

Case No. 16VARIANCE1102

10020 Forest Green Blvd



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

**Laura Mattingly, Planner I
February 6, 2017**

Request(s)

- Variance from Section 5.3.5.C.3.b to allow a 0' setback for parking on the eastern property line
- Variance from Section 5.3.5.C.3.c to allow a 2' setback for office building, patio and parking on the southern property line

Location	Requirement	Request	Variance
Side Yard Setback	20'	0'	20'
Rear Yard Setback	20'	2'	18'

Case Summary / Background

- Detailed District Development Plan
- Proposed 15,200 square foot office
- Campus Form District - 20' side and rear yard requirements when abutting residentially zoning properties
- 25' front yard requirement: Variance granted in 2005 reduced this to 15'

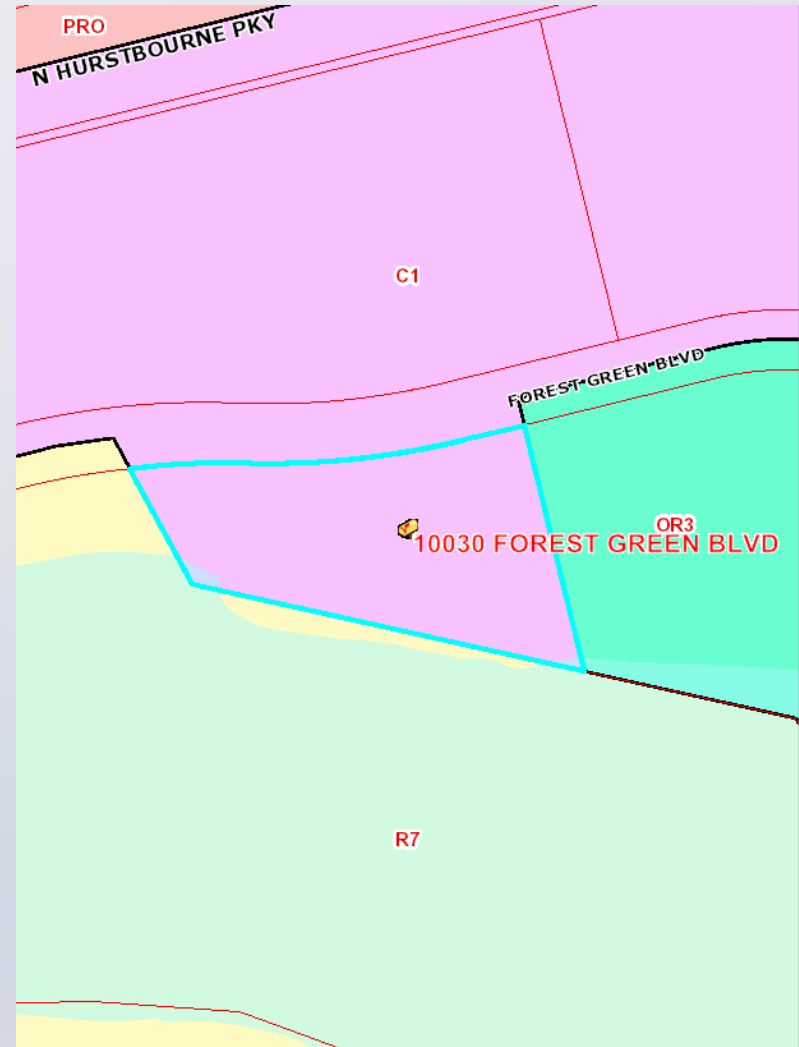
Zoning/ Form Districts

Subject:

- Existing: C-1/C
- Proposed: C-1/C

Surrounding:

