

17VARIANCE1041

9509 Chadbourn Court Garage



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

**Dante St. Germain, Planner I
August 21, 2017**

Requests

- **Variance:** from Land Development Code section 5.4.2.C.3.a to allow a structure to encroach into the required rear setback

Location	Requirement	Request	Variance
Rear Setback	5 feet	3 feet	2 feet

Case Summary / Background

- The applicant proposes to construct a new 24' x 24' block detached garage to the rear of the principal structure on the property.
- The subject property contains a single-family residence with a one-car attached garage.
- Other properties along Chadbourn Court have detached garages with similar orientations on their respective lots.

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



9509 Chadbourn Court
feet

110
Map Created: 8/7/2017



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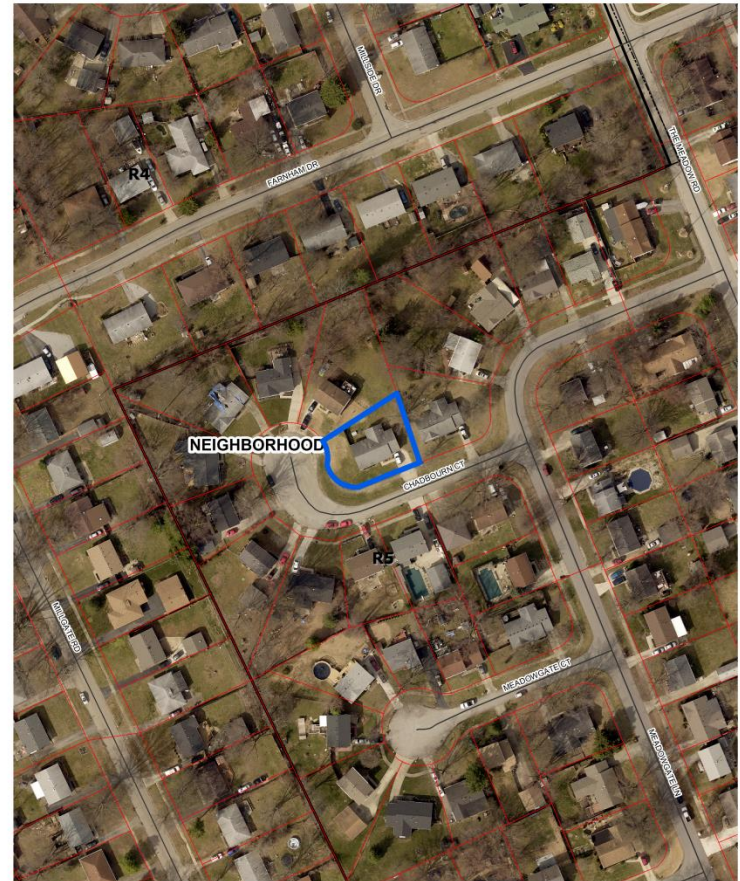
Aerial Photo/Land Use

Subject Property:

- Existing: Single Family Residential
- Proposed: Single Family Residential

Adjacent Properties:

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



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feet

110

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Site Photos-Subject Property



The front of the subject property.

Site Photos-Subject Property



The residence to the right of the subject property.

Site Photos-Subject Property



The property across Chadbourn Court.

Site Photos-Subject Property



The turn in the road to the left of the subject property.

Site Photos-Subject Property



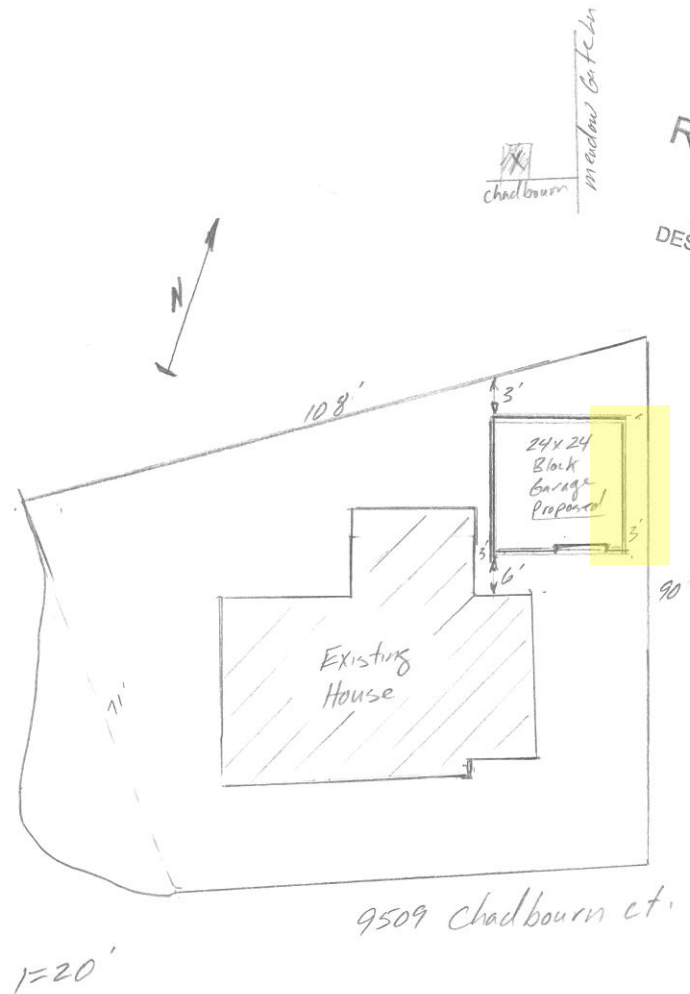
The side yard and rear yard of the subject property.

Site Photos-Subject Property



The rear yard of the subject property.

Site Plan



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Conclusions

- The variance request appears to be adequately justified and meets the standard of review.
- Must determine if the proposal meets the standard of review for granting a variance as established in the Land Development Code (May 2017) from section 5.4.2.C.3.a to allow a structure to encroach into the required 5 foot rear setback.

Required Actions

- **Variance:** from Land Development Code section 5.4.2.C.3.a to allow a structure to encroach into the required 5 foot rear setback. Approve/Deny

Location	Requirement	Request	Variance
Rear Setback	5 feet	3 feet	2 feet