

**17VARIANCE1087**

**7101 Fontendleau Way Carport**



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

**Dante St. Germain, Planner I  
December 4, 2017**

# Requests

- **Variance:** from Land Development Code table 5.3.1 to allow a structure to encroach into the required front yard setback.

Location	Requirement	Request	Variance
Front Yard	30 feet	6 feet	24 feet

# Case Summary / Background

- The subject property contains a two-story single-family residence with an attached garage. The property has a driveway accessing McKenna Way and another driveway accessing Fontendleau Way.
- The applicant proposes to construct a new detached carport on the driveway accessing McKenna Way.
- The carport is proposed to shelter a handicapped-accessible vehicle parked in the driveway.

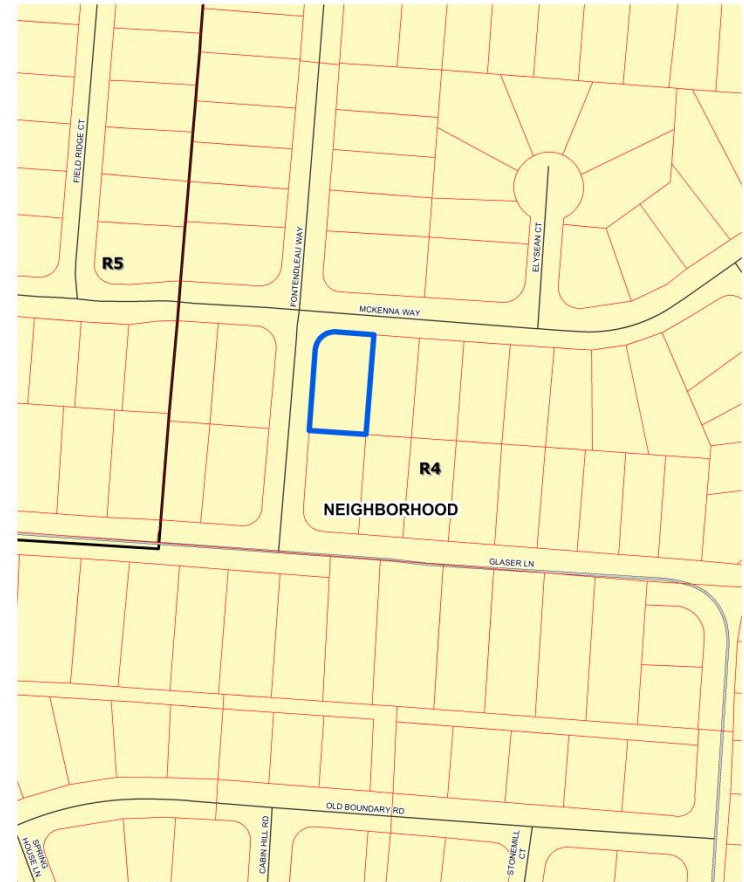
# Zoning/Form Districts

## 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



7101 Fontendleau Way

feet



Map Created: 11/20/2017



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COUNTY METROPOLITAN SEWER DISTRICT (MSD),  
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JEFFERSON COUNTY PROPERTY VALUATION  
ADMINISTRATOR (PVA). All Rights Reserved.



# 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



7101 Fontendleau Way  
feet

140  
Map Created: 11/20/2017



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# Site Photos-Subject Property



The front of the subject property and  
driveway to McKenna Way.



# Site Photos-Subject Property



The property to the right of the subject property.



# Site Photos-Subject Property



The property to the left of the subject property across Fontendleau Way.



# Site Photos-Subject Property



The property across McKenna Way.



# Site Photos-Subject Property



The property across the intersection.



# Site Photos-Subject Property



The location of the proposed carport.