- North: C-1/C
- South: R-7/C
- East: OR-3/C
- West: R-7/C



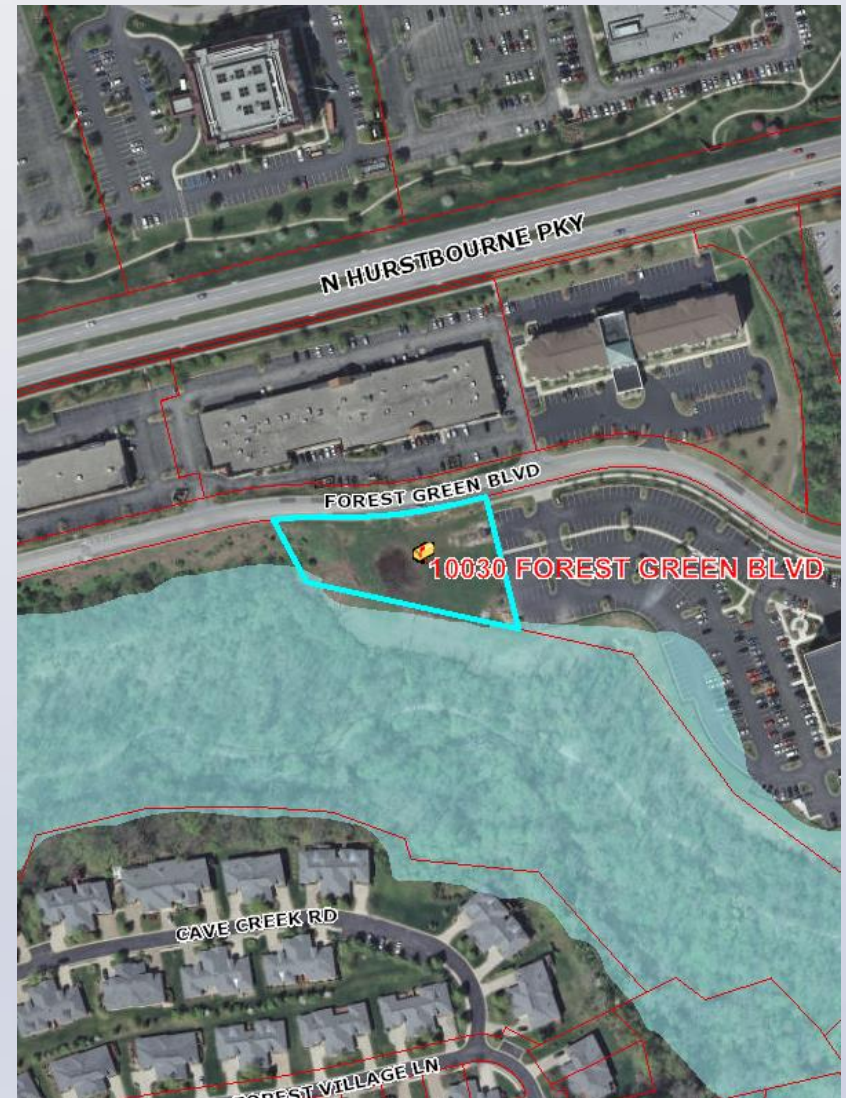
Aerial Photo/Land Use

Subject:

- Existing: Vacant
- Proposed: Office

Surrounding:

