

19VARIANCE1018

Old Springdale Road Variance



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

**Zach Schwager, Planner I
April 15, 2019**

Request

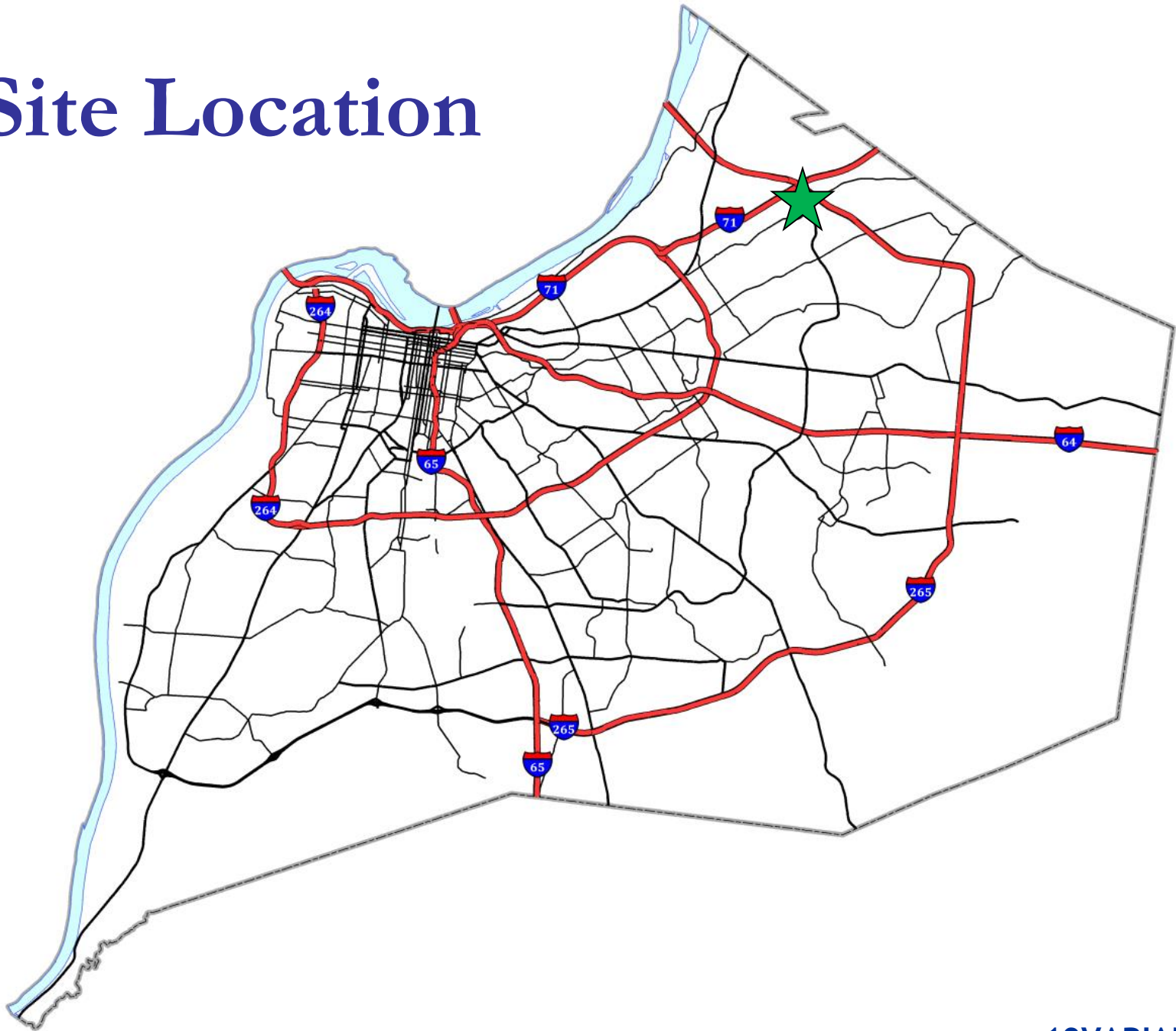
- **Variance:** from Land Development Code table 5.3.1 to allow a structure to encroach into the required side yard setback.

Location	Requirement	Request	Variance
Side yard	6 ft. (18 ft. total)	5 ft. (11.4 ft. total)	1 ft. (6.6 ft. total)

Case Summary / Background

- The subject property contains a one-story single-family residence and is located in the Springdale West Section 1 subdivision.
- The applicant is proposing to remove the existing attached garage and replace it with a larger attached garage that will encroach into the required side yard setback.

