

16VARIANCE1060

12506 Lilly Lane



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

**Ross Allen, Planner I
August 29, 2016**

Request(s)

- **Variance** : from the Land Development Code section 5.1.12.a (Infill Context) to allow a proposed residence to exceed the range of setbacks of the two nearest lots containing principal structures within the same block face.

Location	Requirement	Request	Variance
Front Yard Setback	30-35 ft.	65 ft.	30 ft.

Case Summary / Background

- The subject property is a vacant parcel located in an R-5 zoning district within a Neighborhood Form District.
- The applicant is proposing to construct a 2,000 sf. residence with a 576 sf. attached garage, unenclosed front and rear porches.
- Proposing a 638 sf attached garage with a 154 sf Mud room/Laundry Room.
- The required front yard setback of the subject property would be based upon the range of setbacks of the two nearest lots principal structures which are approximately 30 feet (12504 Lilly Lane) and 35 feet (12508 Lilly Lane) respectively.

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: Residential Single Family
- Proposed: Residential Single Family

Adjacent Properties:

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



Site Photos-Subject Property



Site Photos-Subject Property



Surrounding - Subject Property



Surrounding-Subject Property



Applicable Plans & Policies

- Land Development Code (July 2016) Section 5.1.12.a

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 standard of review for granting variances as established in the Land Development Code from Section Context) to allow a proposed residence to exceed the range of setbacks of the two nearest lots containing principal structures within the same block face by approximately 30 feet.

Required Actions

- **Variance:** from the Land Development Code section 5.3.1, and table 5.3.1 to allow an attached garage to encroach into the minimum rear yard setback: Approve/Deny

Location	Requirement	Request	Variance
Rear Yard Setback	25 ft.	4 ft. 7 in.	20 ft. 5 in.