- North: Retail
- South: Vacant
- East: Office
- West: Vacant



Site Photos-Subject Property

Tree stand along Lilac Way

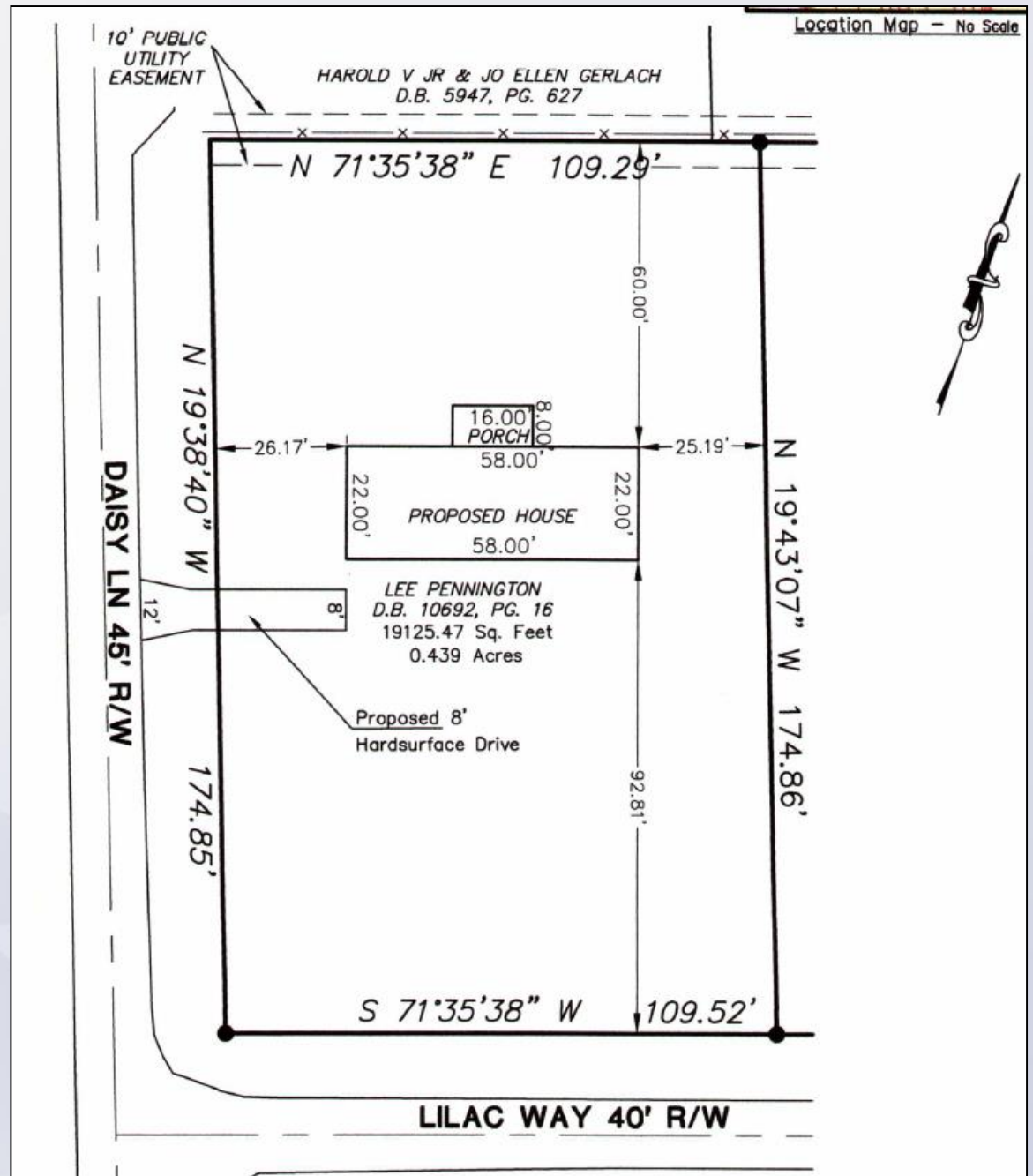