Site Location



Zoning/Form Districts

Subject Property:

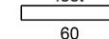
- Existing: R-4/Neighborhood

Adjacent Properties:

- North: R-7/Regional Center
- South: R-4/Campus
- East: R-7/Regional Center
- West: R-4/Neighborhood



4314 Old Springdale Road



Map Created: 3/28/2019



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Aerial Photo/Land Use

Subject Property:

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

Adjacent Properties:

- North: Multi-Family Residential
- South: Private Institutional
- East: Multi-Family Residential
- West: Single-Family Residential



4314 Old Springdale Road
feet

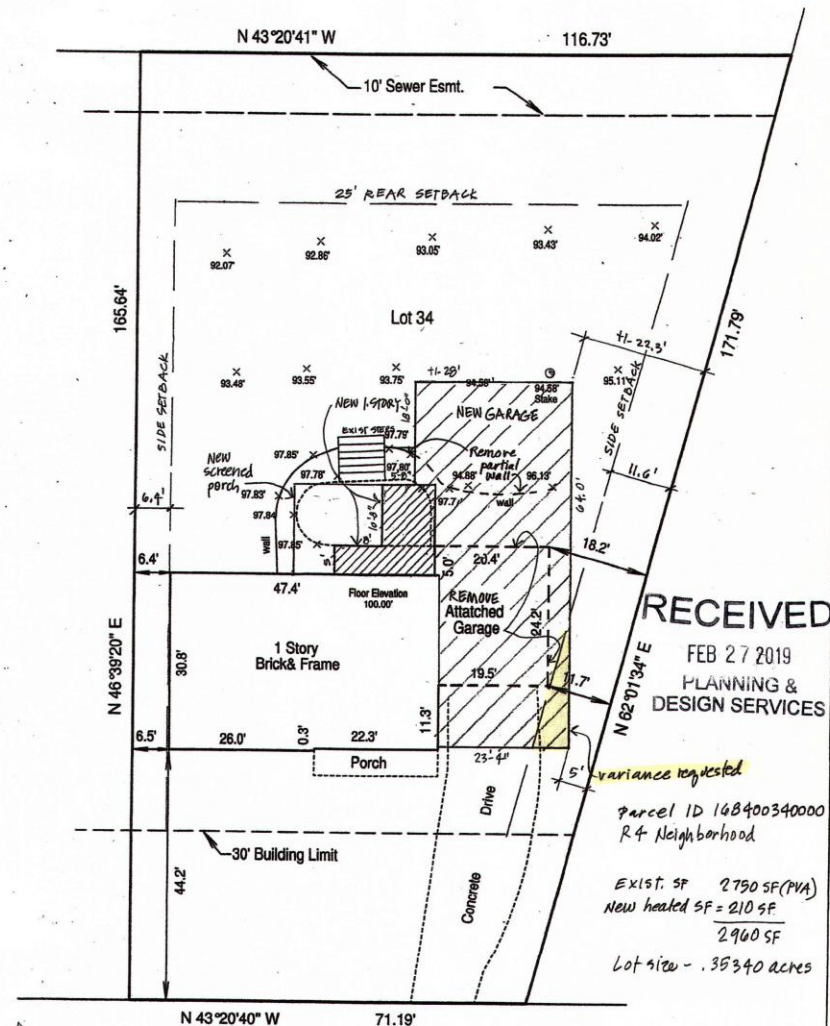
60

Map Created: 3/28/2019



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Site Plan



RECEIVED

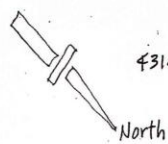
FEB 27 2019

PLANNING & DESIGN SERVICES

5' variance requested

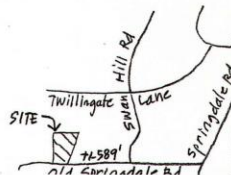
parcel ID 148400340000
R4 Neighborhood

EXIST. SF 2750 SF (PVA)
NEW HEATED SF = 210 SF
2960 SF
Lot size - .35340 acres



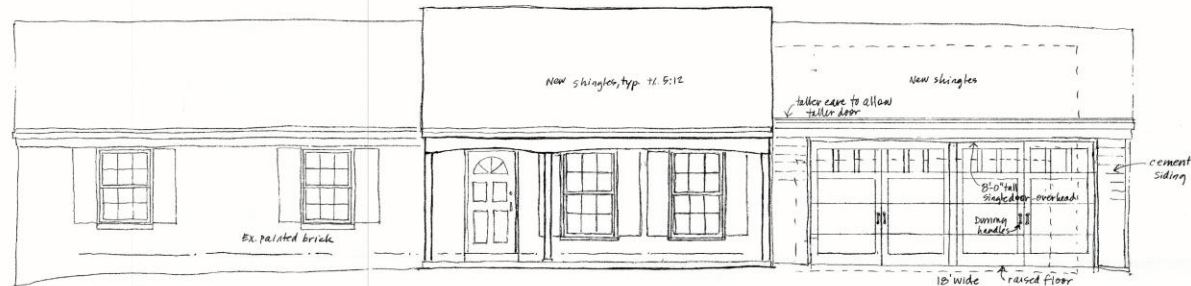
Site Plan
4314 OLD SPRINGDALE ROAD
1.25.19
rev. 2.26.19

taken from survey by
Willett & Assoc. 1/17/19
Addition drawn by Beverly D. Baker, Archt.



