

# 22-VARIANCE-0094

8410 - 8422 Gateway Run Road  
(Lots 133-139)



Louisville Board of Zoning Adjustment  
Public Hearing

August 1, 2022

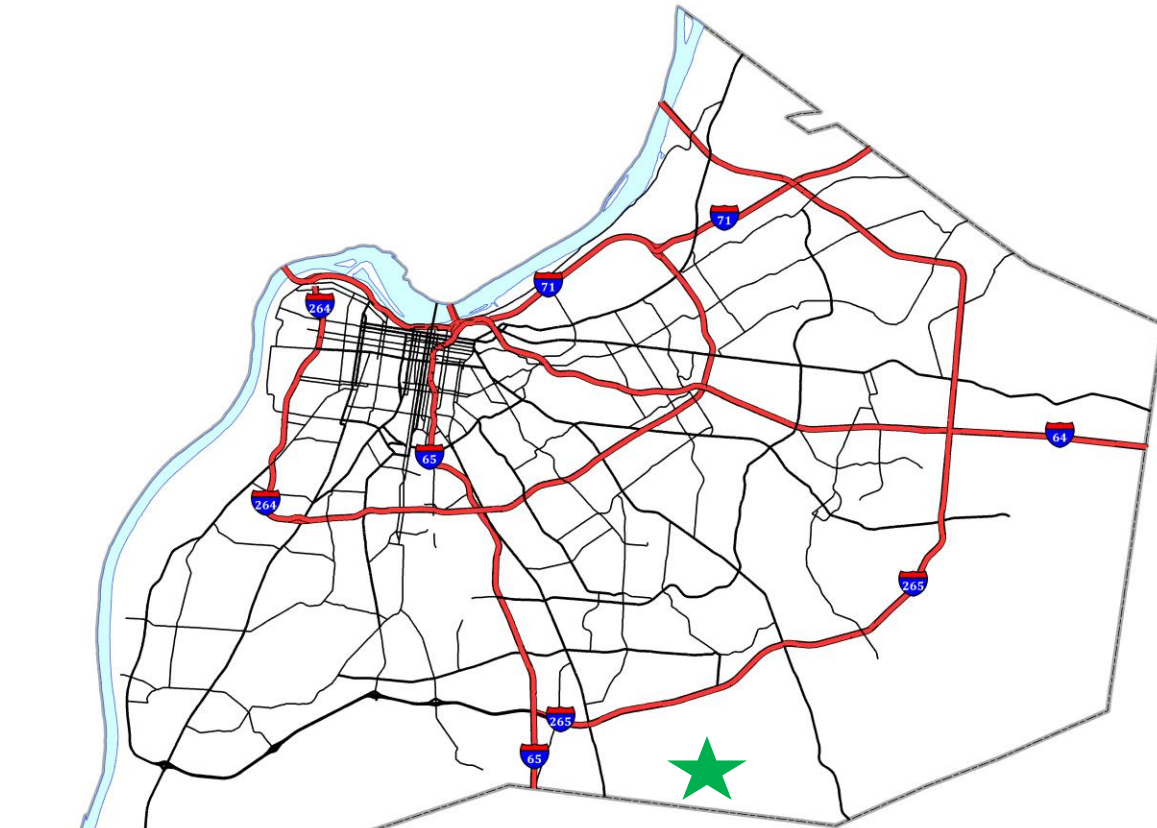
Joel Dock, AICP, Planning Coordinator

# Request

- **Variance** from Land Development Code, Section 7.11.10.C to exceed the maximum front setback of 25'

| Lot (address #) | Required (max.) | Variance | Provided |
|-----------------|-----------------|----------|----------|
| 133 (8410)      | 25'             | 1'       | 26'      |
| 134 (8412)      | 25'             | 6'       | 31'      |
| 135 (8414)      | 25'             | 11'      | 36'      |
| 136 (8416)      | 25'             | 18'      | 43'      |
| 137 (8418)      | 25'             | 11.5'    | 36.5'    |
| 138 (8420)      | 25'             | 6.5'     | 31.5'    |
| 139 (8422)      | 25'             | 1.5'     | 26.5'    |

# Site Location



Subject Site:  
8410-8422  
Gateway Run  
Road

# Case Summary

- The subject properties are in a subdivision under construction along Mt. Washington Road - Parkside at Mt Washington.
- Variances result from the avoidance of a sinkhole on lot 136.
- Lot 136 will have the greatest setback at 43'
- The adjacent lots will have decreasing setbacks until reaching the maximum
- The sinkhole on lot 136 has been remediated, along with several other karst features throughout the subdivision.



