

**22-VARIANCE-0081**

**Michael Edward  
Drive Variance**



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

**Heather Pollock, Planner I  
August 15, 2022**

# Request

- **Variance:** from Land Development Code Table 5.3.1 to allow an accessory structure to encroach into the rear yard setback.

Location	Requirement	Request	Variance
Rear Yard Setback	25 ft.	1.1 ft.	23.9 ft.

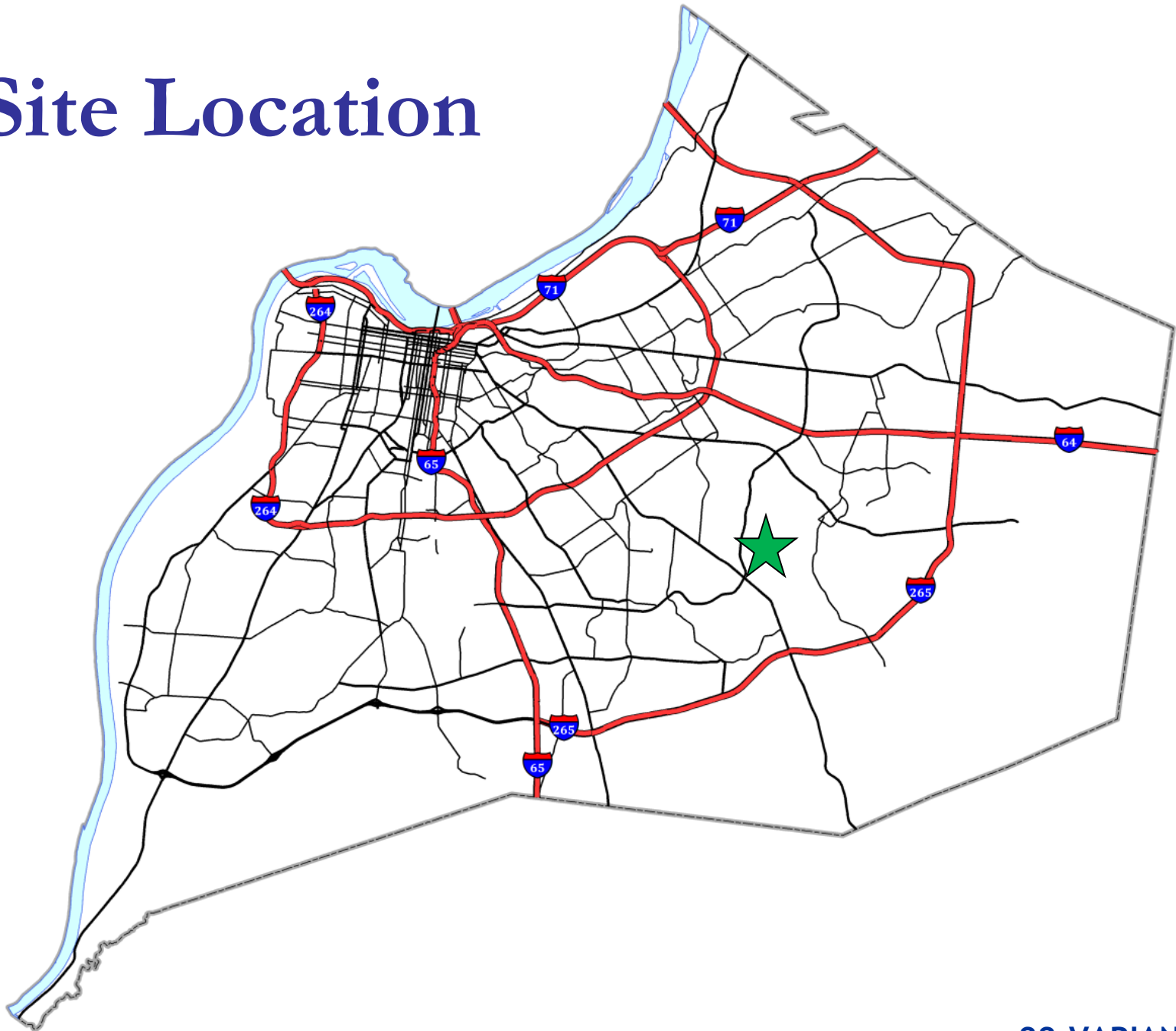
# Case Summary / Background

- The subject site is zoned R-4 Single Family Residential in the Neighborhood Form District.
- The property is located on the southeast corner of Michael Edward Dr. and Trenta Ln. in the Fern Creek neighborhood.

