

22-VARIANCE-0094

8410 - 8422 Gateway Run Road
(Lots 133-139)



Louisville Board of Zoning Adjustment

Public Hearing

August 1, 2022

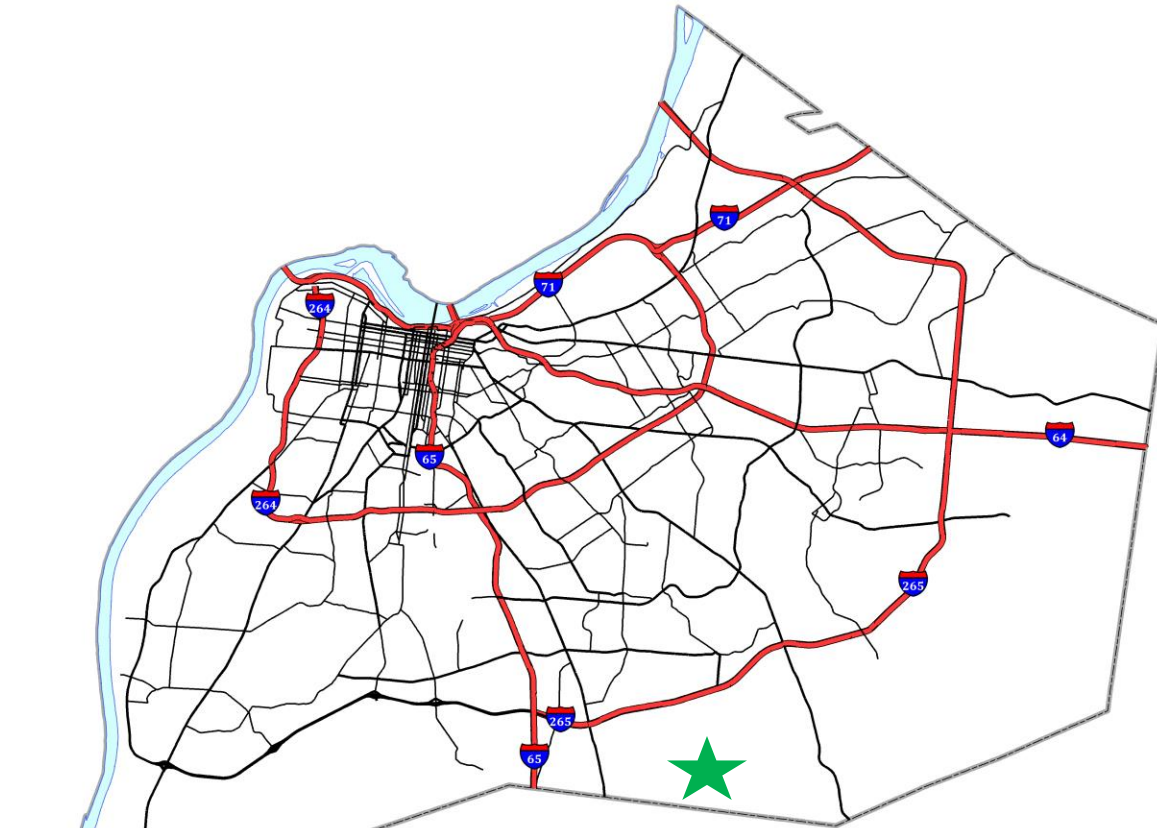
Joel Dock, AICP, Planning Coordinator

Request

- Variance from Land Development Code, Section 7.11.10.C to exceed the maximum front setback of 25'

| Lot (address #) | Required (max.) | Variance | Provided |
|-----------------|-----------------|----------|----------|
| 133 (8410) | 25' | 1' | 26' |
| 134 (8412) | 25' | 6' | 31' |
| 135 (8414) | 25' | 11' | 36' |
| 136 (8416) | 25' | 18' | 43' |
| 137 (8418) | 25' | 11.5' | 36.5' |
| 138 (8420) | 25' | 6.5' | 31.5' |
| 139 (8422) | 25' | 1.5' | 26.5' |

Site Location



Subject Site:
8410-8422
Gateway Run
Road

Case Summary

- The subject properties are in a subdivision under construction along Mt. Washington Road - Parkside at Mt Washington.
- Variances result from the avoidance of a sinkhole on lot 136.
- Lot 136 will have the greatest setback at 43'
- The adjacent lots will have decreasing setbacks until reaching the maximum
- The sinkhole on lot 136 has been remediated, along with several other karst features throughout the subdivision.