# Zoning Map

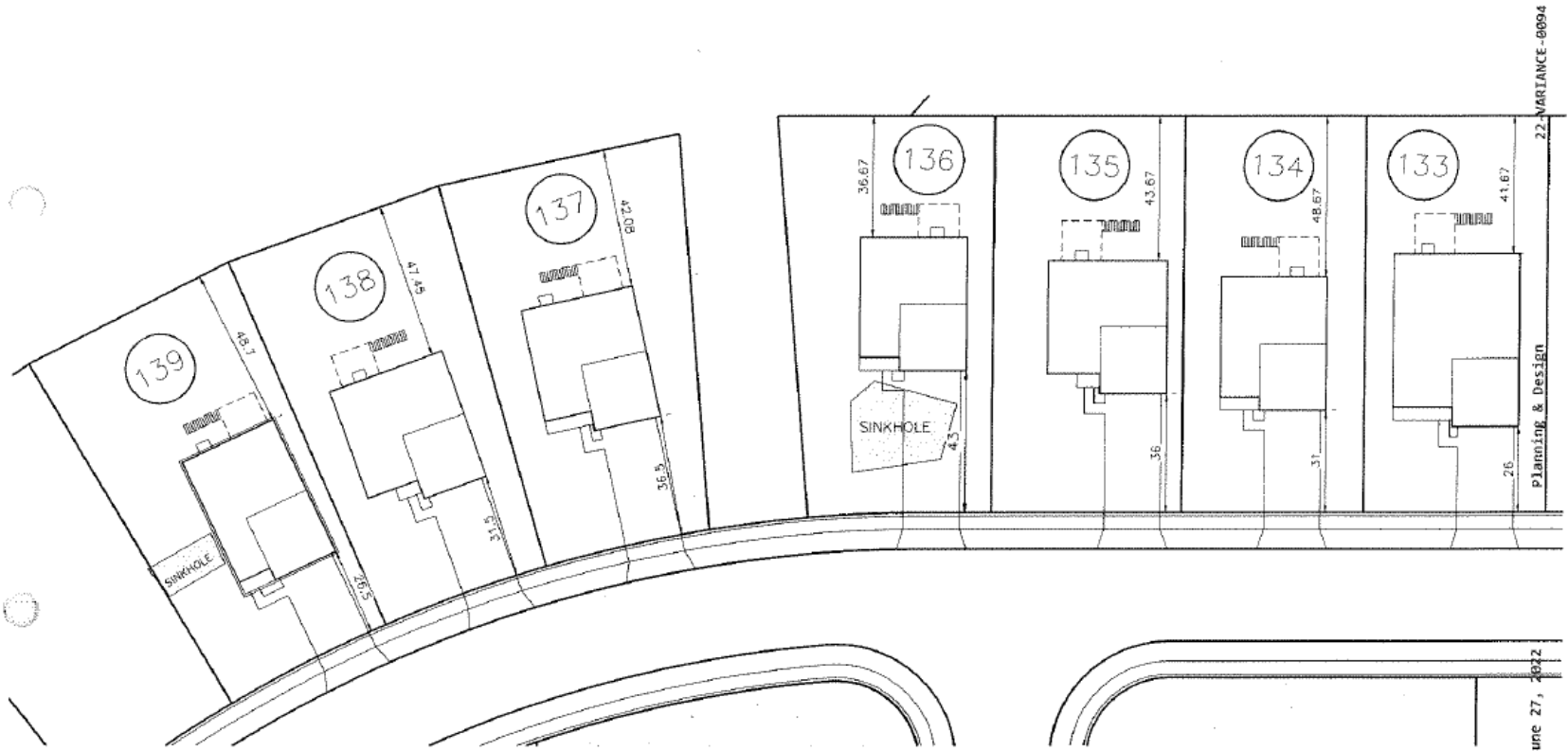




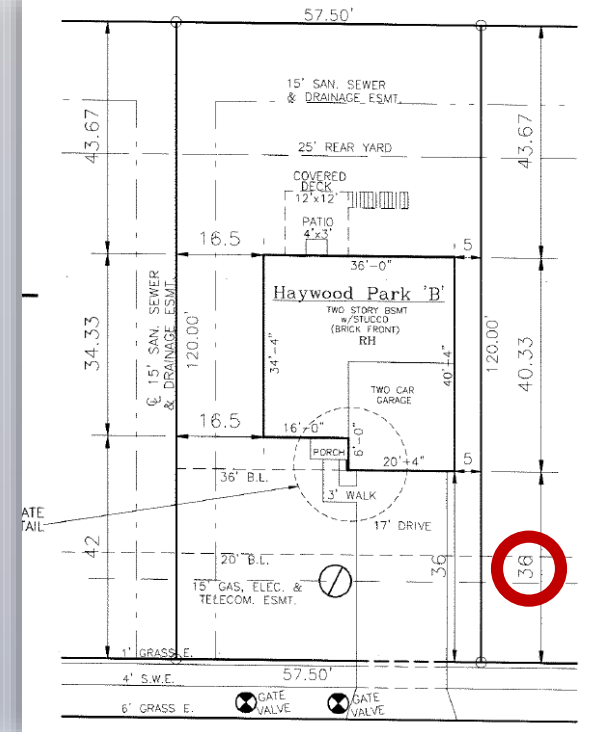