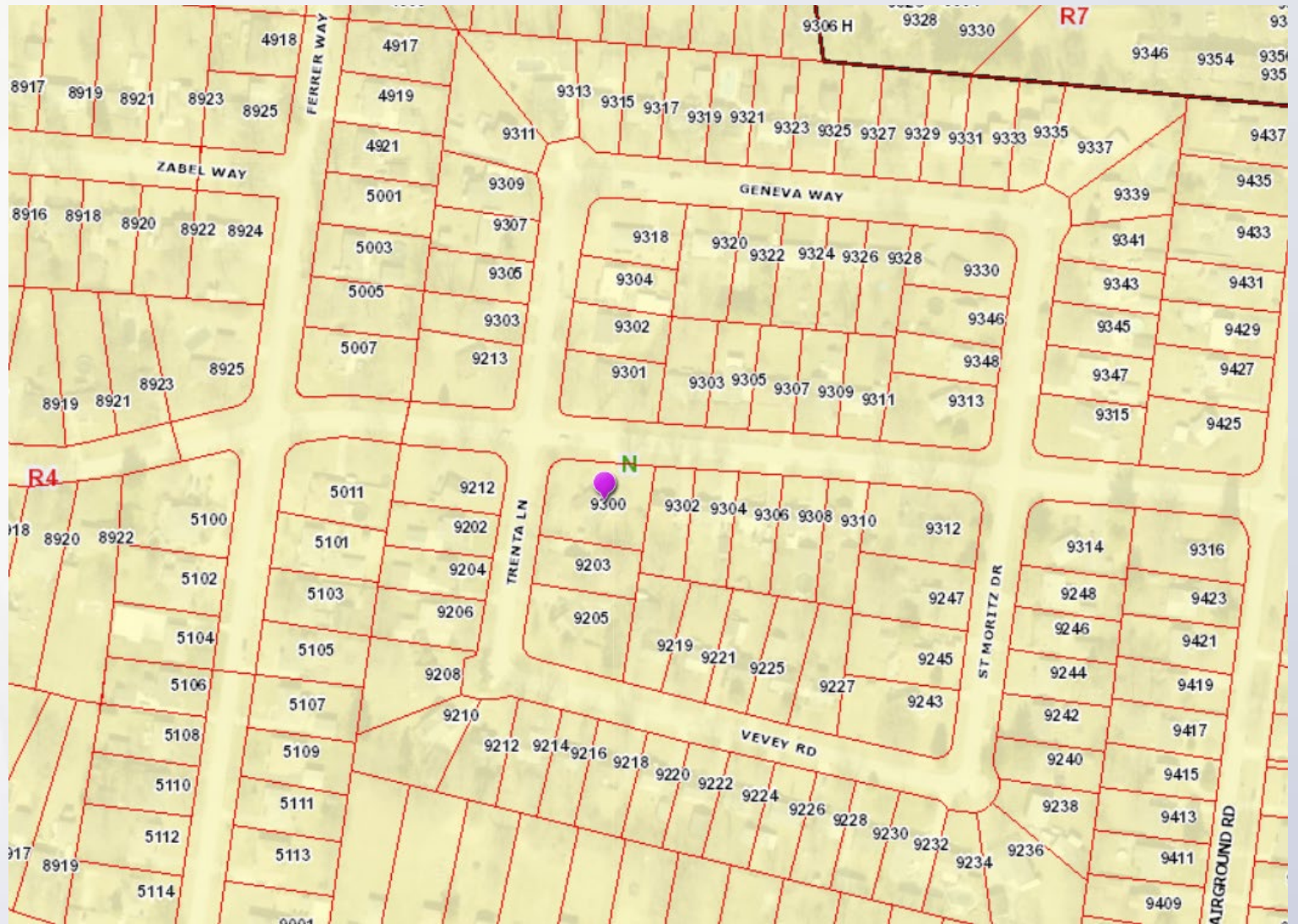
# Case Summary / Background

- The subject property has a single-family home.
- The applicant has begun construction on a 720 sq. ft. garage that will encroach into the side yard setback.

