

17VARIANCE1028

241 Clover Lane



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

Dante St. Germain, Planner I

June 5, 2017

Requests

- **Variance:** from St. Matthews Development Code section 4.7.C.2.b to allow a structure to encroach into the required side yard setback.

Location	Requirement	Request	Variance
Side Yard Setback	5 ft.	1.58 ft.	3.42 ft.

Case Summary / Background

- The applicant proposes a one-story detached garage to the rear of the property, and two additions onto the side and rear of the existing 1 ½ story residence.
- The rear addition is proposed to encroach into the required side yard. The addition is proposed to be used as a new master bedroom.
- The property is located in the City of St. Matthews.

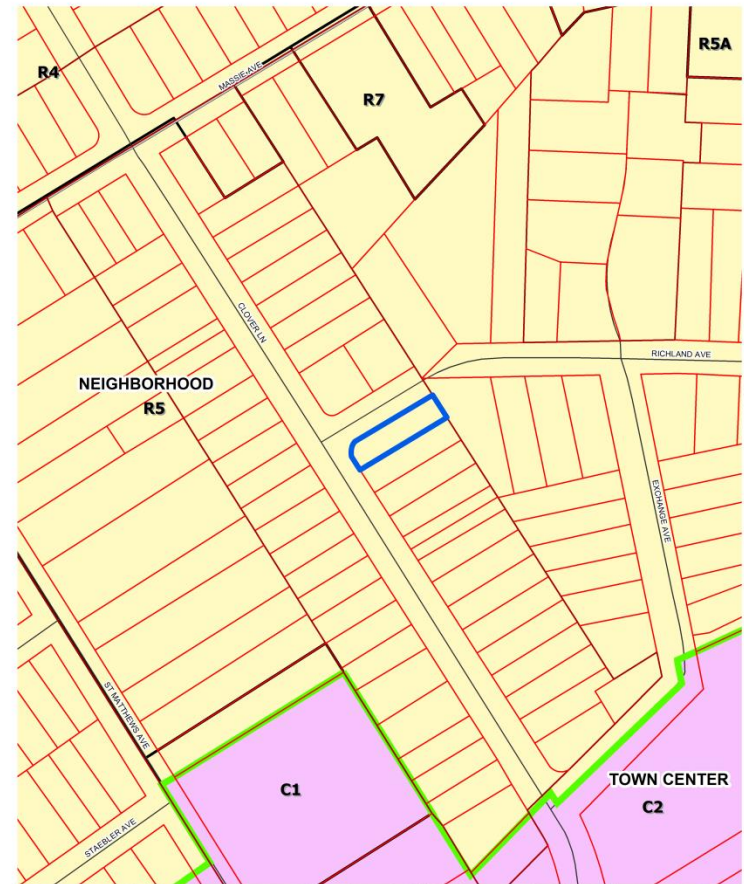
Zoning/Form Districts

Subject Property:

- Existing: R-5/Neighborhood
- Proposed: R-5/Neighborhood

Adjacent Properties:

- North: R-5/Neighborhood
- South: R-5/Neighborhood
- East: R-5/Neighborhood
- West: R-5/Neighborhood



