

**17VARIANCE1066/17WAIVER1030**

**1820 Meremont Ridge Rd**



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

**Jay Lockett, Planner I  
October 30, 2017**

# Requests

- **Variance**: from Land Development Code table 5.3.1 to allow a swimming pool to encroach into the minimum front setback.
- **Waiver**: from Land Development Code table 10.3.2 to allow a swimming pool to encroach into the scenic corridor setback.

Location	Requirement	Request	Variance
Front Yard	45 ft.	30 ft.	15 ft.

# Case Summary / Background

- The applicant is proposing to add a swimming pool to their single family residence.
- Per Land Development Code (LDC) section 4.4.10, swimming pools must meet all required setbacks.
- The lot is a double frontage lot, and must meet required front yard setbacks along both frontages per LDC section 5.1.7.D.

# Case Summary / Background

- Long Run Rd is a Collector level road, which requires a supplemental setback of 15 ft. on top of the standard 30 ft. required per LDC table 5.3.1, making the required front yard setback 45 ft. The applicant is requesting a variance of 15 ft.
- Long Run Rd is a Scenic Corridor, requiring a 50 ft. setback for single family lots in a major subdivision, per LDC table 10.3.2. The applicant is requesting a waiver to allow the pool to encroach into this setback.

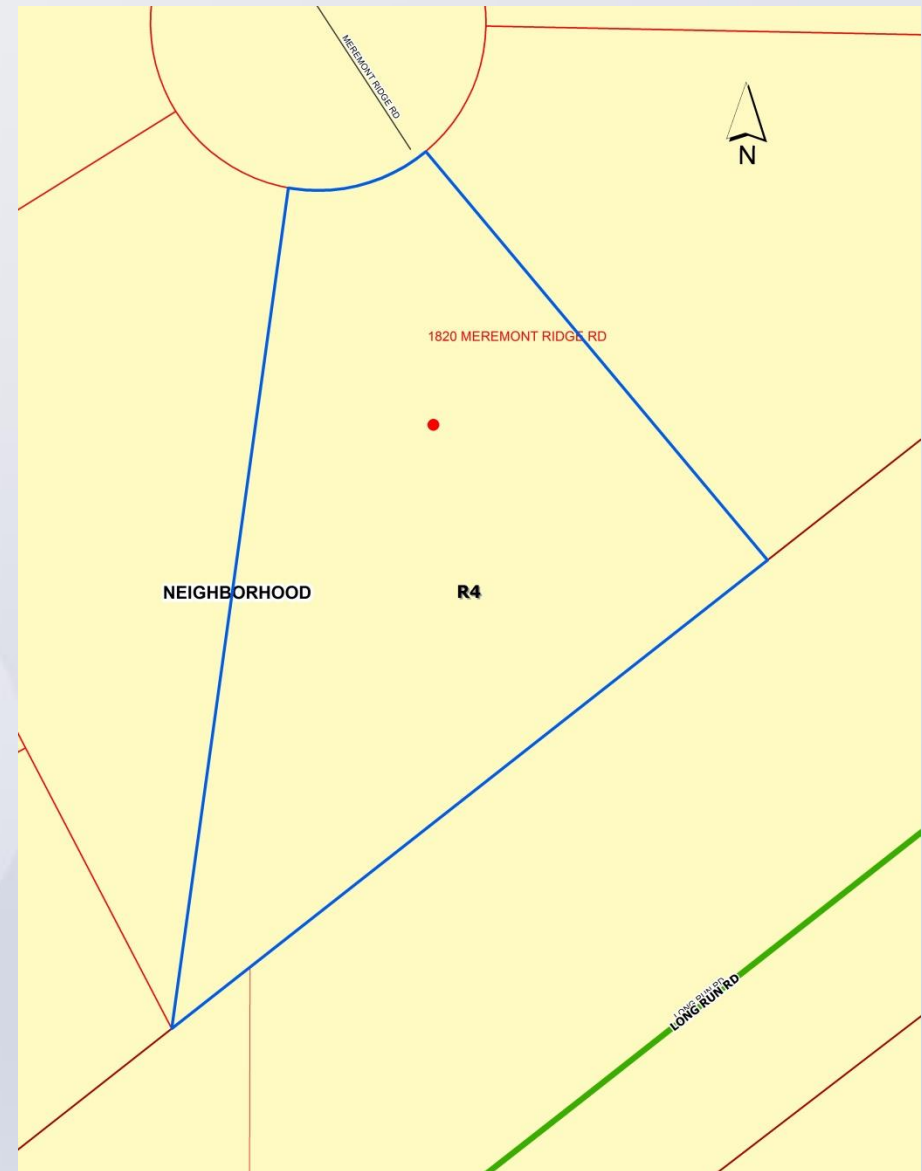
# Zoning/Form Districts

## Subject Property:

- Existing: R-4/N
- Proposed: R-4/N

## Adjacent Properties:

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





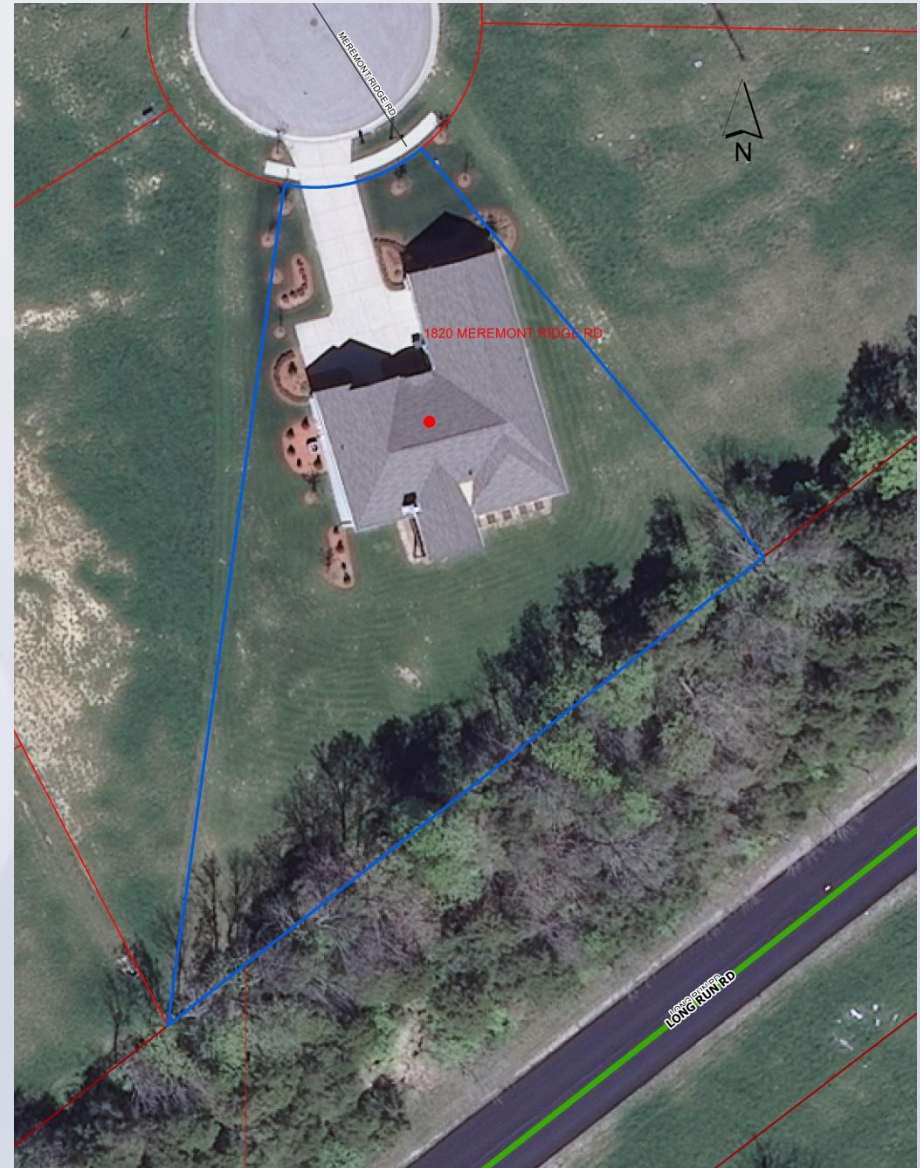
# Aerial Photo/Land Use

## Subject Property:

- Existing: Single Family
- Proposed: Single Family

## Adjacent Properties:

- North: Single Family
- South: Single Family
- East: Single Family
- West: Single Family



# Site Photos-Subject Property



Area of requested Variance and Waiver.



# Site Photos-Subject Property



View towards Long Run Rd from the rear of the house.