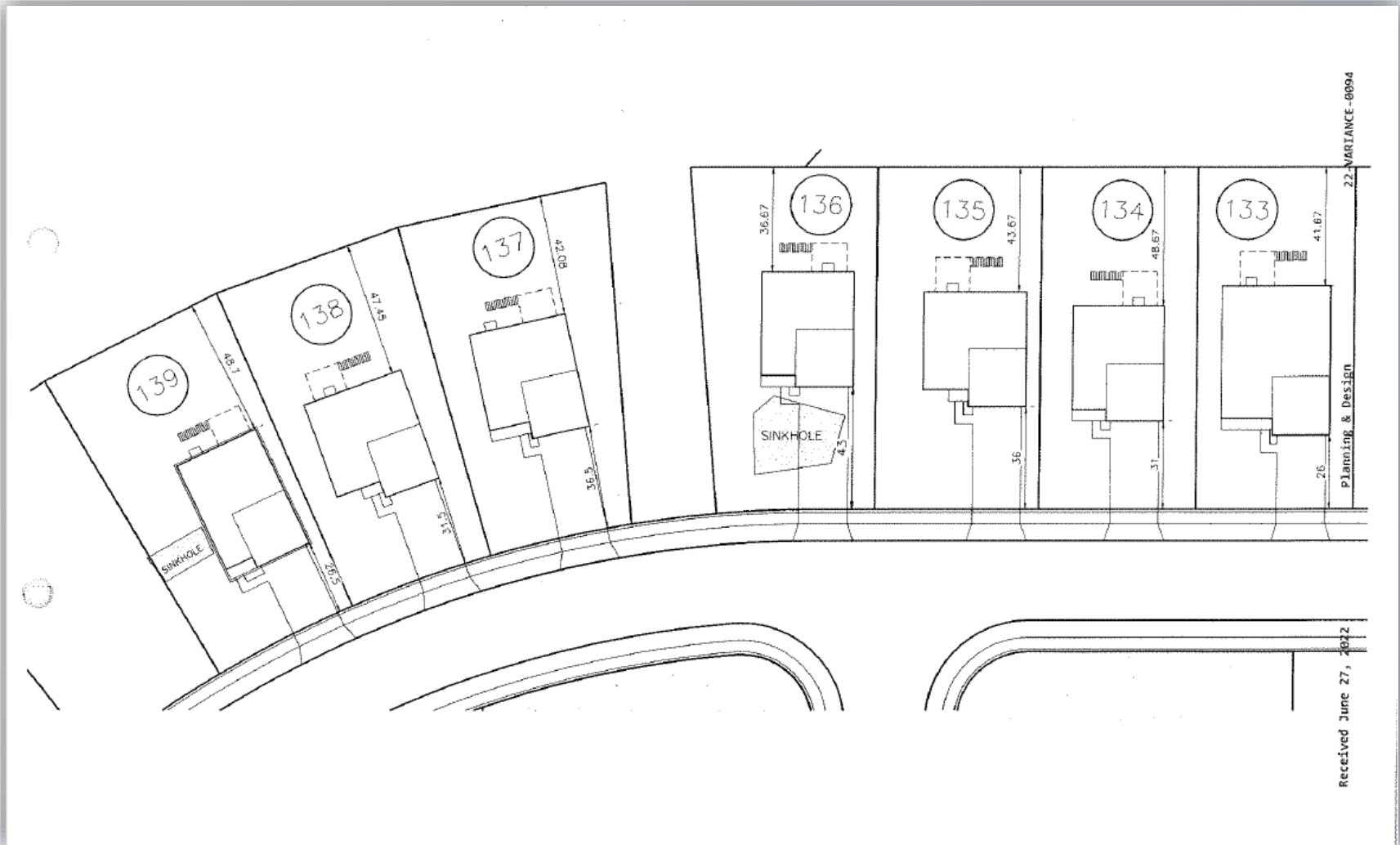
Zoning Map



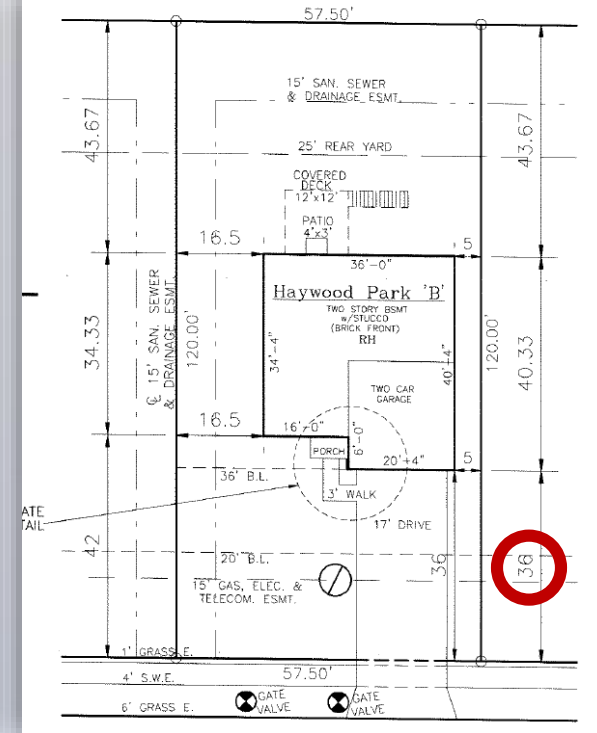
