

21-VARIANCE-0080
Rock Ridge Place Variance



Louisville Metro Board of Zoning Adjustment
Public Hearing

Zach Schwager, Planner I

July 12, 2021

Request

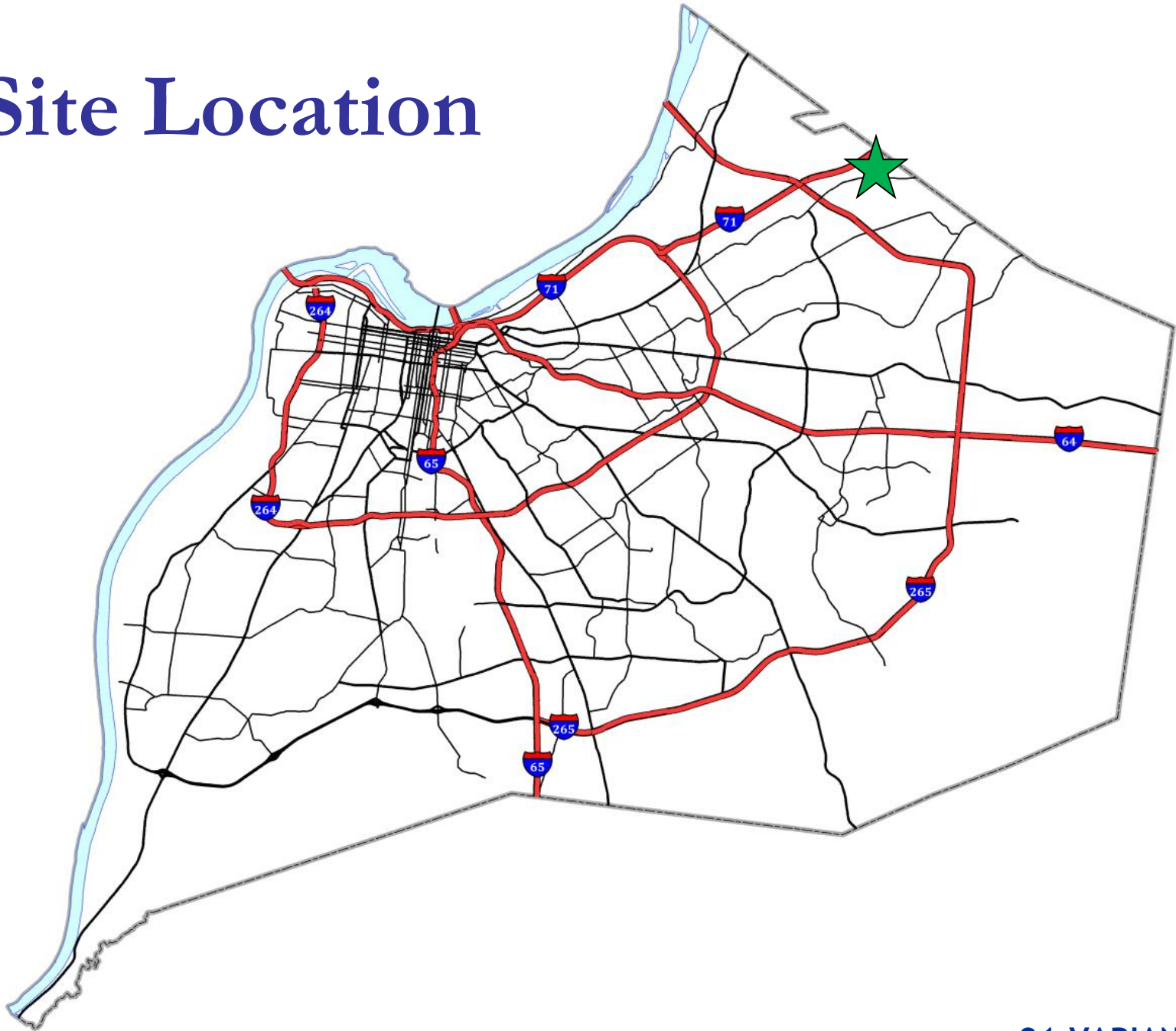
- **Variance:** from Land Development Code table 5.3.1 to allow a pool to encroach into the required street side yard setback.