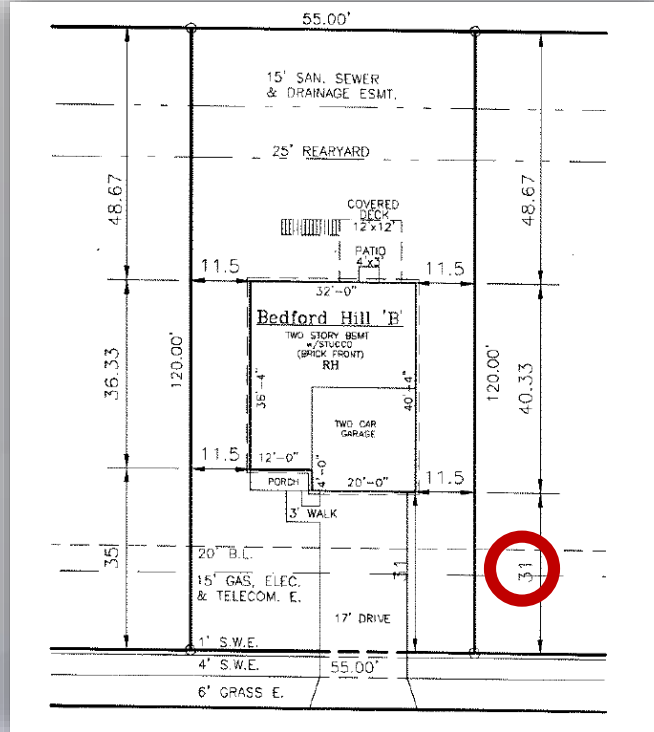
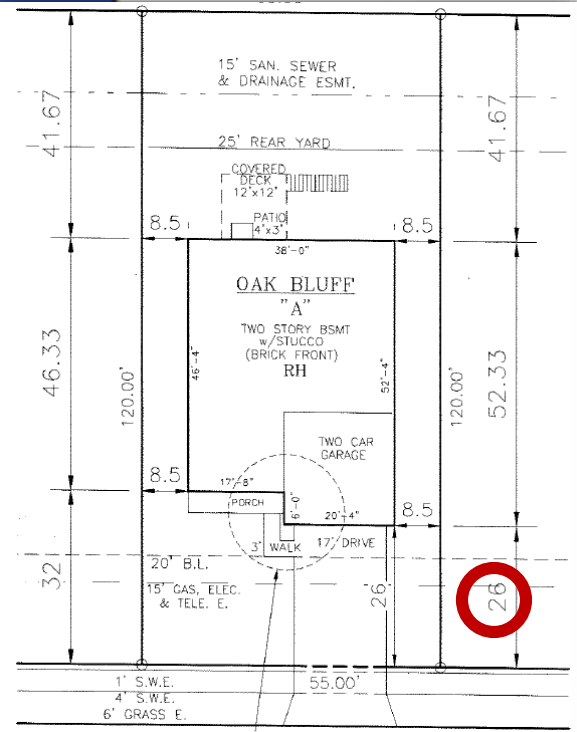
# Aerial Map



