

# 17VARIANCE1098

## New Garage for single family residential



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

**Stephen A. Lutz, Planning Coordinator  
December 18, 2017**

# Requests

- **Variance:** from Land Development Code section 5.3.1.C.1. to allow a garage to encroach into the required established street side Moyle Hill Road yard setback.

Location	Requirement	Request	Variance
Street Side Yard	19.15 feet	15 feet	4.15 feet

# Case Summary / Background

- The subject property is located at the corner of Millvale Road, Park Boundary Road and Moyle Hill Road.
- The applicant proposes a garage in the Moyle Hill Road established street side yard.
- Because Moyle Hill Road is a local access street, a front yard is required. The garage is proposed to be 15 feet from the property line at its point of greatest encroachment. The established setback is 19.15 feet.
- A permit was issued in error, and this variance application is intended to correct this error.

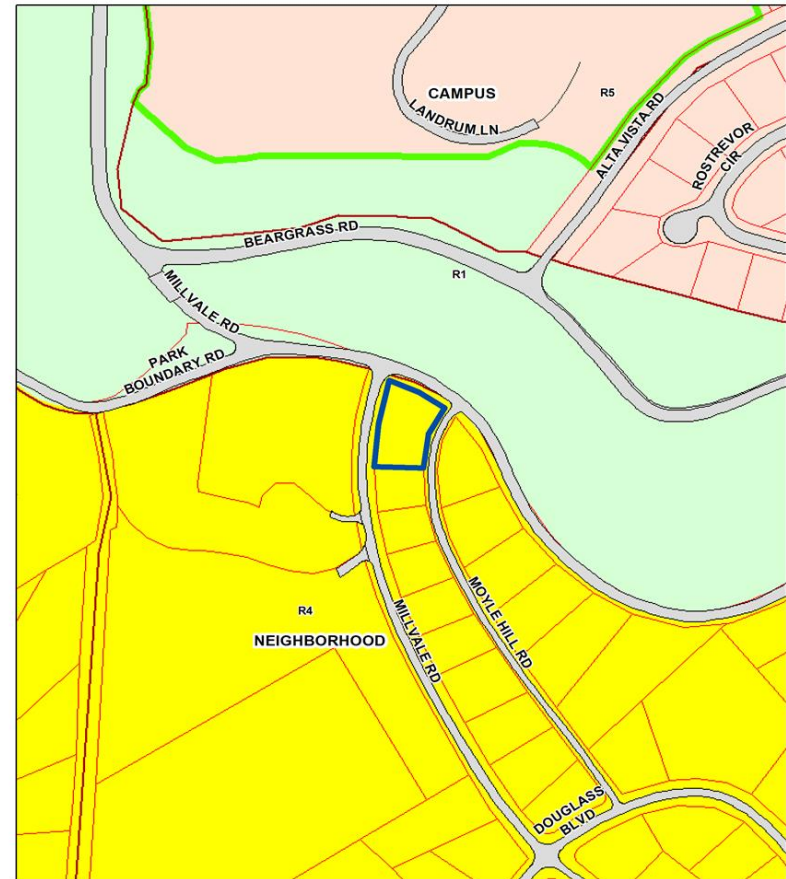
# Zoning/Form Districts

## Subject Property:

- Existing: R-4/Neighborhood
- Proposed: R-4/Neighborhood

## Adjacent Properties:

- North: R-1/Neighborhood
- South: R-4/Neighborhood
- East: R-4/Neighborhood
- West: R-4/Neighborhood



2167 Millvale Road  
feet

210  
Map Created: 12/11/2017



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# Aerial Photo/Land Use

## Subject Property:

- Existing: Single Family Residential
- Proposed: Single Family Residential with garage

## Adjacent Properties:

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



2167 Millvale Rd  
feet

160  
Map Created: 12/11/2017



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# Site Photos-Subject Property



The garage under construction from Moyle Hill.

# Site Photos-Subject Property



View of garage from Millvale Road.

# Site Photos-Subject Property



View of house from Millvale Road.

