

19-VARIANCE-0040
Wickfield Drive Variance



Louisville Metro Board of Zoning Adjustment
Public Hearing

Zach Schwager, Planner I
October 21, 2019

Request

- **Variance:** from Land Development Code table 5.3.1 and section 5.4.2.C.2 to allow a detached garage to encroach into the front yard setback on a double frontage lot.

Location	Requirement	Request	Variance
Front Yard	30 ft.	17 ft.	13 ft.

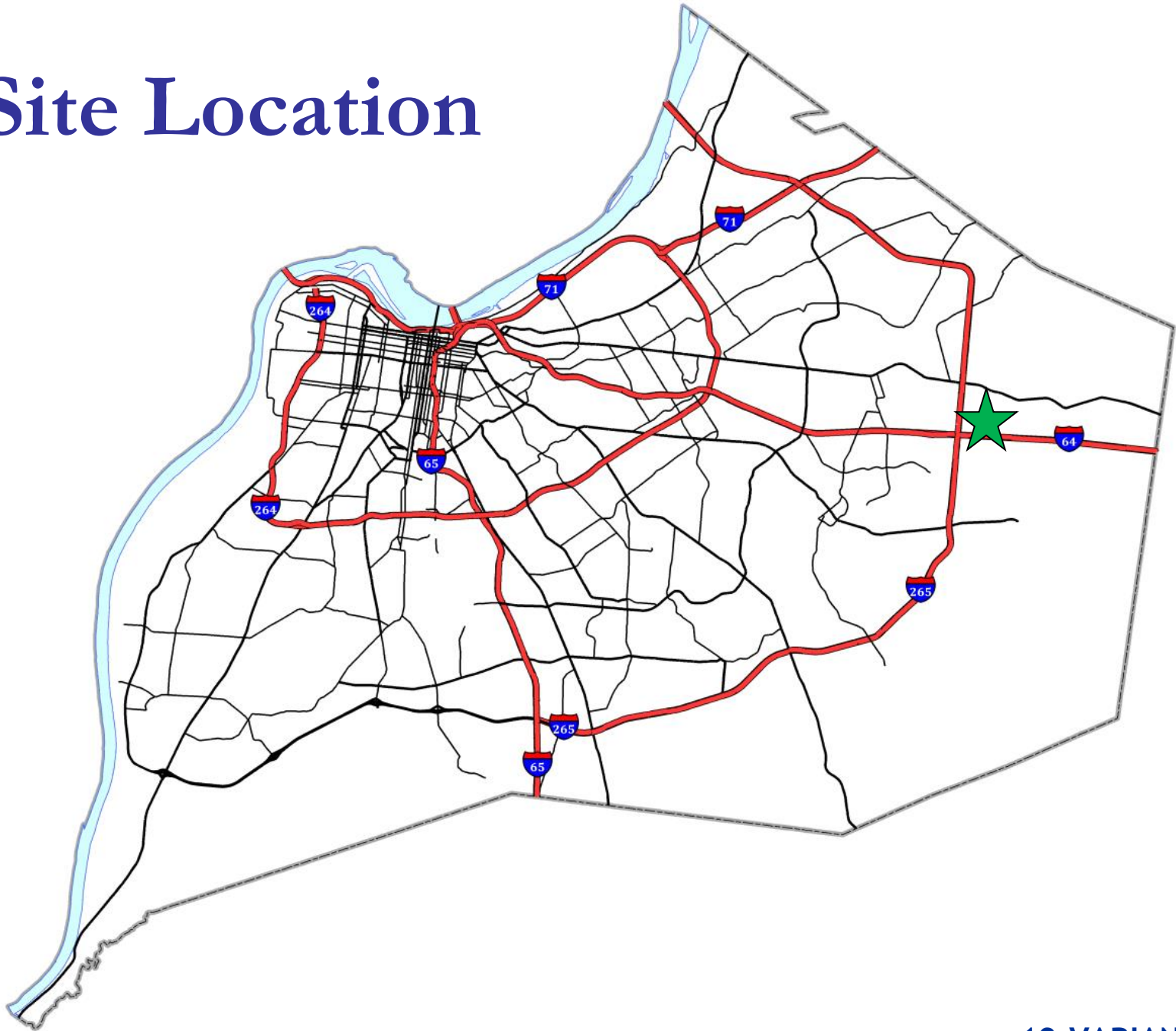
