28,470 S.F. ALLOWABLE)
 EXISTING HOUSE = 2,880 SQ. FT. (100% F.P.R.)
 = 27.4% OF 28,470 S.F.
 = 7.7% F.P.R. TOTAL
 PROPOSED ADDITION: 3,204 S.F. *
 PROPOSED POOL AND POOL DECK: 2,880 S.F. *
 PROPOSED DRIVEWAY: 1,100 S.F. *
 TOTAL ALL IMPROV. = 7,264 S.F. (25.8% F.P.R.)

SHANIEL
GEMM
 ARCHITECT
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11.26.2021
- B** 502.734.8174
11.26.2021
- C** 502.734.8174
11.26.2021
- D** 502.734.8174
11.26.2021

Proposed House Addition
 & Renovation to the
 Residence of

**Alex &
 Jenna
 Wrinkles**

11801 E. Osage
 Anchorage, KY
 40223

3.224 Acres (net site)
 R-2 Zoning
 Village Form District

OWNER:
 Clayton Langston
 Kristen Langston & Jenna
 502.419.0573

DESIGNER: **D&D**

ARCHITECT: **D&D**

SCALE: 1" = 30' 0"

DATE: 23 MAR 2021

SHEET NAME:
**SITE PLAN
 & PHOTOS**

SHEET NUMBER:

G2

PAGE 1 OF 8

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



Site Photos-Subject Property



Conclusion

- Staff finds that the requested variance is adequately justified and meets the standard of review.

Required Action

- **Variance:** from City of Anchorage Development Code section 4.2.C.2.d to allow an addition to a principal structure to encroach into the rear yard setback.
Approve/Deny

Location	Requirement	Request	Variance
Rear Yard	50 ft.	35 ft. 8 in.	14 ft. 4 in.