# Site Photos-Subject Property



View of garage from Moyle Hill Road.

# Site Photos-Subject Property



A view looking at the garage from the adjacent property on Moyle Hill Road.

# Site Photos-Subject Property



The view down Moyle Hill Road with the fence and the elevation change.

# Site Photos-Subject Property



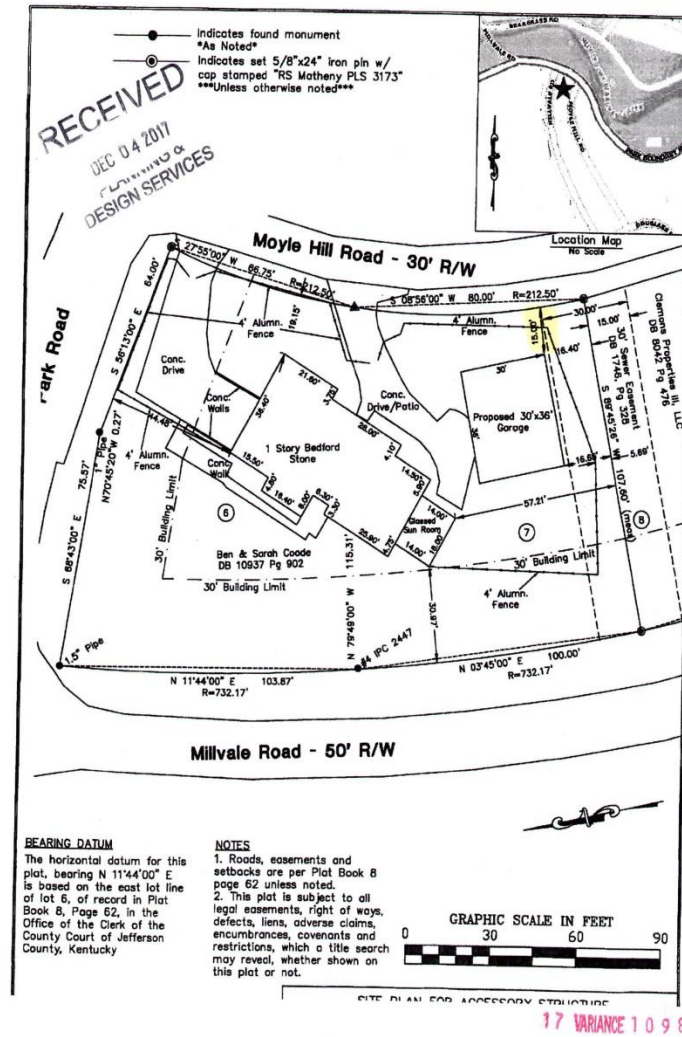
A different garage located on Moyle Hill Road.

