17VARIANCE1054 809 Cannonside Drive Addition





Louisville Metro Board of Zoning Adjustment Public Hearing

Dante St. Germain, Planner I October 30, 2017

Requests

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

Location	Requirement	Request	Variance
Front Yard	25 ft.	19.91 ft.	5.09 ft.



Case Summary / Background

- The subject property is located in the Cannonside subdivision, recorded in 1958, and has frontage on both Cannonside Drive and Old Cannons Lane.
- The Old Cannons Lane frontage is the front yard, although the house faces the street side yard along Cannonside Drive.
- The applicant proposes a new addition on the side of the house, toward the front yard, which is proposed to encroach into the required front yard.



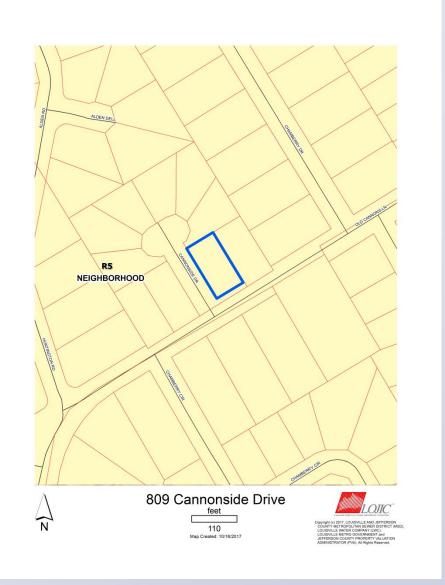
Zoning/Form Districts

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





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





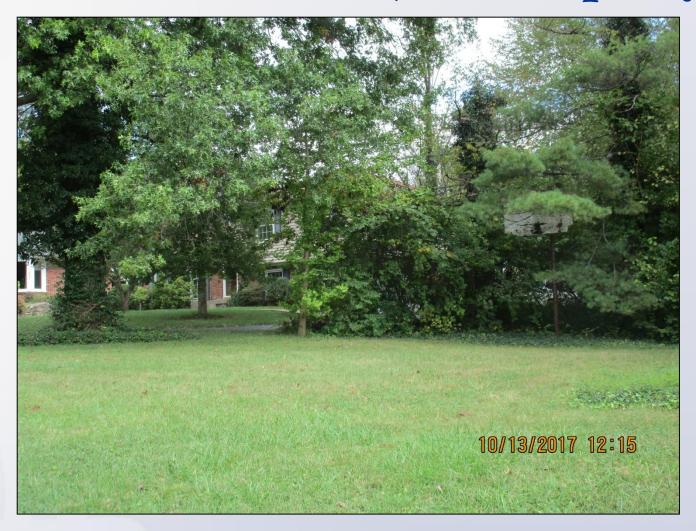


The front of the residence, and street side Louisville of the subject property.



The property across Old Cannons Lane.

Louisville



The cul-de-sac to the left of the residence.

Louisville



The property across Cannonside Drive.

Louisville

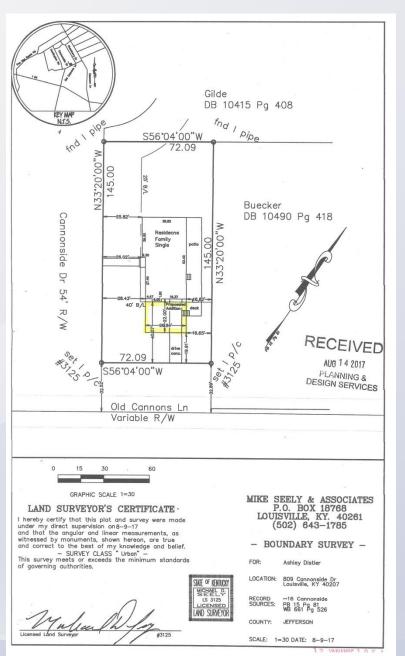


The front yard and location of the proposed Louisville encroachment.



The front yard and location of the proposed Louisville encroachment.

Site Plan





Conclusions

- The variance request appears to be adequately justified and meets the standard of review.
- Must determine if the proposal meets the standard of review for granting a variance as established in the Land Development Code (August 2017) from table 5.3.1 to allow a structure to encroach into the required front yard setback.



Required Actions

Variance: from Land Development Code table 5.3.1 to allow a structure to encroach into the required front yard setback. <u>Approve/Deny</u>

Location	Requirement	Request	Variance
Front Yard	25 ft.	19.91 ft.	5.09 ft.

