17VARIANCE1014
2107 Twin Hill Road

Louisville Metro Board of Zoning Adjustment

Public Hearing

Dante St. Germain, Planner I

April 3, 2017

Requests

- **Variance:** from Land Development Code Table 5.3.1 to allow a structure to encroach into the street side yard.

Location	Requirement	Request	Variance
Street Side Yard Setback	30 ft.	25.29 ft.	4.71 ft.

Case Summary / Background

- The subject property is Lot 78 in the Riverwood Section 2 subdivision, recorded in 1964. A 30' build limit line was specified along both Blankenbaker Lane and Twin Hill Road.
- The home on the subject property was built in 2005. It was oriented toward Twin Hill Road and built over the build limit line, encroaching into the street side yard setback.
- The encroachment was discovered when a survey was performed as part of the process of selling the property.

Louisville METRO

Case Summary / Background

- The encroachment is 4.71 feet into the street side yard, which is required to be 30 feet, the same as the build limit line. The front façade of the house is the point of encroachment.

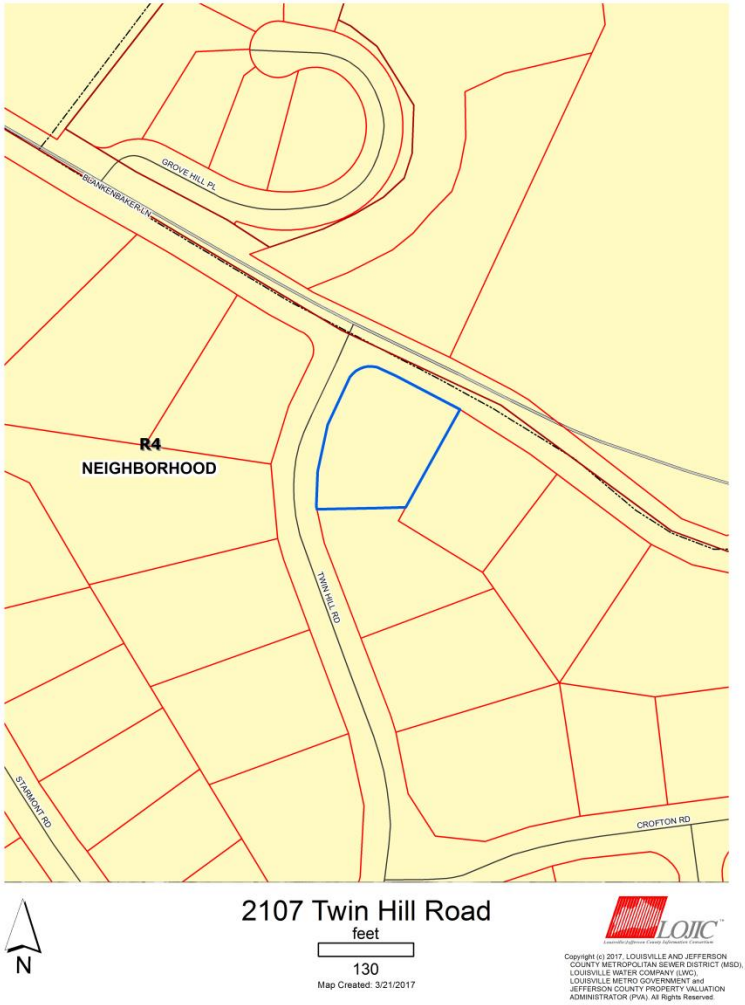
Zoning/Form Districts

Subject Property:

- Existing: R-4/Neighborhood
- Proposed: R-4/Neighborhood

Adjacent Properties:

- North: R-4/Neighborhood
- South: R-4/Neighborhood
- East: R-4/Neighborhood
- West: R-4/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 & Locust Grove Historic Home and Museum
- West: Single Family Residential

Site Photos-Subject Property

The front of the subject property

Site Photos-Subject Property

The front of the subject property.

Site Photos-Subject Property

A side view of the front of the house, where the encroachment occurs.

Site Photos-Subject Property

The house across Twin Hill Road.

