

17VARIANCE1097

2195 Millvale Road Garage Door



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

**Dante St. Germain, Planner I
January 9, 2018**

Request

- **Modification of Previously Approved Variance** that allowed an attached garage to be located in a required setback. The proposed modification involves removing two conditions of approval and would allow the property owner to install a door on the structure facing Moyle Hill Road.

Case Summary / Background

- The subject property is located in the Highlands-Douglass neighborhood.
- The subject property contains a two-story single-family residence with attached three-car garage. The lot is bordered on three sides by streets, and has double frontage on Millvale Road and Moyle Hill Road.
- The garage encroaches into the required front yard setback along Moyle Hill Road.

Case Summary / Background

- A variance for the garage encroachment was approved under case number 14170. Three conditions of approval were placed:
 1. The owner will remove the stairs and door at the end of the structure facing Moyle Hill Road.
 2. The owner will include animating features such as window(s) on the second story of the garage.
 3. The owner will work with staff's landscape architect regarding plantings and evergreen trees along the full length of the property along Moyle Hill Road in addition to a guard rail for safety reasons.

Case Summary / Background

- The applicant requests the removal of condition #1 and condition #3.
- The applicant proposes to construct a door in the side of the garage facing Moyle Hill Road and to construct a berm to access the floor level of the second story, for storage of equipment.

Zoning/Form Districts

Subject Property:

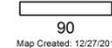
- Existing: R-4/Neighborhood

Adjacent Properties:

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



2195 Millvale Road
feet



Map Created: 12/27/2017



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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



2195 Millvale Road
feet



90

Map Created: 12/27/2017



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Site Photos-Subject Property



The front of the subject property.

Site Photos-Subject Property



The property across Millvale Road.

Site Photos-Subject Property



The property across the intersection of
Millvale Road and Douglass Blvd.

Site Photos-Subject Property



The property across Douglass Blvd.

Site Photos-Subject Property



The property across Moyle Hill Road.

Site Photos-Subject Property



Moyle Hill Road.

Site Photos-Subject Property



The existing garage wall facing Moyle Hill Road.

Site Photos-Subject Property



The existing side entrance with staircase to floor level.

Site Photos-Subject Property



The garage which was subject to the variance in case number 14170.

Site Photos-Subject Property



The existing landscaping.

Site Photos-Subject Property



The existing landscaping.

Site Photos-Subject Property



The existing landscaping.

Site Photos-Subject Property



The existing landscaping.

Site Photos-Subject Property



The existing landscaping.

Site Photos-Subject Property



The existing retaining wall and safety railing.

Site Photos-Subject Property



The garage under construction in 2011, showing the doors that the applicant was required to remove (Google Maps).

Elevation



Conclusions

- The modification to remove condition of approval #1 appears to be adequately justified and meets the standard of review.
- The modification to remove condition of approval #3 does not appear to be adequately justified and does not meet the standard of review.
- Must determine if the proposal meets the standard of review for modifying a variance to remove conditions of approval to allow the construction of a door facing Moyle Hill Road.

Required Actions

- **Modification of Variance:** to remove condition of approval #1. Approve/Deny
- **Modification of Variance:** to remove condition of approval #3. Approve/Deny