

**21-VARIANCE-0050**  
**Bocagrande Drive Variance**



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

**Zach Schwager, Planner I**

**June 7, 2021**

# Request

- **Variance:** from Land Development Code section 5.4.2.C.3.a to allow an accessory structure to encroach into the required rear yard setback.

| Location  | Requirement | Request | Variance |
|-----------|-------------|---------|----------|
| Rear Yard | 5 ft.       | 3 ft.   | 2 ft.    |

# Case Summary / Background

- The subject property is zoned R-4 Residential Single-Family in the Neighborhood Form District.
- It is a single-family structure located in the Friendly Hills subdivision.

# Case Summary / Background

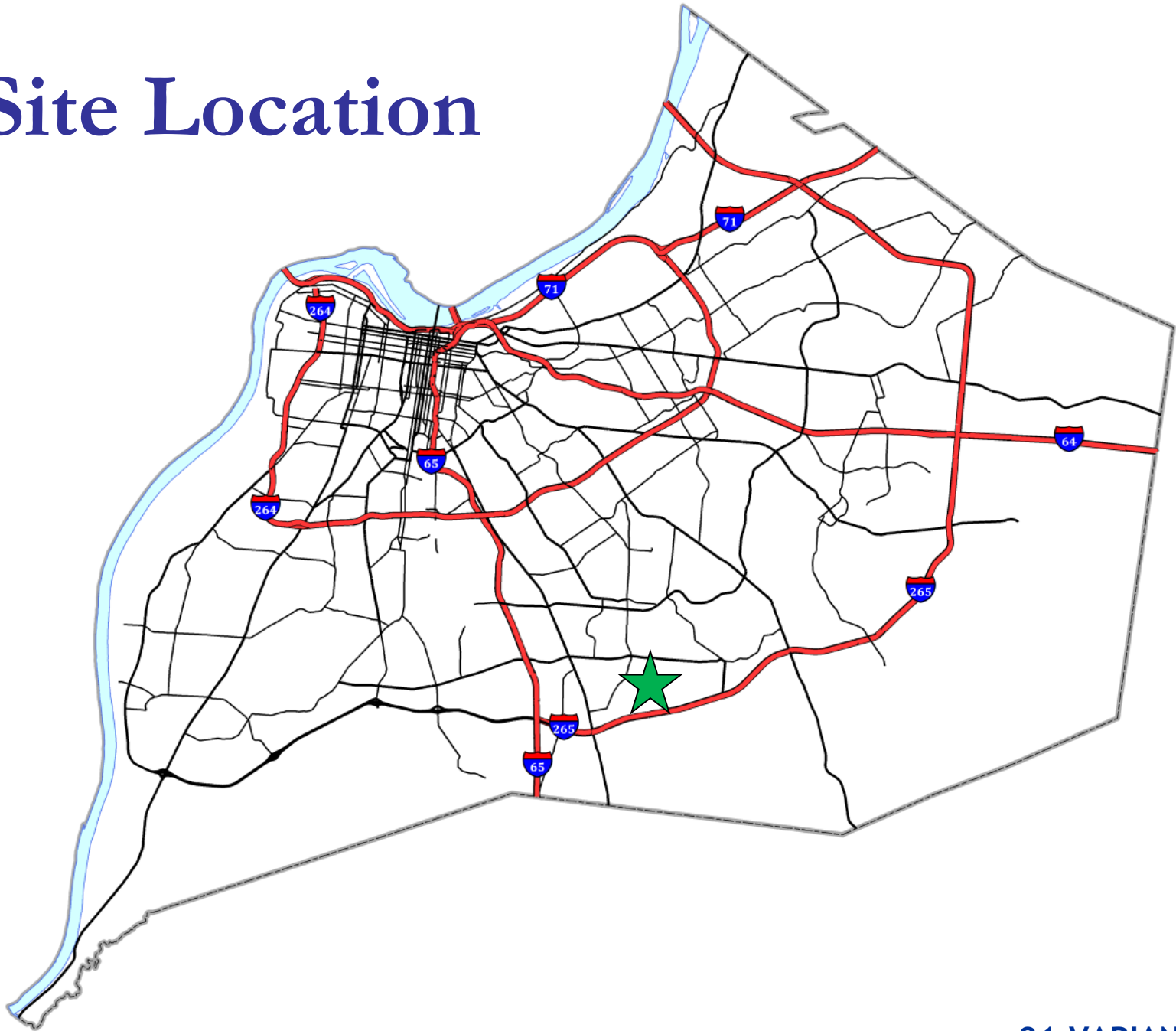
- The applicant is proposing to construct a 35 ft. by 28 ft. pole barn at the rear of the property that would encroach into the required rear yard setback.
- The footprint of the proposed accessory structure will not exceed the footprint of the principal structure.