Site Photos-Subject Property

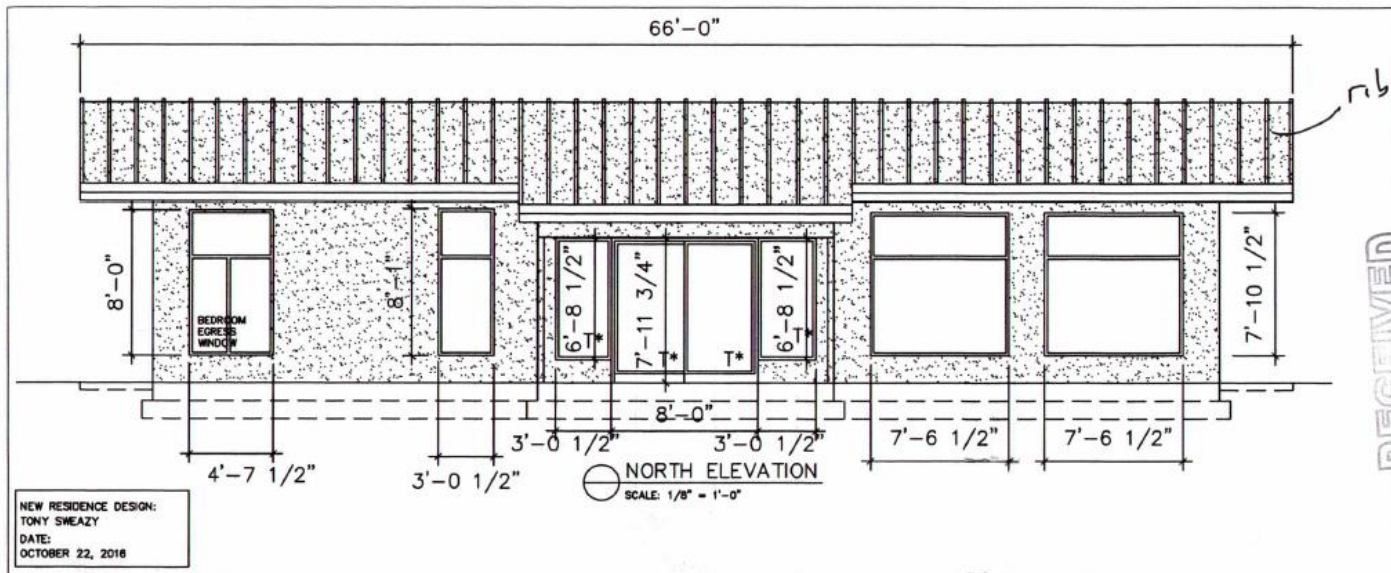
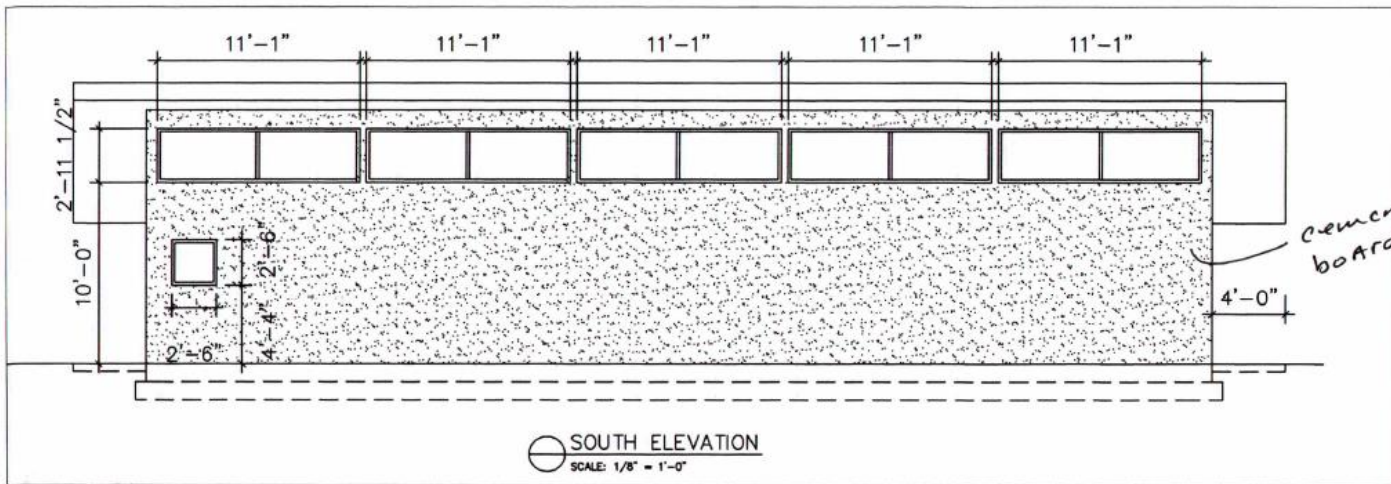
Subject site from Daisy lane. Tree stand on Lilac Way at the Right