# Site Photos-Subject Property

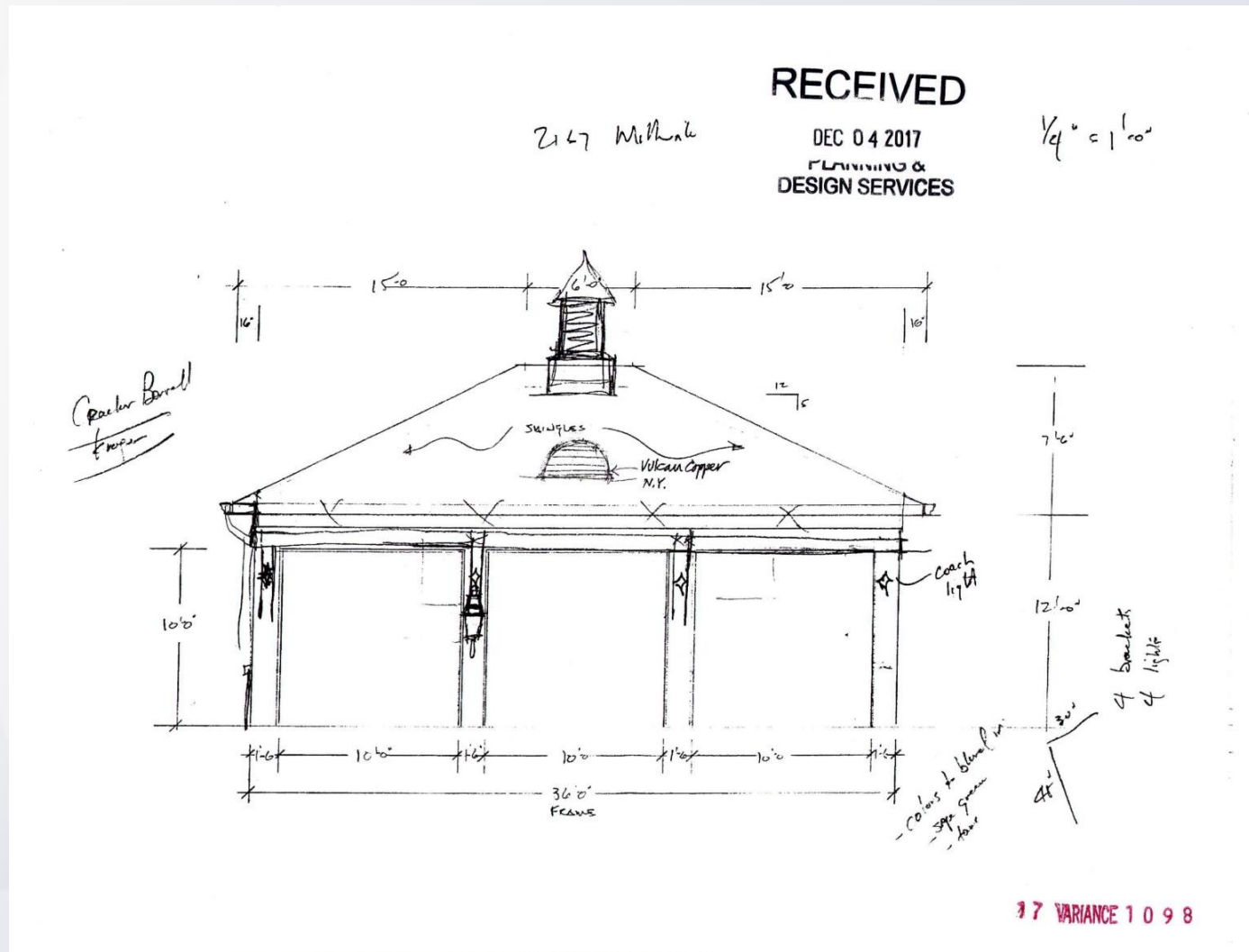


Another site on Moyle Hill Road with a fence, a similar grade change and an existing garage.