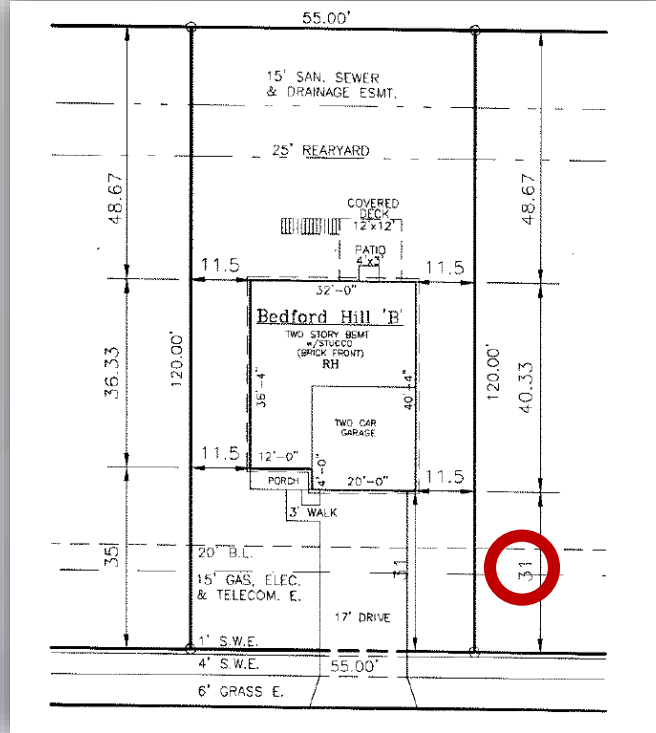
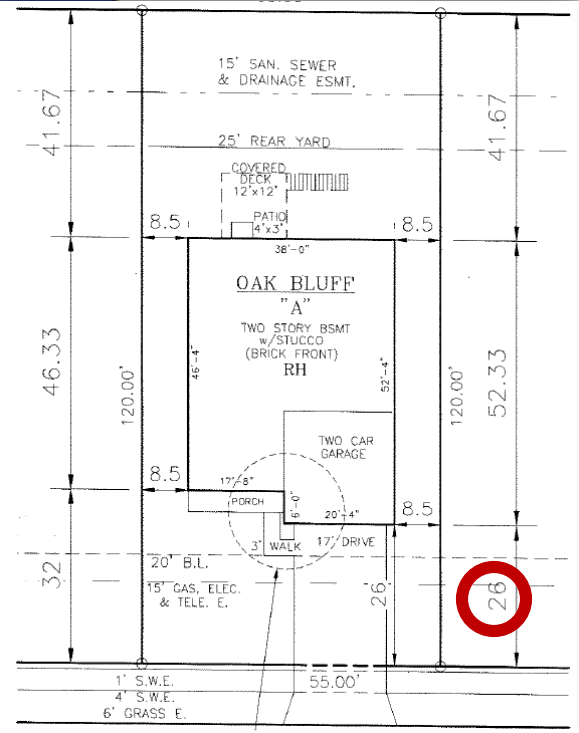
Aerial Map