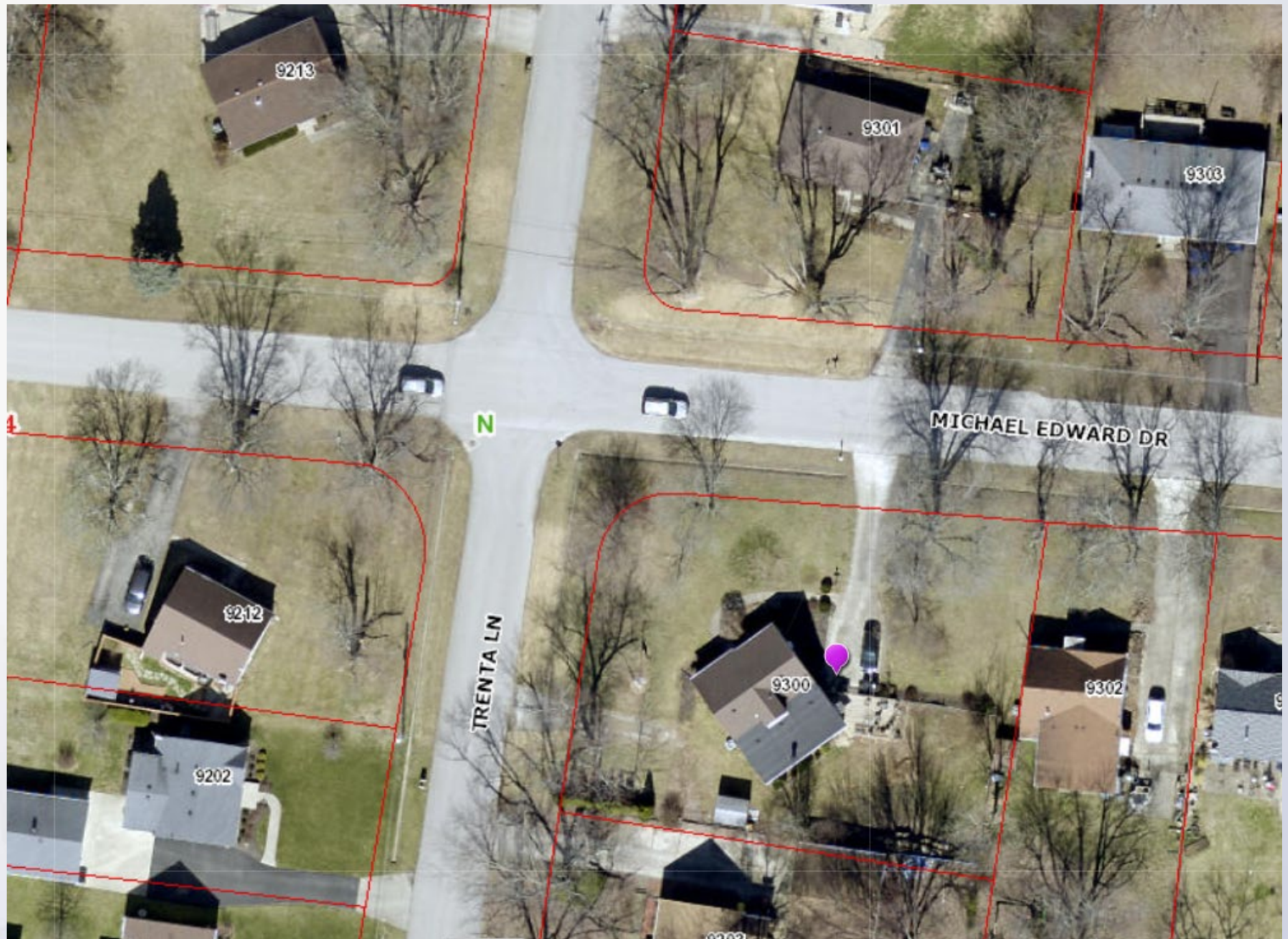
# Site Location



# Zoning Map



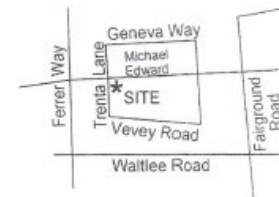
# Aerial Map



# Site Plan

- NOTES:
1. Site is subject to all right-of-ways, easements and restrictions of record or implied.
  2. The surveyor did not make a search for easements, encumbrances, restrictions, ownership title evidence or other records that a complete and accurate title search may disclose.
  3. The certification of this survey is made of this date and is subject to any future facts that more accurately describe or establish the boundary shown herein.
  4. Surrounding owner information is shown per PVA records.
  5. The basis of bearing was taken from the record plat.
  6. Unless otherwise shown, structures shown are the footprint only.
  7. This site is located in Zone X per Firm Map 21111C0080 F dated February 25, 2021 and is not located within a 100 year flood plain (0.1% chance). Flood Plain Certification is restricted to a review of the firm and shall not be construed as a confirmation or denial of flooding potential.

