

**16VARIANCE1040**  
**11801 Woodland Road**  
**(Anchorage, KY)**



**Louisville Metro Board of Zoning Adjustment**

**Public Hearing**

**Ross Allen, Planner I**

**August 1, 2016**

# Request(s)

- Variance from Development Code (2003) Section 4.3.C.2 for an encroachment into the minimum front yard requirement in the City of Anchorage, KY along Squires Lane.

Location	Requirement	Request	Variance
Front Yard	75 ft.	20 ft.	55 ft.

# Case Summary / Background

- Proposing a single family home with a building footprint of 2,186 sf. in the City of Anchorage.
- 1.06 acre lot bounded to the north by Squires Lane, the west by Evergreen Road, and the south by Woodland Road.
- The front of the home will be situated facing Evergreen Road and have a proposed driveway access via Squires Lane.

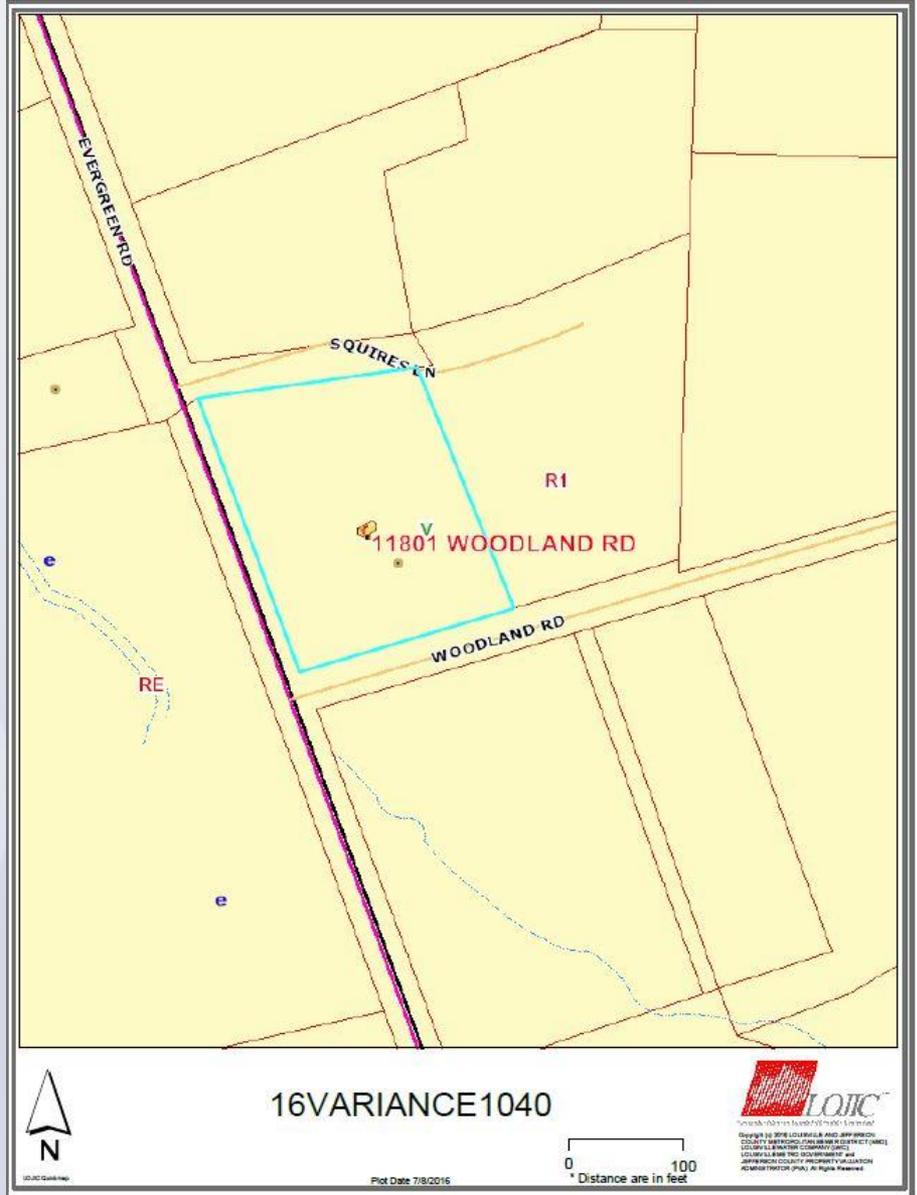
# Zoning/Form Districts

## Subject Property:

- Existing: R-1/Village
- Proposed: R-1/Village

## Adjacent Properties:

- North: R-1/Village
- South: R-1/Village
- East: R-1/Village
- West: RE/Village



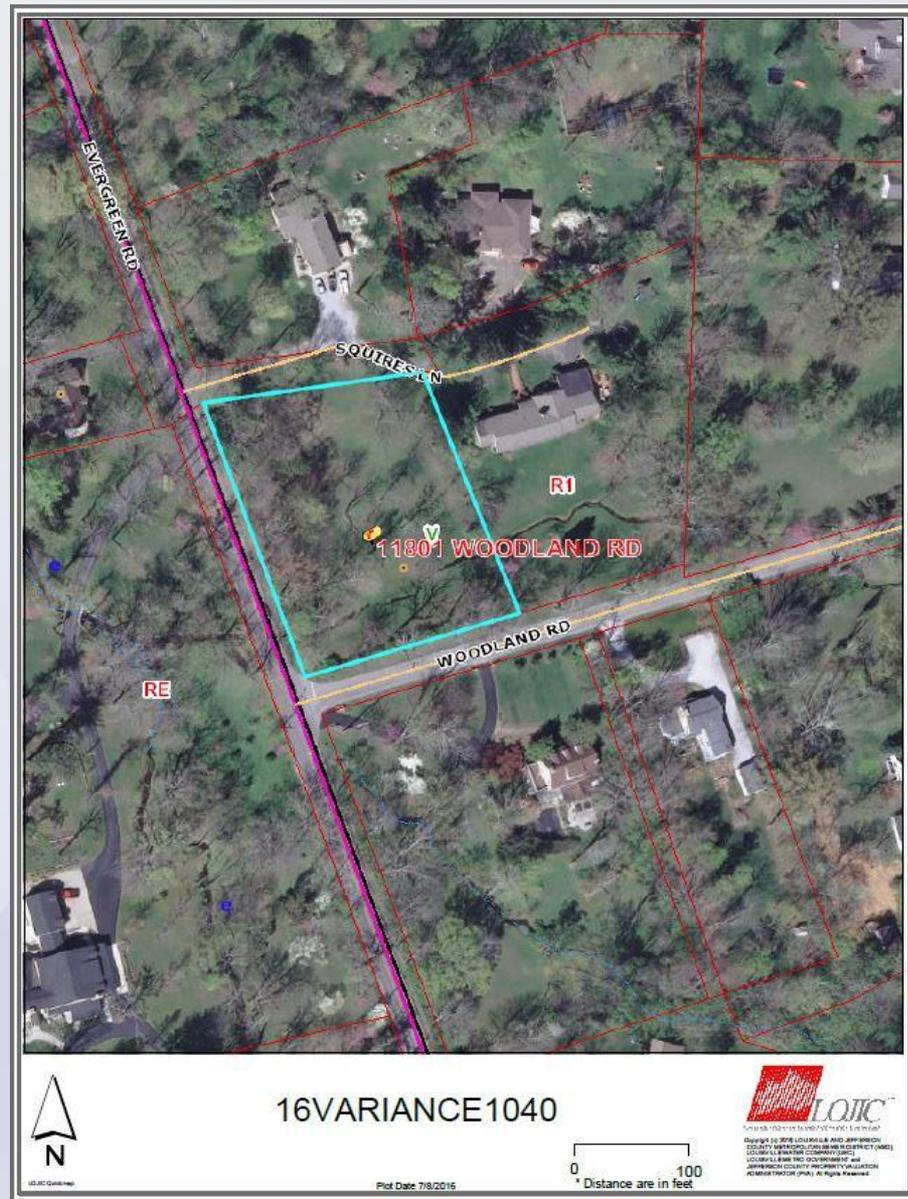
# Aerial Photo/Land Use

## Subject Property:

- Existing: Vacant
- Proposed: Single Family

## Adjacent Properties:

- North: Single Family
- South: Single Family
- East: Single Family
- West: Single Family



# Site Photos-Subject Property



Viewing Squires Lane from across  
Evergreen Road, the subject site is to the  
right hand side.

# Site Photos-Subject Property



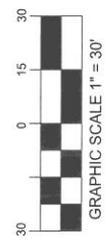
View of the stream area looking towards the side yard parallel to Woodland Road.