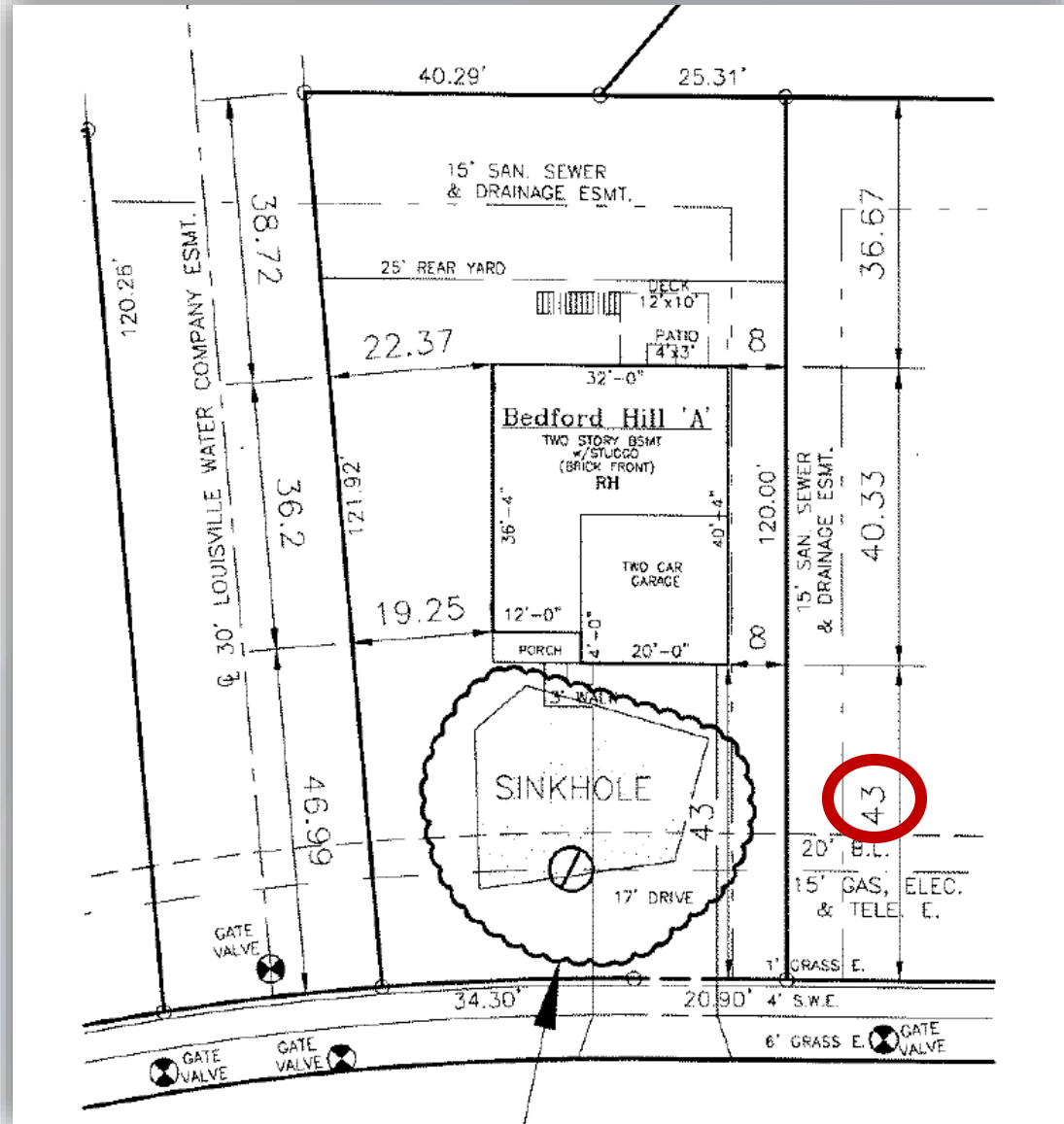
Site Plan



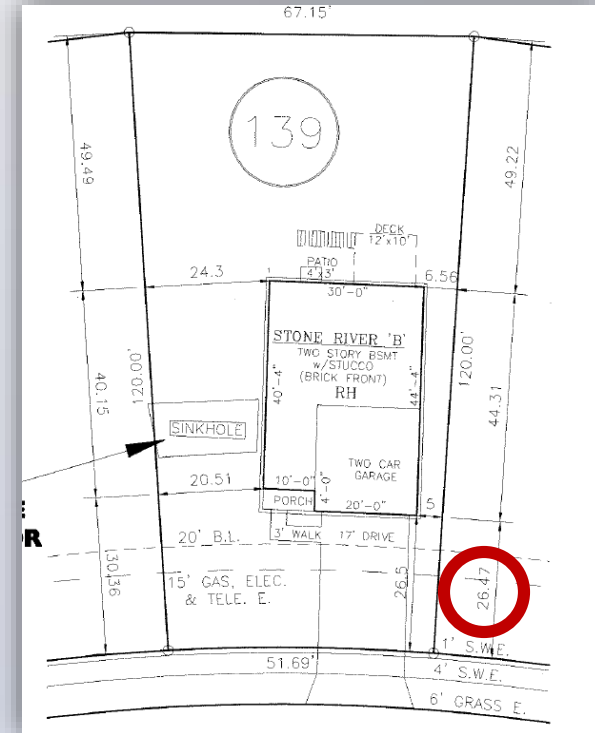
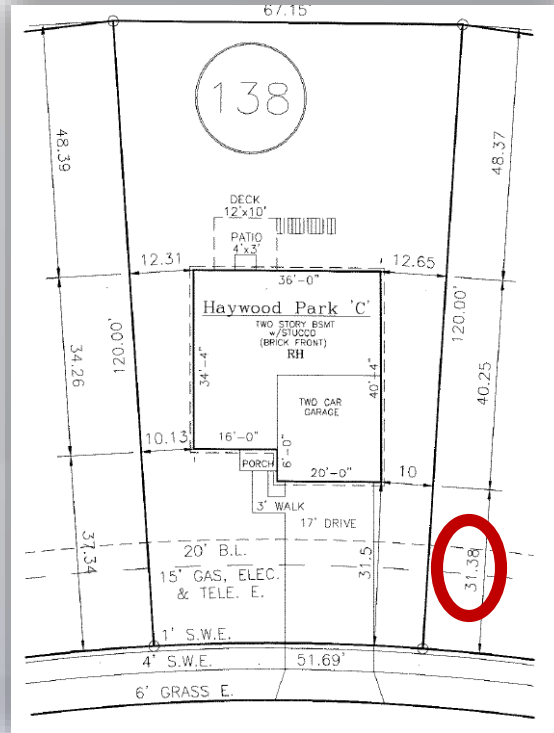
Lots 133-135



Lots 136



Lots 137-139



Staff Finding

- The requested variance has been adequately justified based on staff's analysis contained in the standard of review.

Required Action

- **APPROVE** or **DENY** the **Variance** from Land Development Code, Section 7.11.10.C to exceed the maximum front setback of 25'

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