241 Clover Lane
feet



Map Created: 5/25/2017



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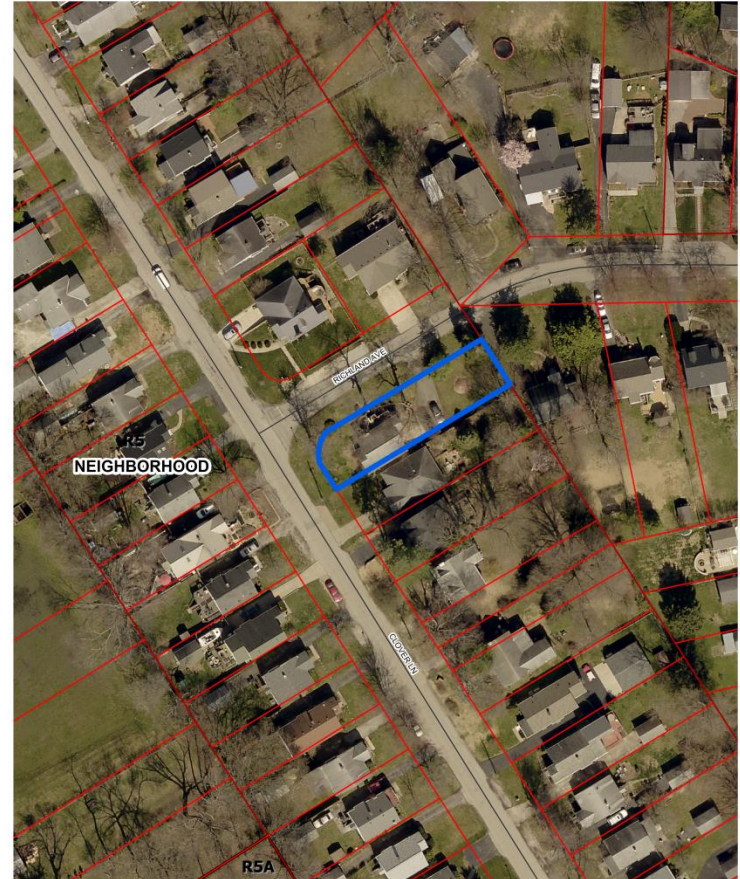
Aerial Photo/Land Use

Subject Property:

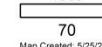
- Existing: Single Family Residential
- Proposed: Single Family Residential

Adjacent Properties:

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



241 Clover Lane
feet



Map Created: 5/25/2017



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Site Photos-Subject Property



The front of the subject property

Site Photos-Subject Property



The side of the subject property

Site Photos-Subject Property



The rear of the subject property, showing where the rear addition will be built

Site Photos-Subject Property



The rear of the subject property, with existing driveway to be relocated

Site Photos-Subject Property



The adjoining property to the right of the subject property

Site Photos-Subject Property



The residence across Richland Ave.