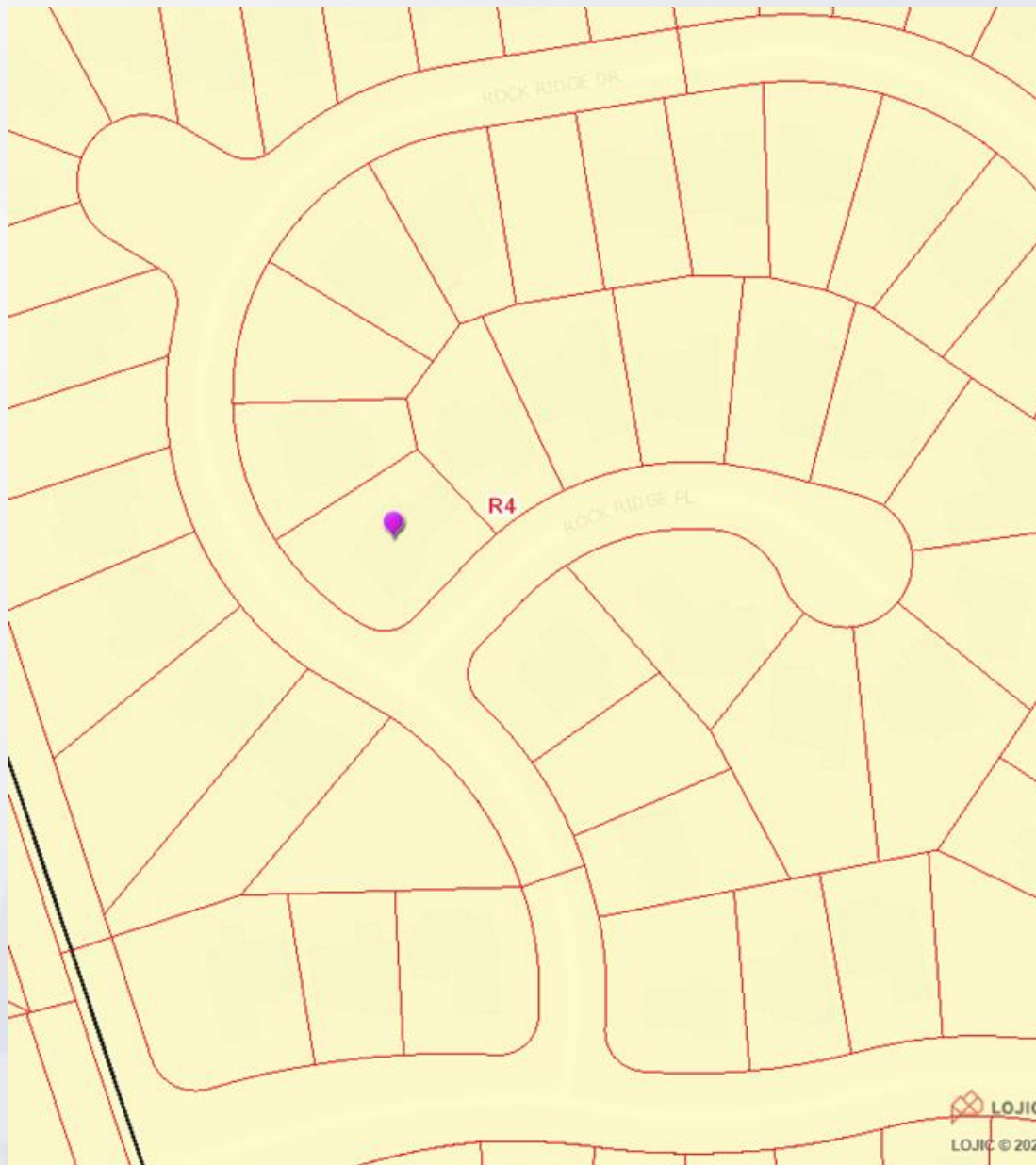
Location	Requirement	Request	Variance
Street Side Yard	30 ft.	20 ft.	10 ft.

Case Summary / Background

- The subject property is zoned R-4 Residential Single Family in the Neighborhood Form District.
- It is located on the corner of Rock Ridge Place and Rock Ridge Drive in the Rock Springs Farm subdivision.
- The applicant received building permits for a pool and started construction and then a stop work order was given due to the need for a variance.