# Site Photos-Subject Property



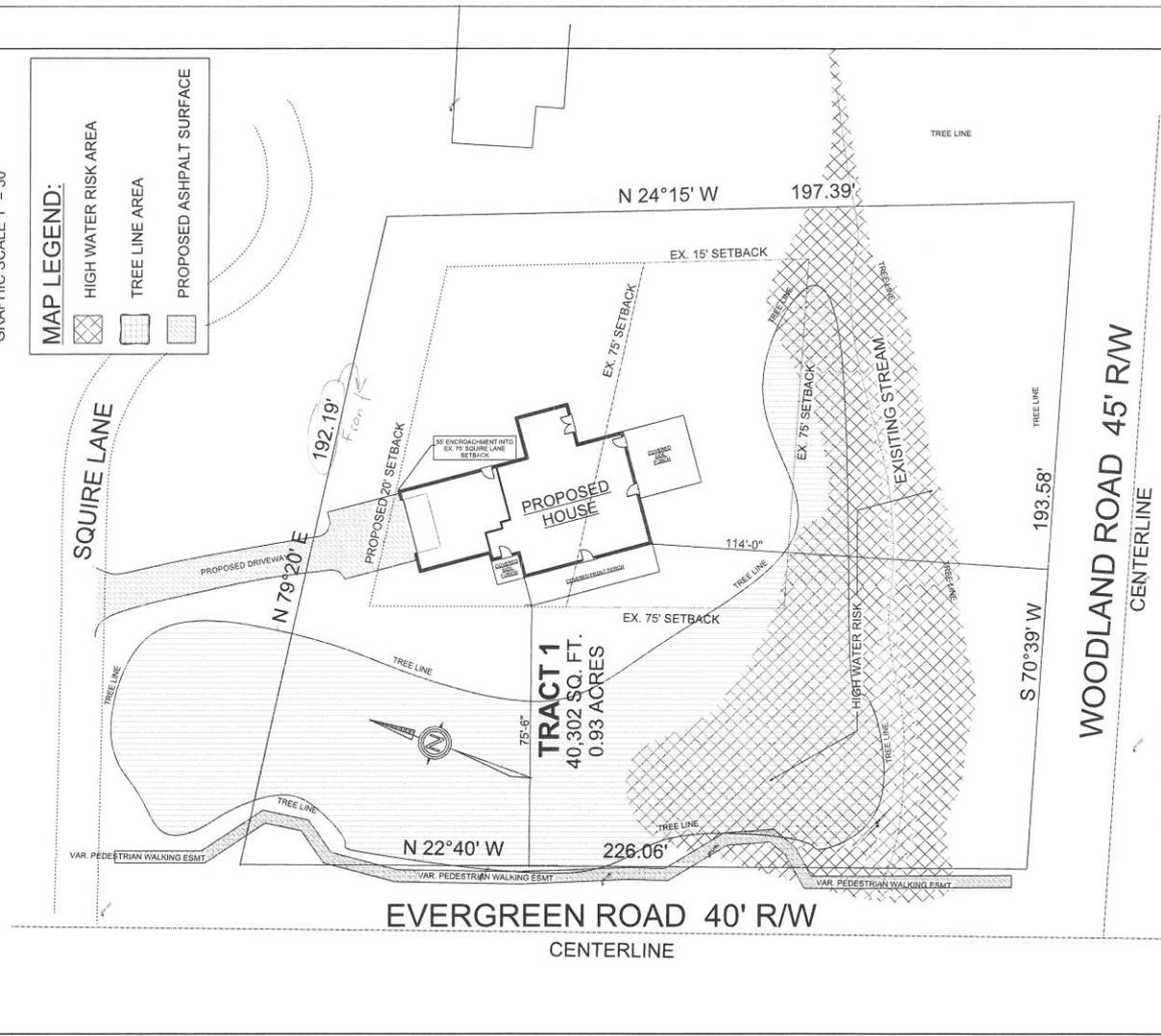
View of the lot where the home is to be constructed. Looking towards Woodland Road and parallel to Evergreen Road.

# Applicant's Site Plan



**MAP LEGEND:**

- HIGH WATER RISK AREA
- TREE LINE AREA
- PROPOSED ASPHALT SURFACE



**TRACT 1**  
40,302 SQ. FT.  
0.93 ACRES

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**BUTTORFF**  
 COMPANY INC.  
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 7610 POLLOCK AVE., PINEFLEX VALLEY, KY. 40056  
 502-243-0900  
 www.TheButtorffCompany.com

VARIANCE FOR FRONT YARD SETBACK  
 PLAT FOR: THE BUTTORFF COMPANY INC.  
 LOCATION: 11801 WOODLAND AVENUE  
 DB. 9380, PG. 578-D.B. 5595, PG. 41  
 REQUIRED: 75 FEET  
 REQUESTING: 20 FEET ON SQUIRE LANE  
 R1 - SINGLE FAMILY RESIDENTIAL  
 VILLAGE FORM DISTRICT  
 LOUISVILLE KY. JULY, 11, 2016 SCALE: 1"=30'