Site Photos-Subject Property

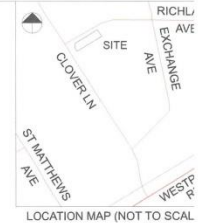


The residence across Clover Lane

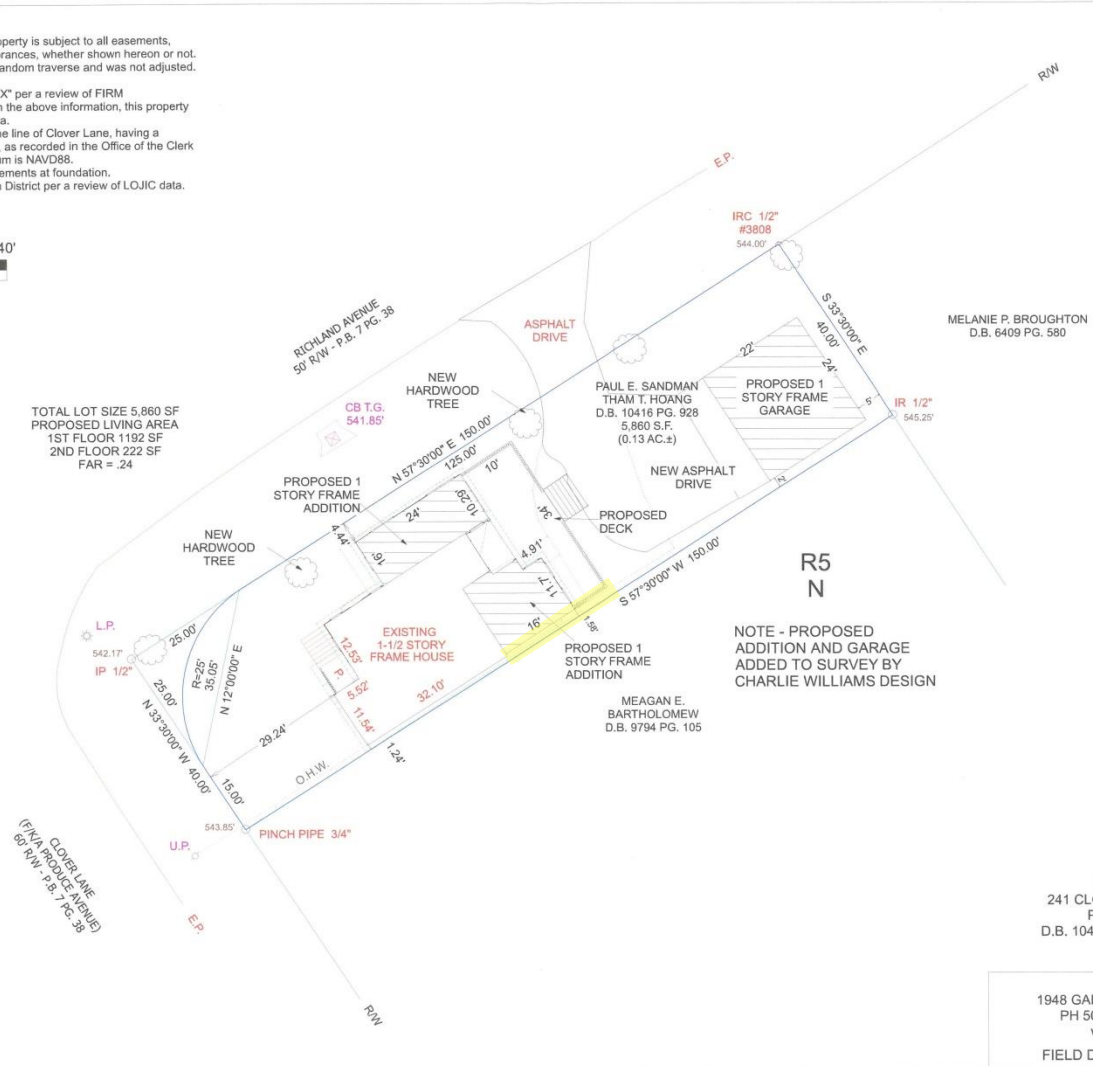
Applicant's Site Plan

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. This survey was conducted by method of random traverse and was not adjusted. The error of closure was less than 0.05'.
- Subject property is located in Flood Zone "X" per a review of FIRM #2111C0029E, effective 12/5/06. Based on the above information, this property is not located in a Special Flood Hazard Area.
- The reference meridian for this survey is the line of Clover Lane, having a bearing of N 33°30'00" W per P.B. 7 PG. 38, as recorded in the Office of the Clerk of Jefferson County, Kentucky. Vertical datum is NAVD88.
- Building dimensions are based on measurements at foundation.
- Current zoning is R-5, Neighborhood Form District per a review of LOJIC data.



TOTAL LOT SIZE 5,860 SF
 PROPOSED LIVING AREA
 1ST FLOOR 1192 SF
 2ND FLOOR 222 SF
 FAR = .24



NOTE - PROPOSED ADDITION AND GARAGE ADDED TO SURVEY BY CHARLIE WILLIAMS DESIGN

RECEIVED
 MAY 12 2017
 PLANNING &
 DESIGN SERVICE

BOUNDARY SURVEY
 FOR PAUL E. SANDMAN
 241 CLOVER LN, LOUISVILLE KY 40207
 PARCEL ID #028000540000
 D.B. 10416 PG. 928 (LOT 16 P.B. 7 PG. 38)

LOGSDON SURVEYING
 1948 GARDINER LN, LOUISVILLE KY 40205
 PH 502-599-9930 FAX 502-384-8865
 www.logsdonsurveying.com
 FIELD DATE: 3/20/2017 SCALE: 1" = 20'