Being Lot 78  
Geneva Village Subdivision  
Plat Book 12, Page 33



LOCATION MAP  
No Scale

MICHAEL EDWARD DRIVE 60' R/W  
(P.B. 12 Pg. 33)



RECEIVED

JUN 02 2022

PLANNING & DESIGN  
SERVICES



- LEGEND
- = Found 1-1/2" Iron Rod



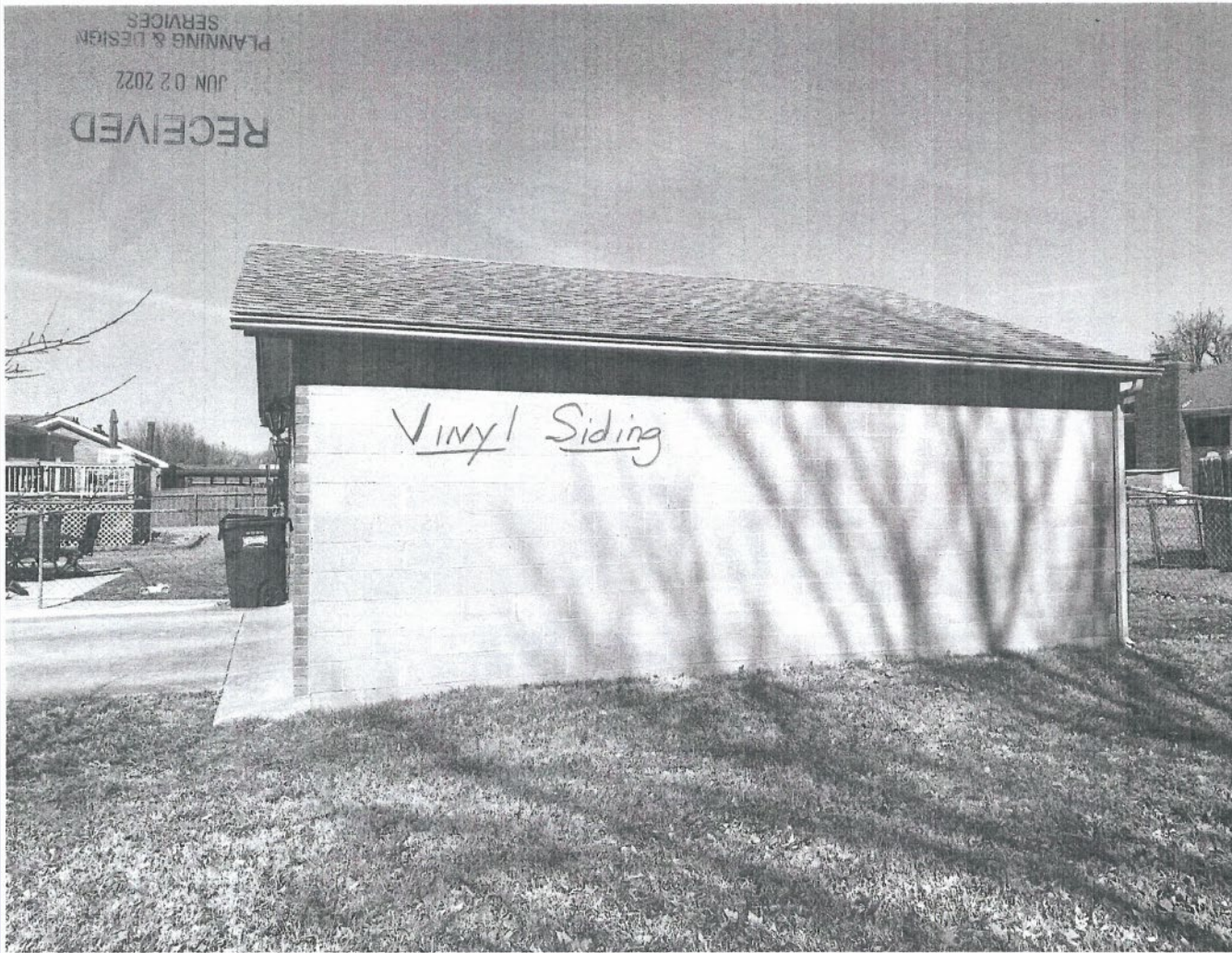
**BOUNDARY SURVEY**  
This Survey complies with KAR 18.150

Survey of: 9300 Michael Edward Drive

# Elevations



# Elevations



# 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

- Staff finds that the requested variance is adequately justified and meets the standards of review.
- The location of the proposed garage is similar to others in the area and the encroachment was discovered after the building permit was issued.

# Required Action

- Variance: from Land Development Code Table 5.3.1 to allow an accessory structure to encroach into the rear yard setback.
- Approve/Deny

Location	Requirement	Request	Variance
Rear Yard Setback	25 ft.	1.1 ft.	23.9 ft.