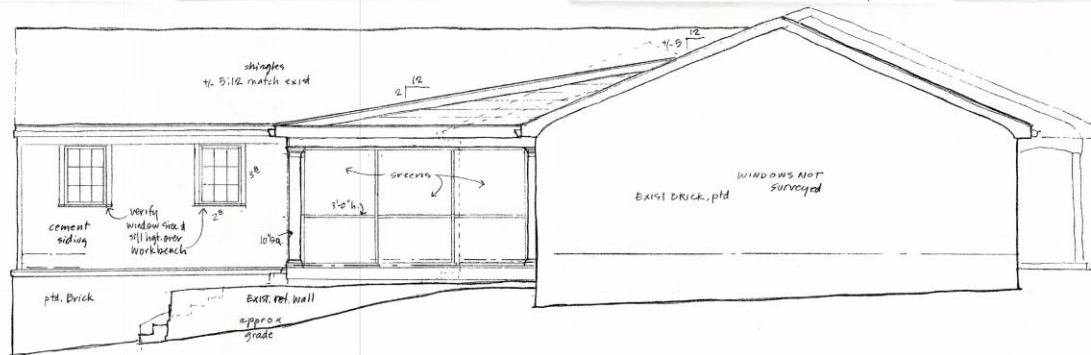
19 VARIANCE 1013

Elevations



Proposed
Front Elevation
1/4" = 1'-0"

Option - Add Butters to vertical siding @ front porch wall ??



Side Elevation
1/4" = 1'-0"

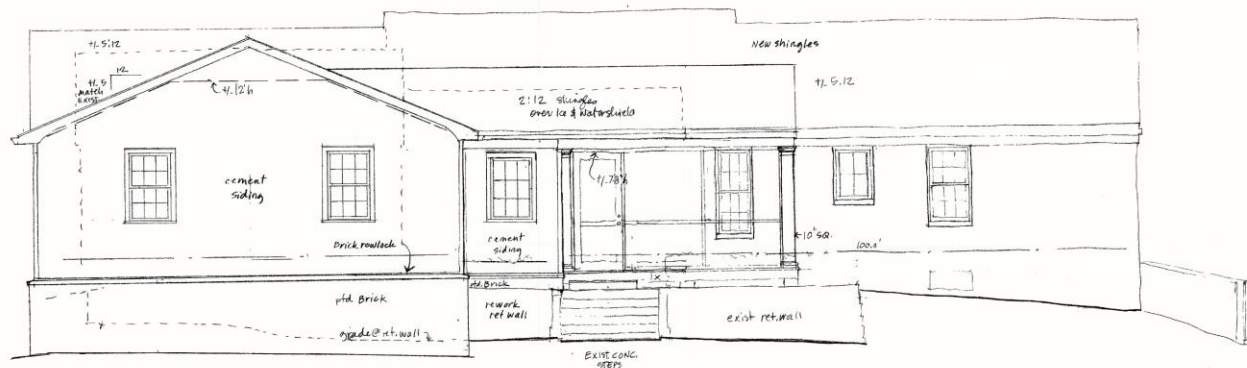
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FEB 27 2019
PLANNING &
DESIGN SERVICES

4314 Old Springdale Rd.

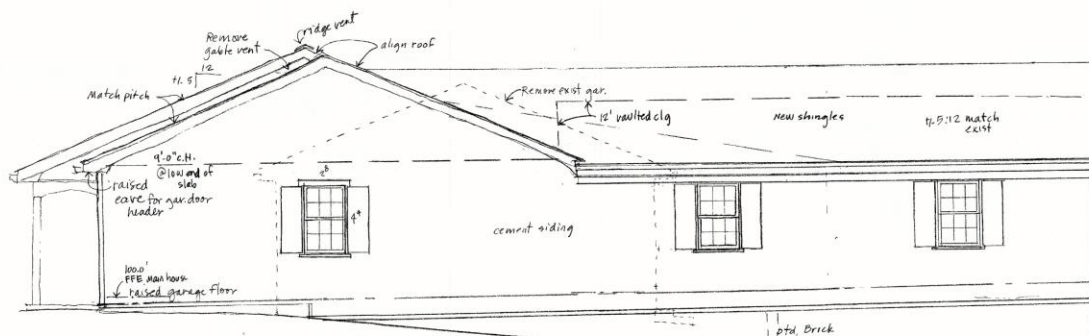
12.10.18
revised 1.21.19
raised 2.28.19
3 of 7

79 HOUSE 1018

Elevations



Proposed
Rear Elevation
1/4"=1'-0"



Proposed
Garage Side Elevation
1/4"=1'-0"

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FEB 27 2014
PLANNING &
DESIGN SERVICES

4314 Old Springdale Rd.

1/2-10-18

REV. 1-21-19

REV. 2-26-19

4 of 4 VARIANCE 1018

Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Conclusion

- The variance request appears to be adequately justified and meets the standard of review.

Required Action

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

Location	Requirement	Request	Variance
Side yard	6 ft. (18 ft. total)	5 ft. (11.4 ft. total)	1 ft. (6.6 ft. total)