# Site Plan

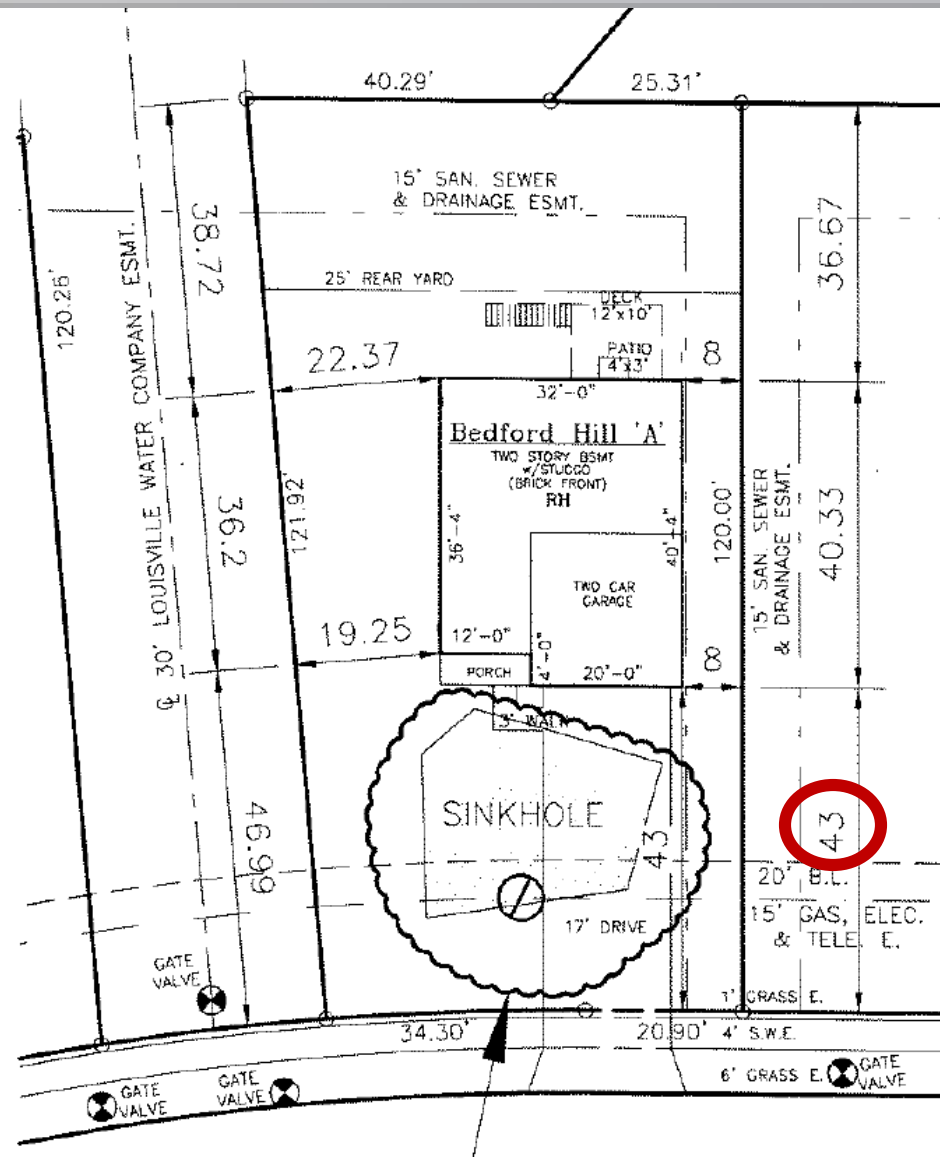


# Lots 133-135

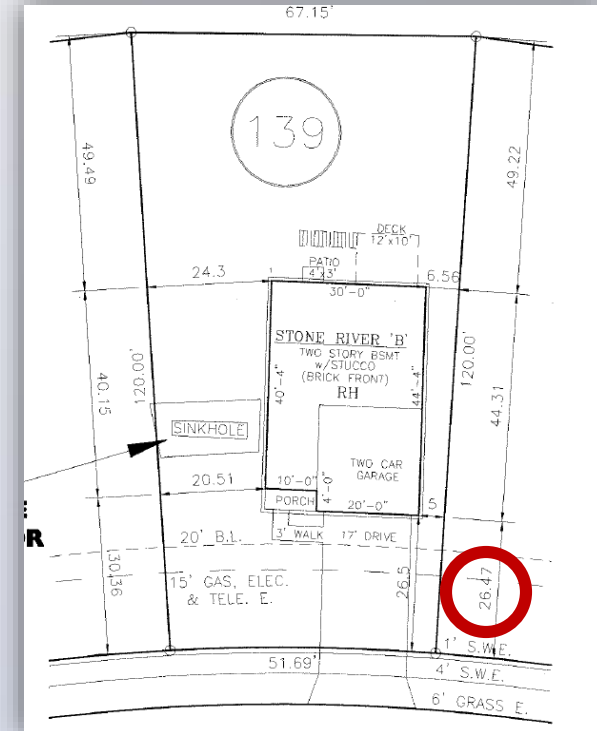
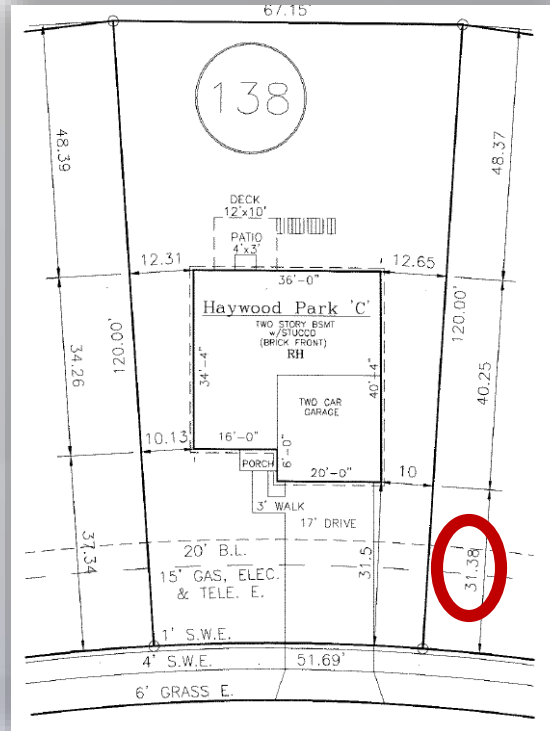
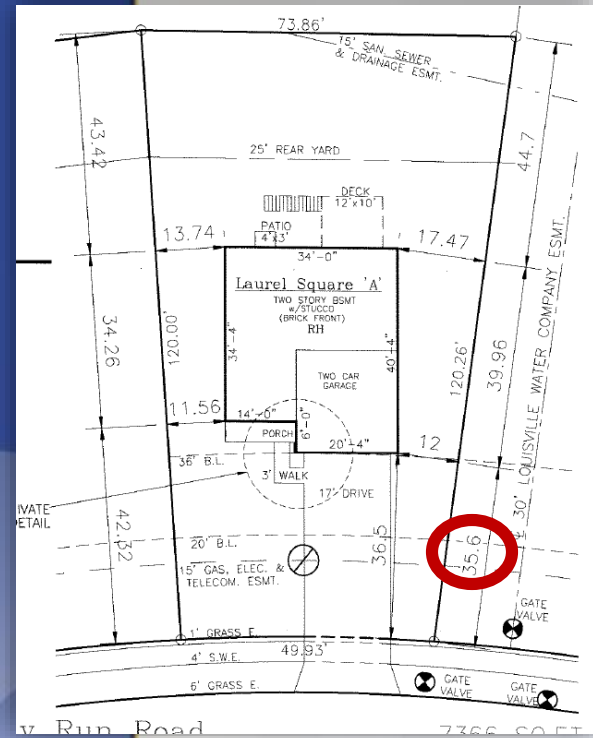




# Lots 136



# Lots 137-139



# Staff Finding

- The requested variance has been adequately justified based on staff's analysis contained in the standard of review.

# Required Action

- **APPROVE** or **DENY** the **Variance** from Land Development Code, Section 7.11.10.C to exceed the maximum front setback of 25'

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