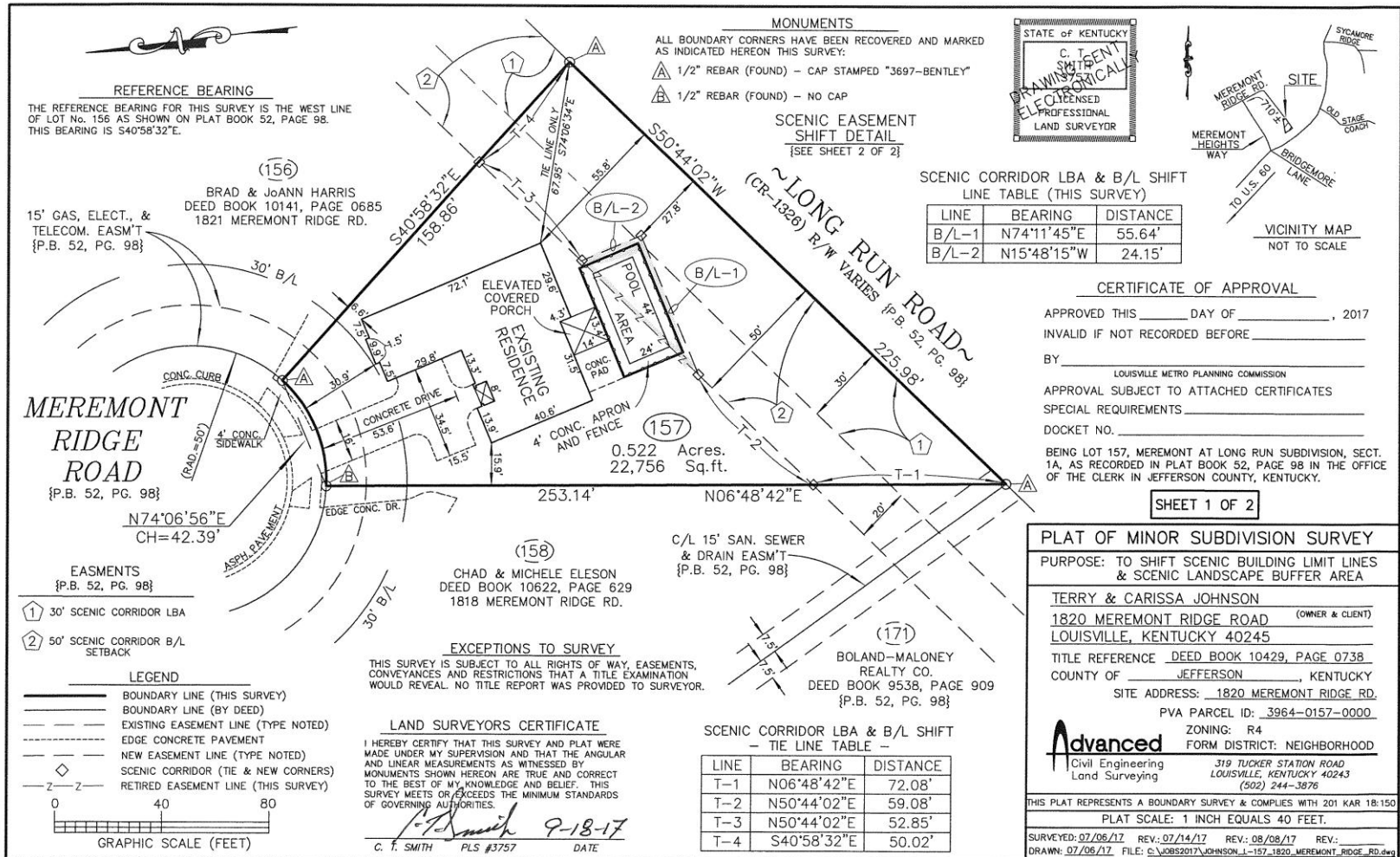


# Site Photos-Subject Property



Front of the house from Meremont Ridge Rd.

# Applicant's Site Plan



# Conclusions

- Must determine if the proposal meets the standard of review for granting a variance as established in the Land Development Code (August 2017) from table 5.3.1 to allow a structure to encroach into the minimum front setback.
- Must determine if the proposal meets the standard of review for granting a waiver as established in the Land Development Code (August 2017) from table 10.3.2 to allow a structure to exceed the encroach into the Scenic Corridor setback standard.



# Required Actions

- **Variance:** from Land Development Code table 5.3.1 to allow a structure to encroach into the minimum front setback. Approve/Deny
- **Waiver:** from Land Development Code table 10.3.2 to allow a structure to encroach into the Scenic Corridor setback standards. Approve/Deny

Location	Requirement	Request	Variance
Front Yard	45 ft.	30 ft.	15 ft.