Site Location





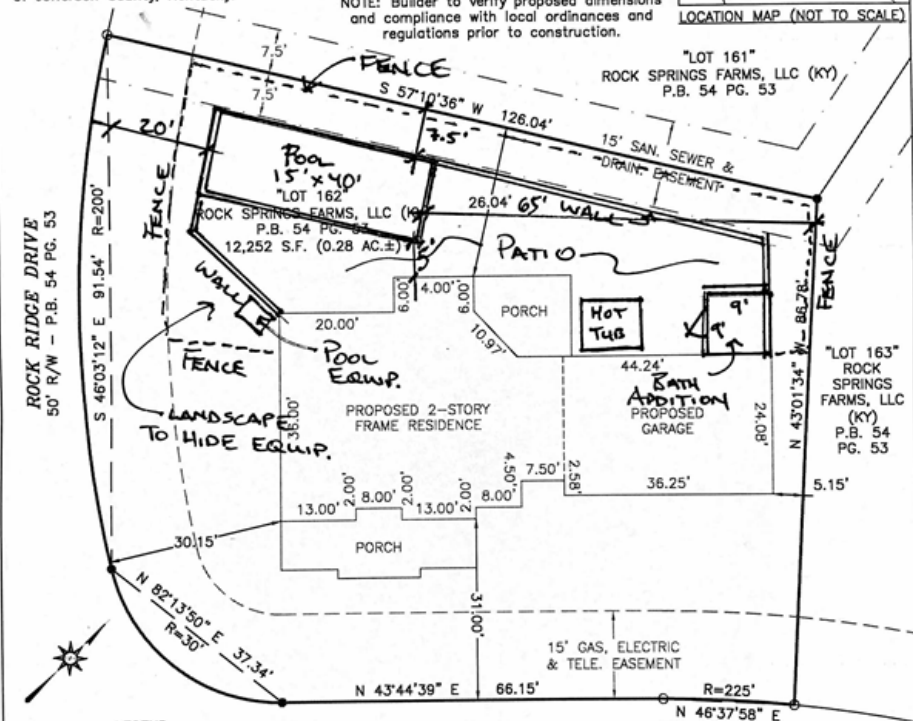
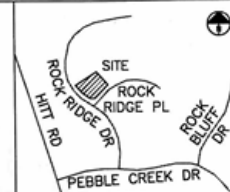


Site Plan

NOTES:

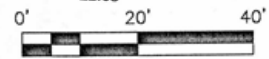
- A title search was not provided and this property is subject to all easements, right-of-ways, covenants, liens, and encumbrances, whether shown hereon or not.
- Subject property is located in Flood Zone "X" per a review of FIRM #21111C0009E, effective 12/5/06. Based on the above information, this property is not located in a Special Flood Hazard Area.
- This survey was conducted by method of random traverse baseline with sideshots and was not adjusted. The reciprocal backsight distance error was less than 0.05'.
- The reference meridian for this survey is the line of Rock Ridge Place, having a bearing of N 43°44'39" E per P.B. 54 PG. 53, as recorded in the Office of the Clerk of Jefferson County, Kentucky.

NOTE: Builder to verify proposed dimensions and compliance with local ordinances and regulations prior to construction.



- LEGEND**
- = FOUND IRC 5/8" #3504
 - = FOUND IR 5/8"
 - = BOUNDARY LINE

ROCK RIDGE PLACE
50' R/W - P.B. 54 PG. 53



SURVEYOR'S CERTIFICATE

I hereby certify that this plat and survey were made under my direct supervision and represents a Boundary Survey in compliance with 201 KAR 18:150.

This is an "urban" class survey.

Mick Logsdon
Mick Logsdon

STATE OF KENTUCKY
MICK LOGSDON
3808
LICENSED
PROFESSIONAL
LAND SURVEYOR

9/30/2014

PLS# 3808 Date

BOUNDARY SURVEY & PLOT PLAN
FOR THE RAMAGE COMPANY, LLC
9418 NORTON COMMONS BLVD #300, LOUISVILLE, KY 40059
OF
10901 ROCK RIDGE PL, LOUISVILLE, KY 40241
PARCEL ID #399401620000 (LOT 162 P.B. 54 PG. 53)

LOGSDON SURVEYING
1948 GARDINER LN, LOUISVILLE KY 40205
PH 502-599-9930 FAX 502-384-8865
www.logsdonsurveying.com
FIELD DATE: 9/30/2014 SCALE: 1" = 20'



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Conclusion

- Staff finds that the requested variance is adequately justified and meets the standard of review.

Required Action

- **Variance:** from Land Development Code table 5.3.1 to allow a pool to encroach into the required street side yard setback. Approve/Deny

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