16 VARIANCE 1040

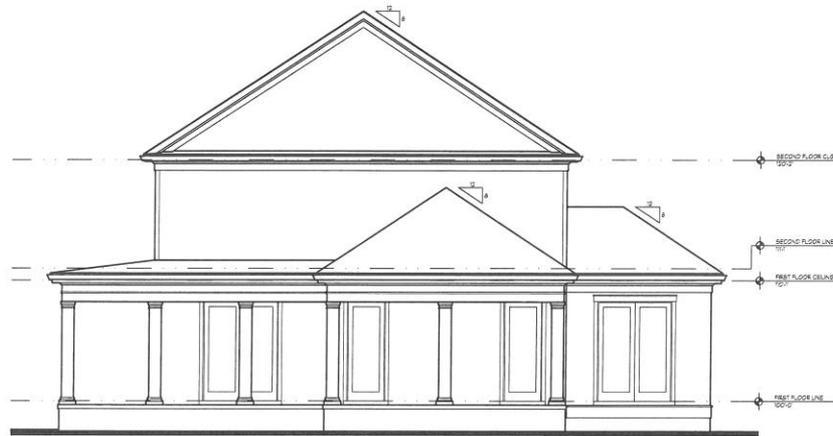


# Applicant's Elevations

ALL DIMENSIONS AND GRADES SHALL BE FIELD VERIFIED AND ANY DISCREPANCIES OR INTERFERENCES SHALL BE REPORTED TO THE BUILDER PRIOR TO COMMENCEMENT OF WORK.

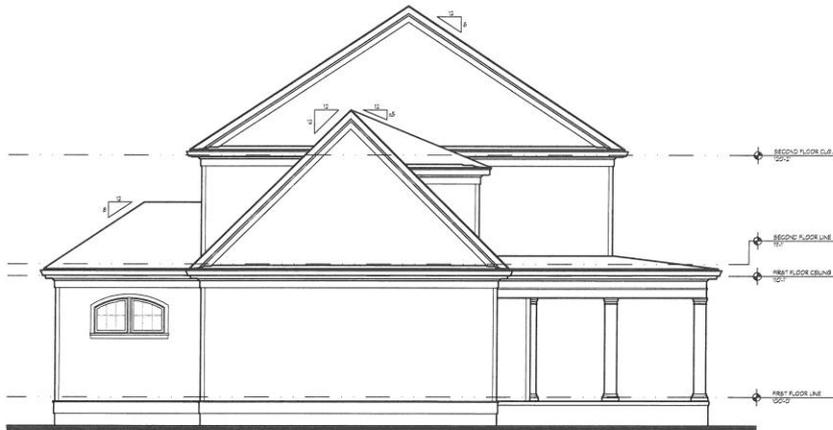
The Buttorff  
Company, Inc.  
(502) 243-0909

Residence for  
The Kinnick Family  
Anchorage Kentucky



Right Side Elevation

SCALE: 1/4" = 1'-0"



Left Side Elevation

SCALE: 1/4" = 1'-0"

THE BUTTORFF  
COMPANY, INC.  
DESIGN • BUILD • REMODEL

CADsight

8805B Big Tree Way  
Louisville, Kentucky 40220  
(502) 523 - 7180

Project No.

Date

Sheet No. 5/19/2016

AI.5

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The Buttorff Company, Inc.  
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Residence for  
The Kinick Family

Anchorage Kentucky

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(502) 523 - 7180  
PROJECT NO.

5/19/2016

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Front Elevation  
SCALE: 1/4" = 1'-0"



Rear Elevation  
SCALE: 1/4" = 1'-0"

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# Applicable Plans & Policies

- Development Code (2003 as used by the City of Anchorage, KY) Section 4.3.C.2 requiring front yard setbacks to be at minimum 75 feet.

# Staff Analysis and Conclusions

- Based upon the information in the staff report, the testimony and evidence provided at the public hearing, the Board of Zoning Adjustment must determine if the proposal meets the standards for granting a variance established in the Development Code (2003) from Section 4.3.C.2 to allow the proposed new home construction to encroach into the 75' ft. minimum front yard setback by 55' feet reducing the setback of the home to 20' ft. from the parcel line along Squires Lane.

# Required Actions

- Variance from Development Code (2003) Section 4.3.C.2 for a 55 foot encroachment into the required 75 foot minimum front yard setback of a proposed single family residence in the City of Anchorage, KY along Squires Lane: Approve/Deny

Location	Requirement	Request	Variance
Front Yard	75 ft.	20 ft.	55 ft.