Case Summary / Background

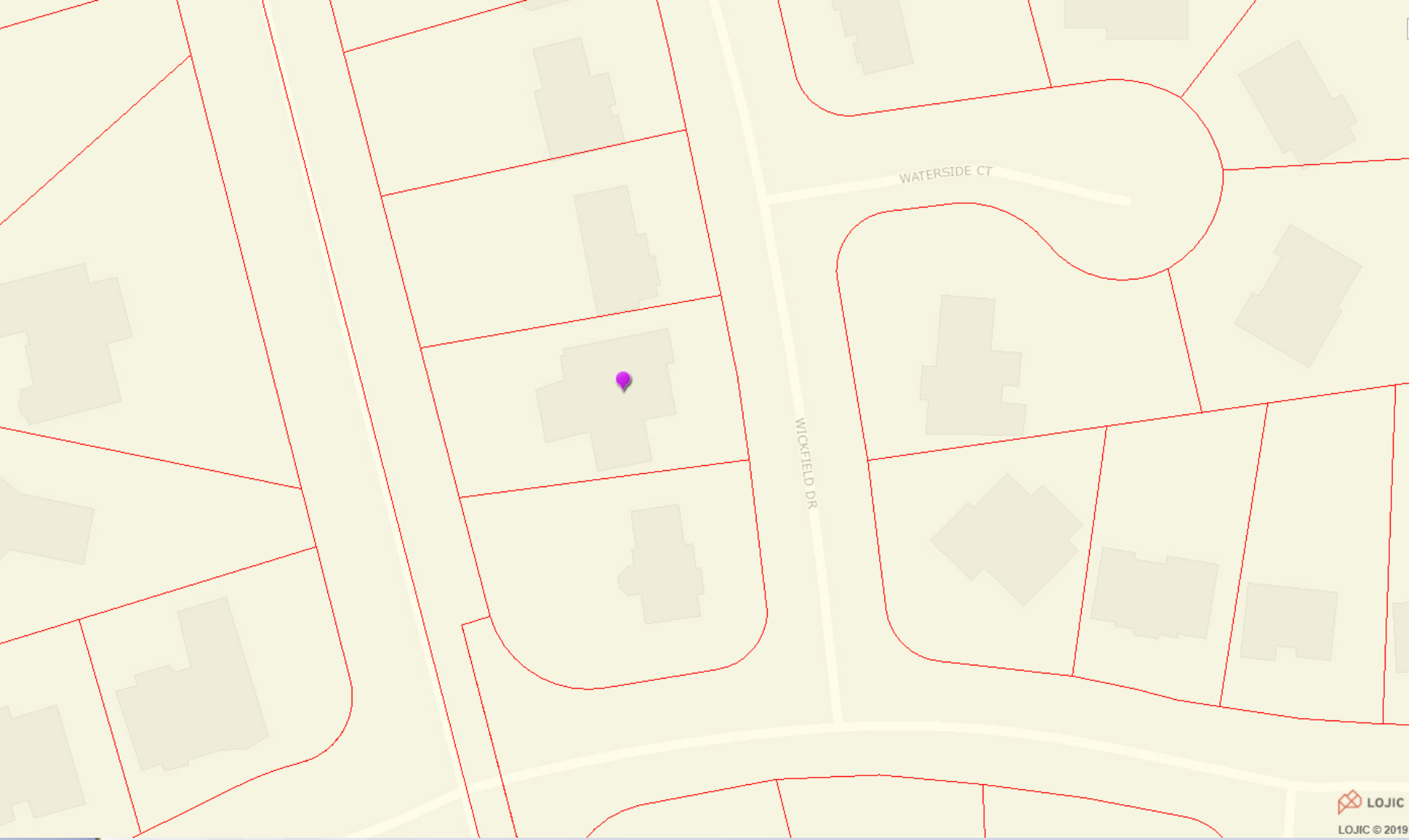
- The subject property is zoned R-4 in the Neighborhood Form District. It is located on the west side of Wickfield Drive in the Cooperfield subdivision and contains a two-story single-family residence.
- The property also fronts on S. Beckley Station Road, which requires the same front yard setback as established in Land Development Code table 5.3.1.