Site Photos-Subject Property

Looking East from intersection of Lilac and Daisy

Site Plan



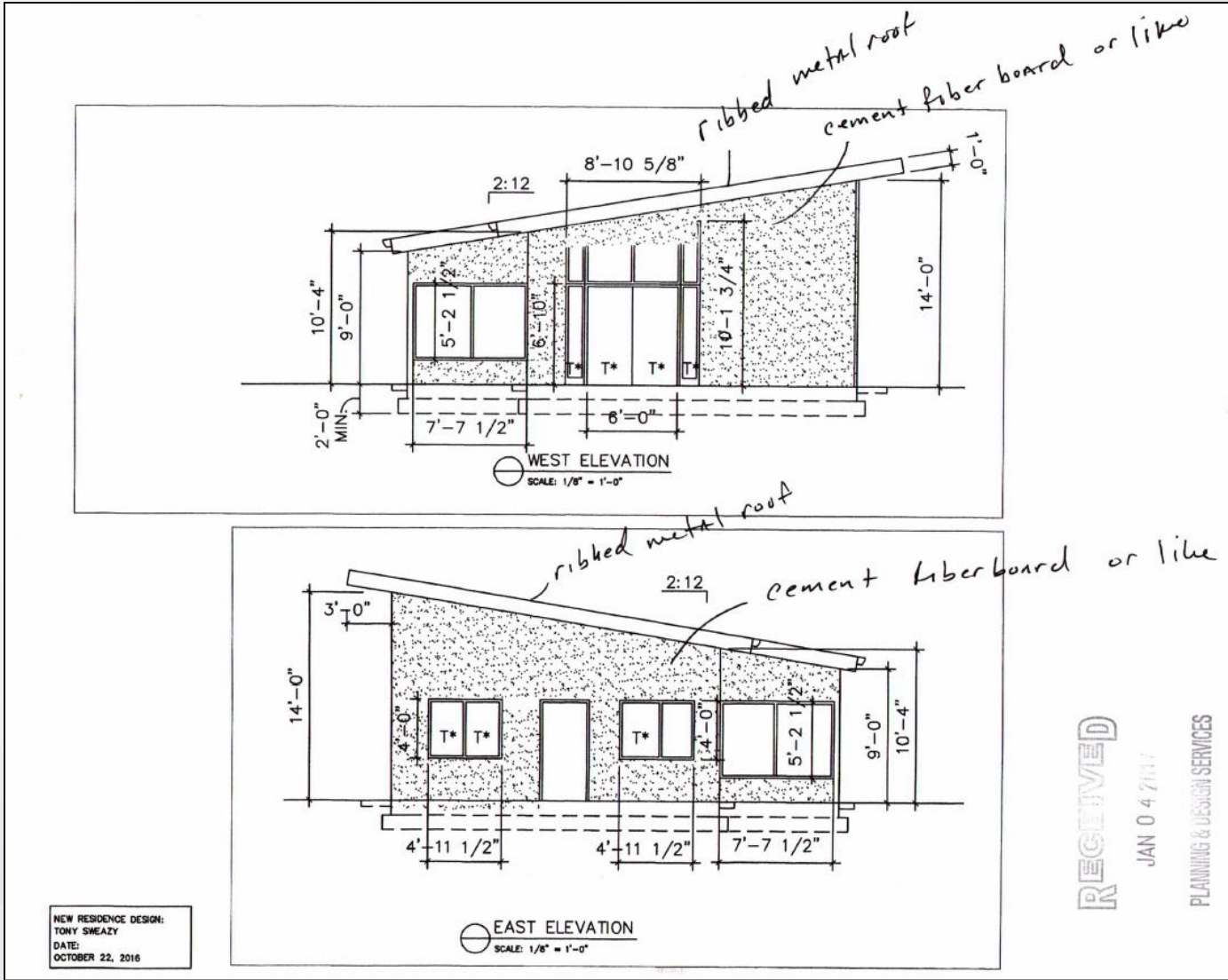


NEW RESIDENCE DESIGN:
TONY SWEAZY
DATE:
OCTOBER 22, 2018

RECEIVED

JAN 04 2017

PLANNING & DESIGN SERVICES



RECEIVED

JAN 04 2017

PLANNING & DESIGN SERVICES

Applicable Plans & Policies

Land Development Code

Technical Review

- The applicant has agreed to relocate the driveway to the rear of the home opposite Lilac Way.

Staff Analysis and Conclusions

- The variance request appears to be adequately justified and meets the standard of review.

Required Actions

- **APPROVE** or **DENY** the variance from LDC (City of Middletown - March 2006), section 5.4.2.C.1 to exceed the infill established maximum front setback range by 58 feet and be setback 93 feet from Lilac way.