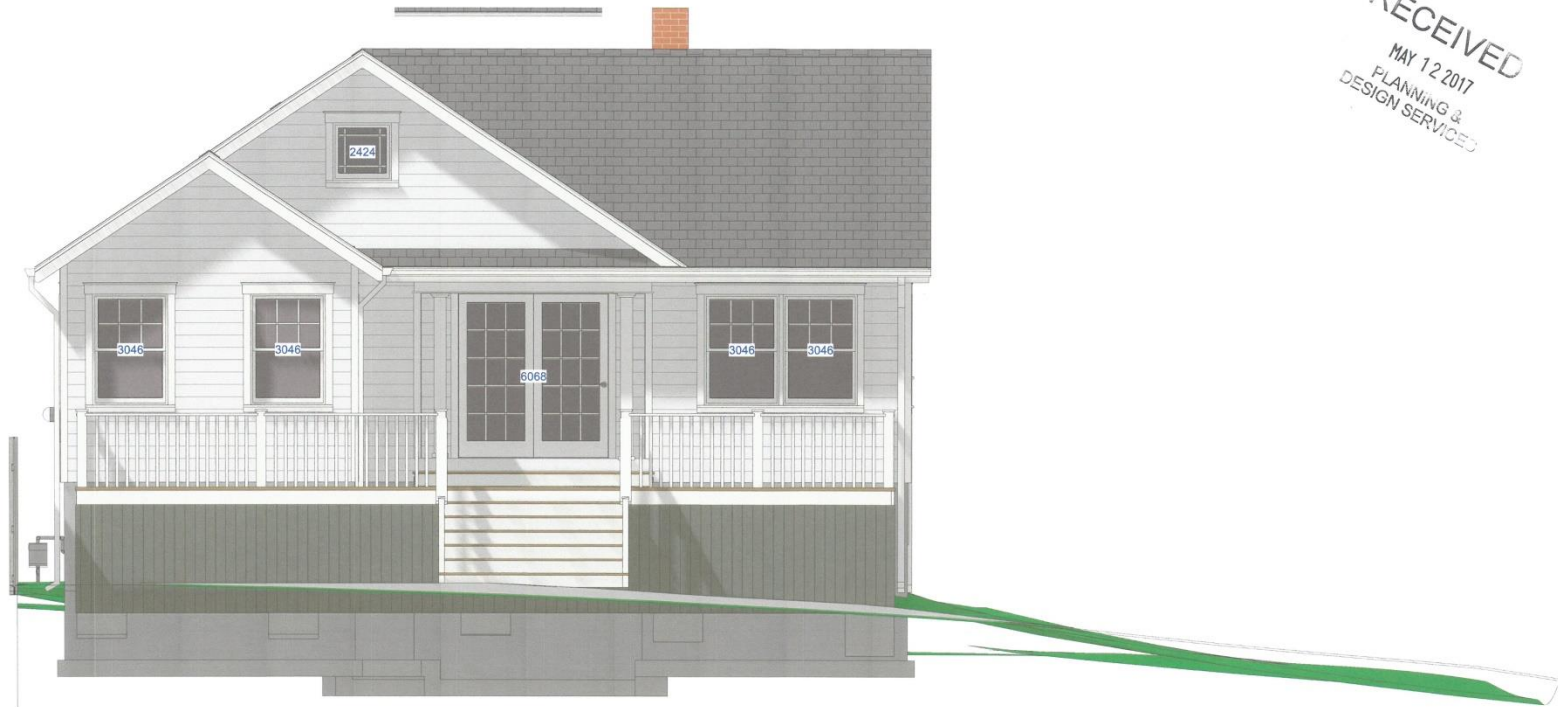
LEGEND
 ○ = SET MONUMENT (18")
 ○ = FOUND MONUMENT
 — = BOUNDARY LINE

17 VARIANCE 10 28

Elevations

SANDMAN RESIDENCE
241 CLOVER LANE
LOUISVILLE, KY 40207

RECEIVED
MAY 12 2017
PLANNING &
DESIGN SERVICES



17 VARIANCE 1028

PROPOSED REAR(EAST) ELEVATION

SCALE 1/4"=1'-0"

Elevations

SANDMAN RESIDENCE
241 CLOVER LANE
LOUISVILLE, KY 40207

RECEIVED
MAY 12 2017
PLANNING &
DESIGN SERVICE



17 VARIANCE 1028

PROPOSED RIGHT SIDE(SOUTH) ELEVAT

SCALE 1/4"=1'-0"

Conclusions

- Must determine if the proposal meets the standard of review for granting a variance as established in the Development Code (Dec. 2003) from section 4.7.C.2.b to allow an addition to encroach into the required side yard.

Required Actions

- **Variance:** from Development Code section 4.7.C.2.b to allow an addition to encroach into the required side yard. Approve/Deny

Location	Requirement	Request	Variance
Side Yard Setback	5 ft.	1.58 ft.	3.42 ft.