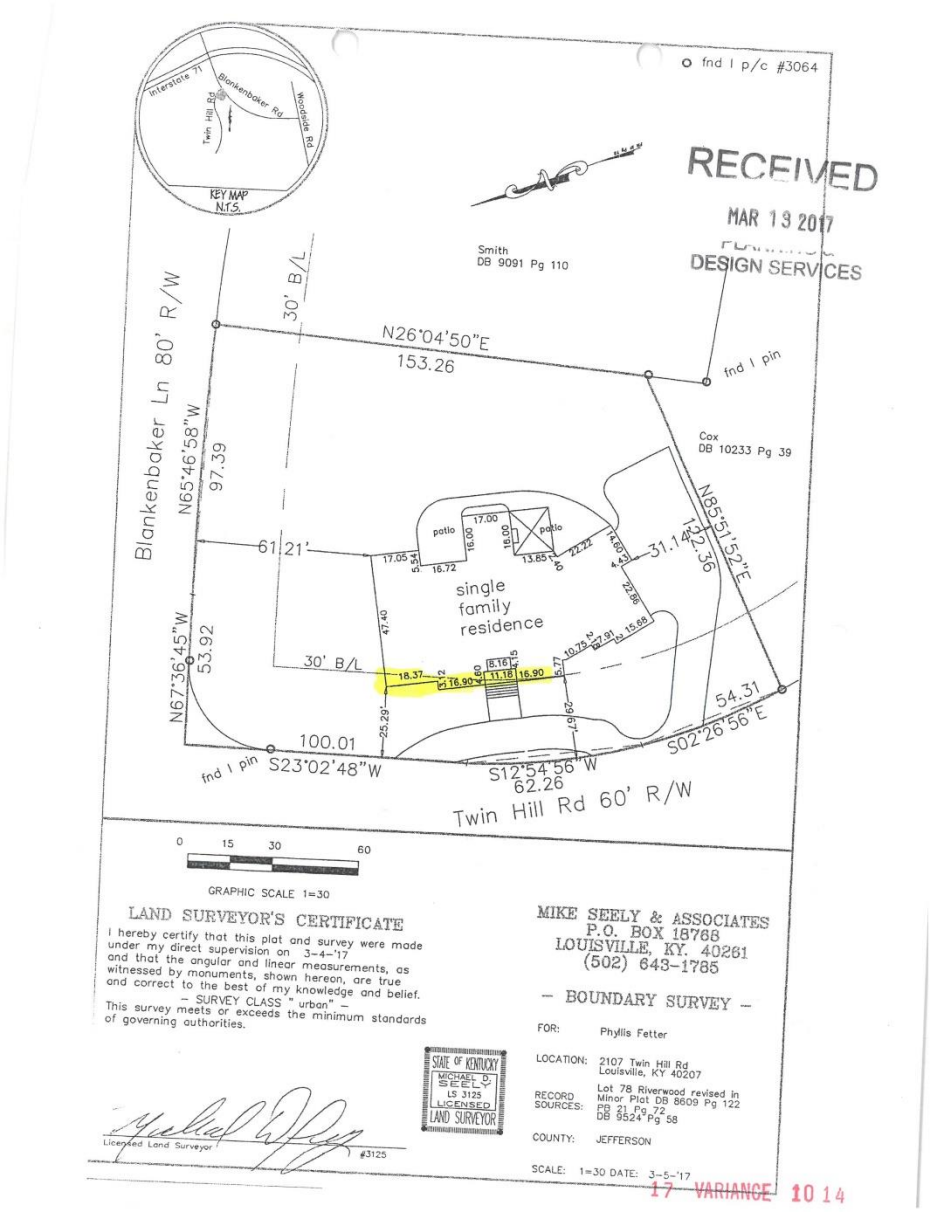
Site Photos-Subject Property

The corner of the house where the point of greatest encroachment occurs.

Site Photos-Subject Property

The corner of the house where the point of greatest encroachment occurs.

Applicant's Site Plan



Conclusions

- Must determine if the proposal meets the standard of review for granting a variance as established in the Land Development Code Table 5.3.1 to allow a structure to encroach into the required street side yard.

Required Actions

- **Variance:** from Land Development Code Table 5.3.1 to allow a structure to encroach into the required street side yard.

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