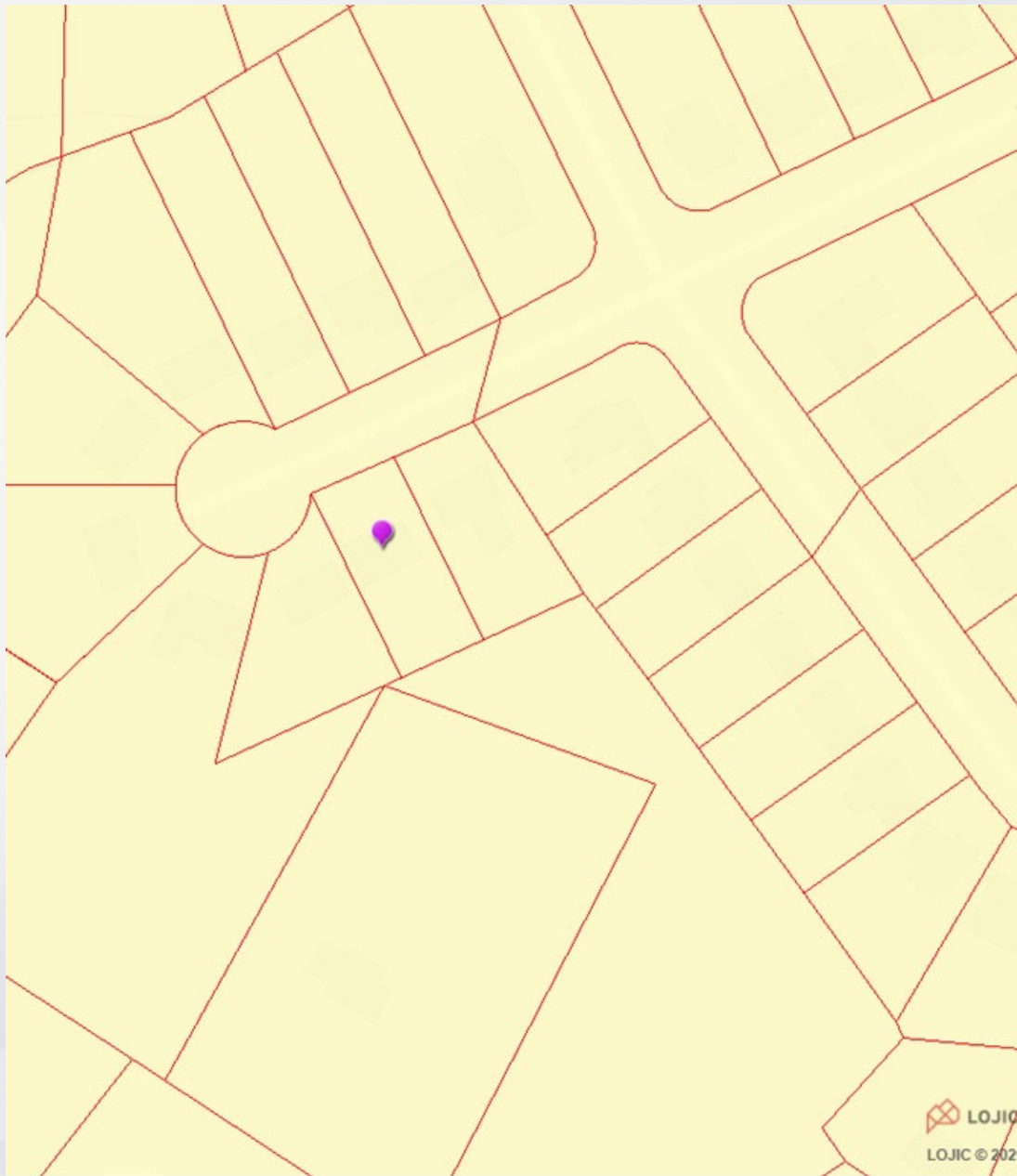
# Case Summary / Background

- Staff has received signatures from all adjoining property owners approving of the proposed construction. Therefore, a public hearing is not required.



# Site Location





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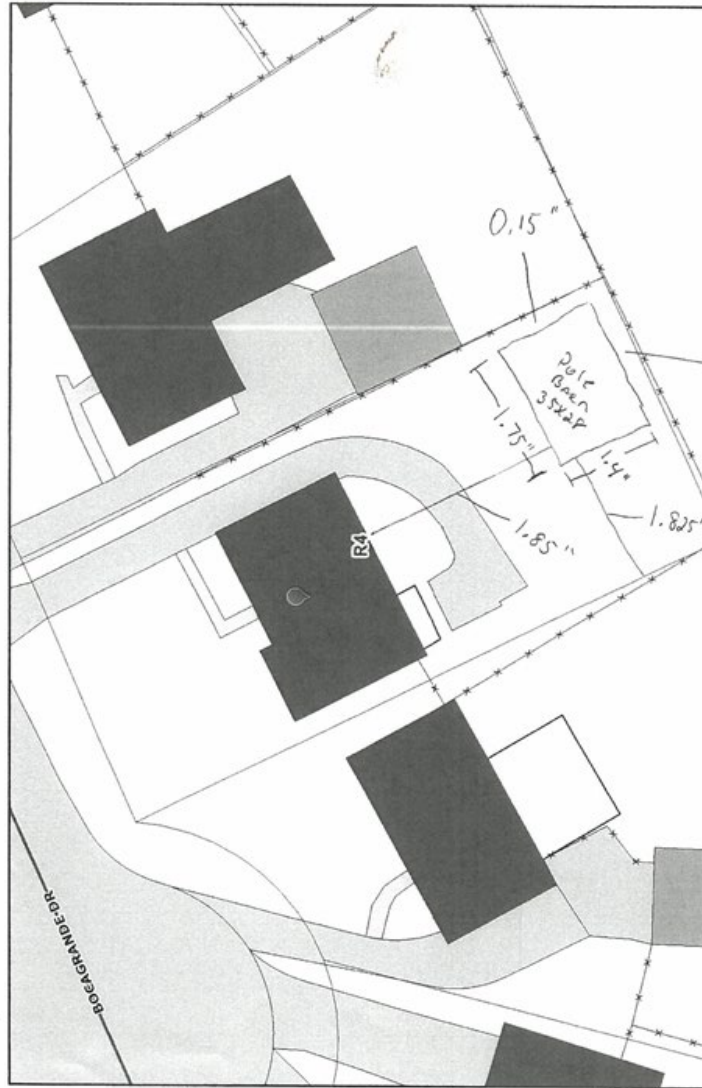








# Site Plan



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This map is not a legal document and should only be used for general reference - not for litigation.

21-Variance-0050

Monday, May 3, 2021 | 1:17:12 PM

Planning & Design

Received May 4, 2021

Scale = 1" = 31.475'



# Site Photos-Subject Property



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# Site Photos-Subject Property



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# Site Photos-Subject Property



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DESIGN SERVICES

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# Site Photos-Subject Property



21 - VARIANCE 0050

# Conclusion

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

# Required Action

- **Variance:** from Land Development Code section 5.4.2.C.3.a to allow an accessory structure to encroach into the required rear yard setback.  
Approve/Deny

| Location  | Requirement | Request | Variance |
|-----------|-------------|---------|----------|
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