Case Summary / Background

- The applicant is proposing to construct a detached two-car garage at the rear of the property that would encroach into the required front yard setback for S. Beckley Station Road.

Site Location



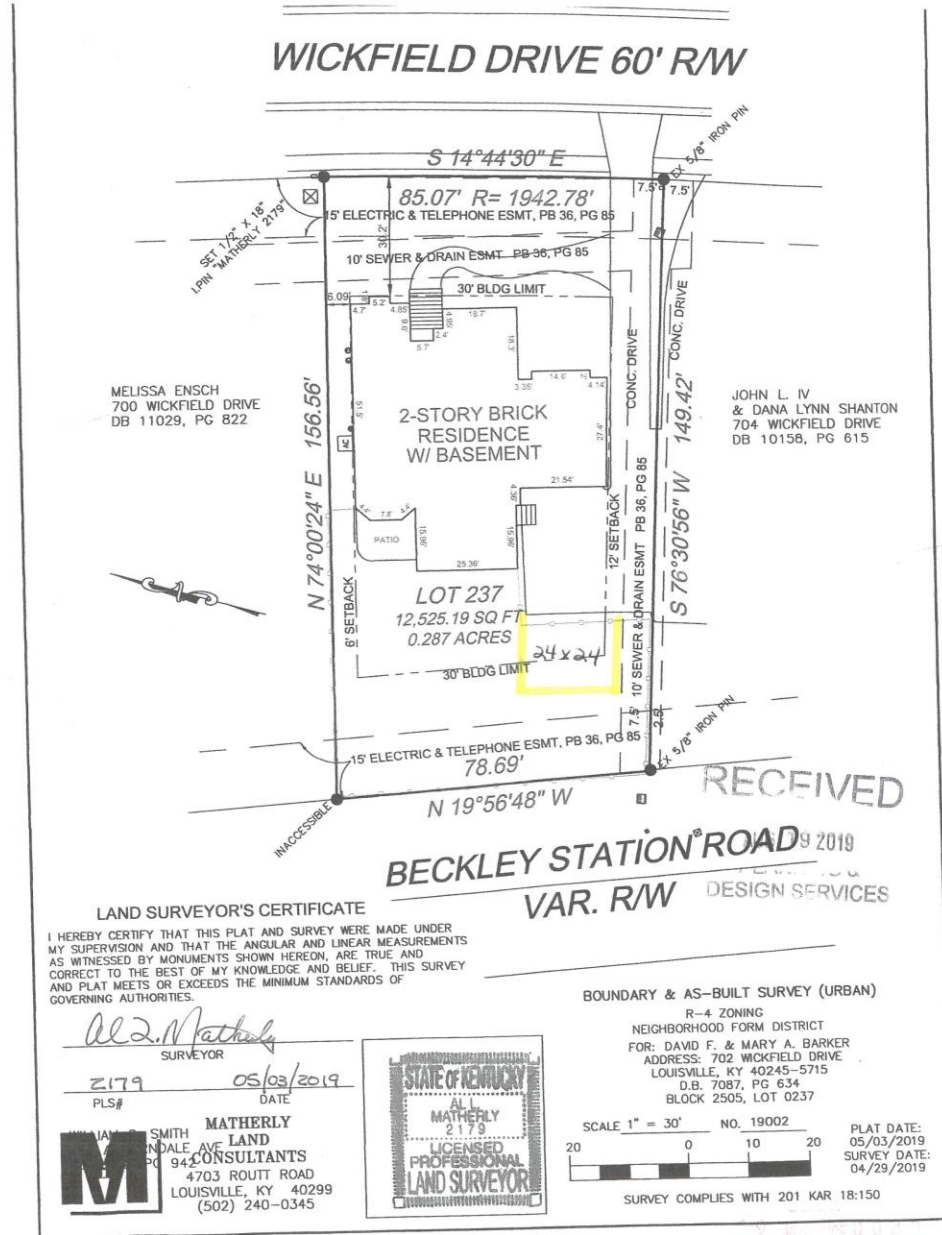


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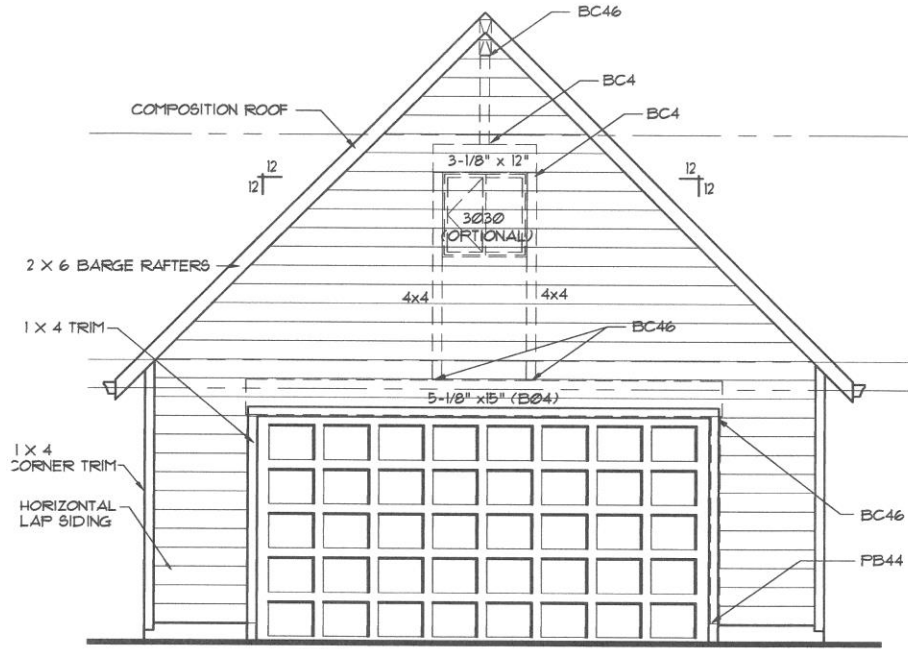
Site Plan



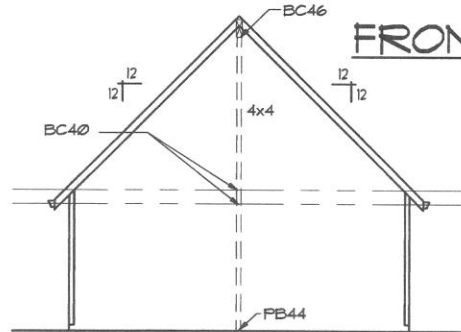
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Elevations

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FRONT ELEVATION
1/4" = 1'-0"



REAR ELEVATION
1/8" = 1'-0"

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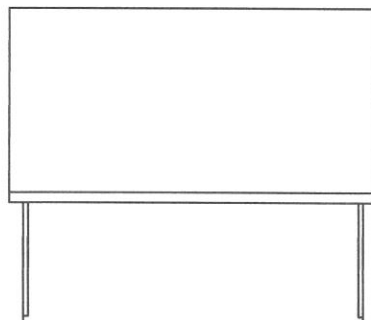
Elevations

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RIGHT ELEVATION

1/4" = 1'-0"



LEFT ELEVATION

1/8" = 1'-0"

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SHEET
2 of 11

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Site Photos-Subject Property



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Conclusion

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

CONDITION OF APPROVAL

- #1) The applicant shall submit a Minor Subdivision Plat application to Planning & Design Services for review and approval to shift the 30 ft. building limit line along S. Beckley Station Road. The approved minor plat shall be recorded with the Jefferson County Clerk prior to issuance of building permits.

Required Action

- **Variance:** from Land Development Code table 5.3.1 and section 5.4.2.C.2 to allow a detached garage to encroach into the front yard setback on a double frontage lot.

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