# Site Plan



# Elevation



# Elevation

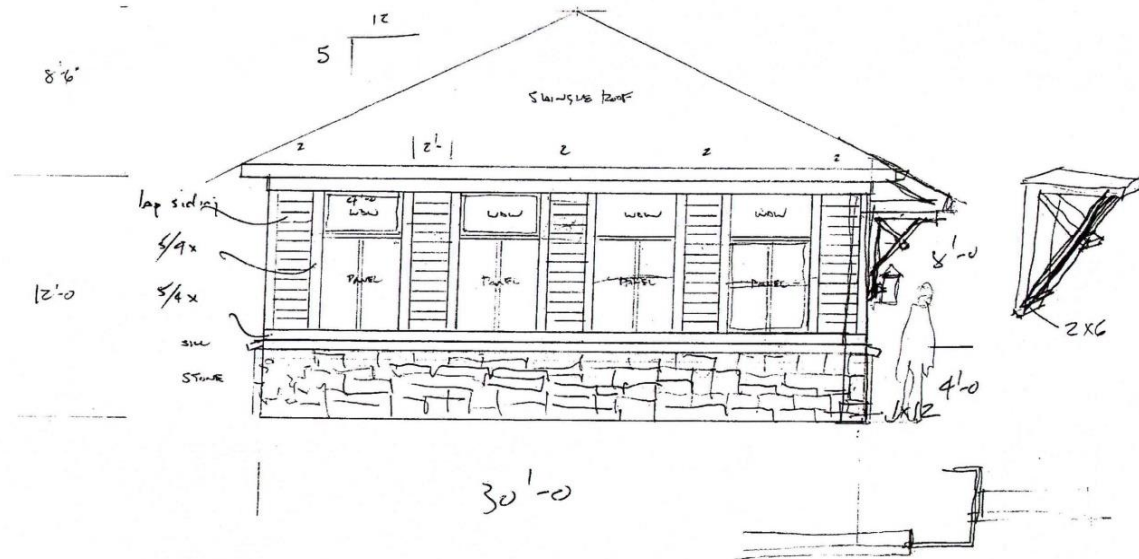
2167 Mottville

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DESIGN SERVICES

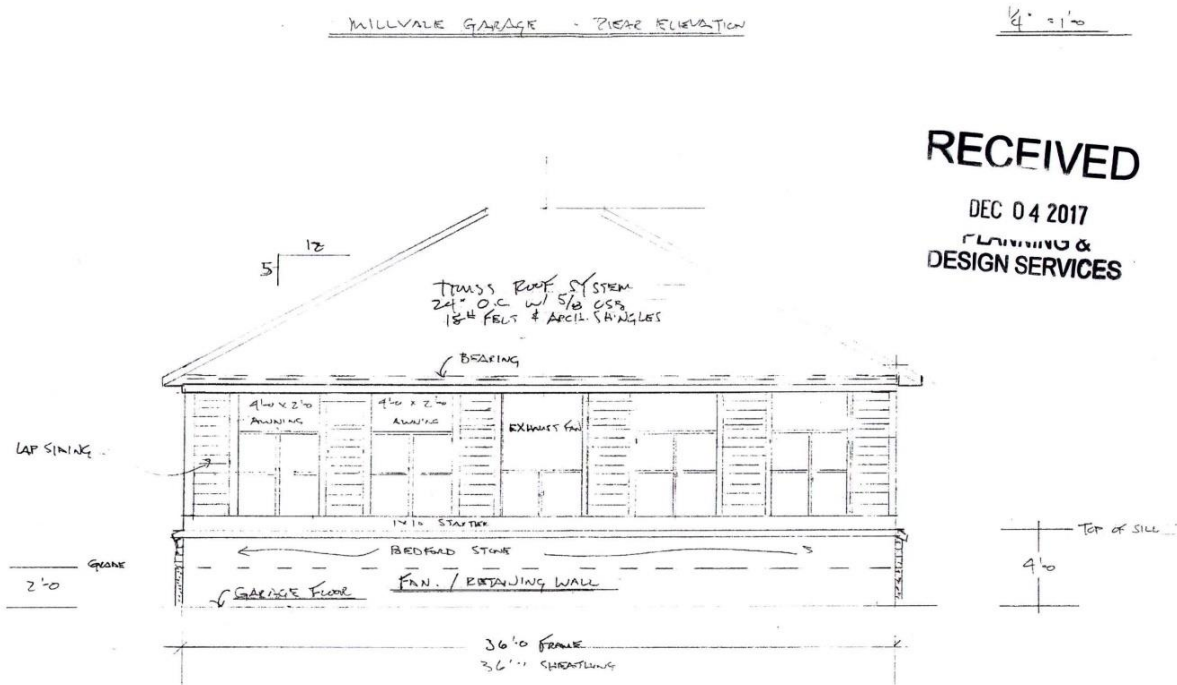
Side elevation  
back simulation, 36'-0"

SCALE  
 $\frac{1}{4}" = 1'-0"$



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# Elevation



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# 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 (August 2017) from section 5.3.1.C.1. to allow a structure to encroach into the established Moyle Hill Road street side yard setback.

# Required Actions

- **Variance:** from Land Development Code section 5.3.1.C.1. to allow a garage to encroach into the required established Moyle Hill Road street side yard setback. Approve/Deny

Location	Requirement	Request	Variance
Street Side Yard	19.15 feet	15 feet	4.15 feet