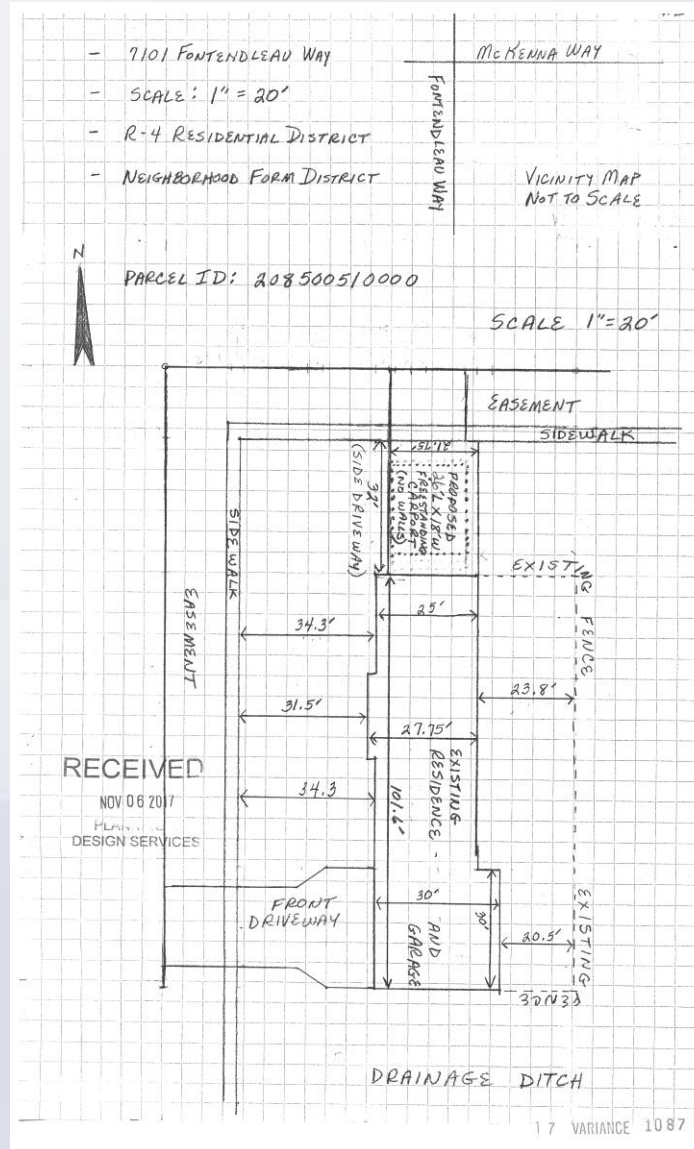
# Site Photos-Subject Property



The line of façades down McKenna Way.

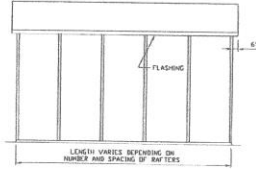


# Site Plan

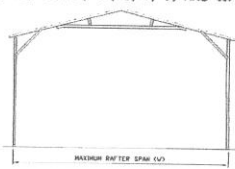


# Elevation

**BOX EAVE FRAME RAFTER STRUCTURE (Sheets 4A, 4B, 4C, 4D, 4E, 4F, 6, 7, 9, AND 11)**



LENGTH VARIES DEPENDING ON NUMBER AND SPACING OF RAFTERS

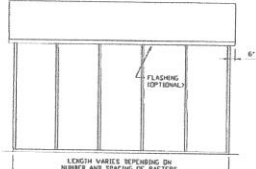


MAXIMUM RAFTER SPAN (ft)

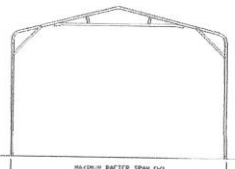
**TYPICAL SIDE ELEVATION-HORIZONTAL ROOF**  
SCALE: NTS

**TYPICAL END ELEVATION-HORIZONTAL ROOF**  
SCALE: NTS

**BOX FRAME RAFTER STRUCTURE (Sheets 5A, 5B, 6, 8, AND 10)**



LENGTH VARIES DEPENDING ON NUMBER AND SPACING OF RAFTERS



MAXIMUM RAFTER SPAN (ft)

**TYPICAL SIDE ELEVATION**  
SCALE: NTS

**TYPICAL END ELEVATION**  
SCALE: NTS

**INSTALLATION NOTES AND SPECIFICATIONS**

- DESIGN IS FOR MAXIMUM 30' WIDE x 20' EAVE HEIGHT OPEN CARPORT STRUCTURES.
- DESIGN WAS DONE IN ACCORDANCE WITH THE 2014 FLORIDA BUILDING CODE (FBC) 5TH EDITION, 2012 NORTH CAROLINA BUILDING CODE, 2006 INTERNATIONAL BUILDING CODE (IBC), 2009 IBC 2012 IBC AND 2015 IBC
- DESIGN LOADS ARE AS FOLLOWS:
  - A) DEAD LOAD = 15 PSF
  - B) LIVE LOAD = 12 PSF
  - C) GROUND SNOW LOAD = 30 PSF (C 243), 35 PSF (C 4 V < 30°), 35 PSF @ 4°-8° D.C. SPACING (C 243) (MAXIMUM 45 PSF FOR EXPOSURE B AND 55 PSF FOR EXPOSURE C AT 4°-8° D.C. SPACING)
- LOW ULTIMATE WIND SPEED (LW) 105 TO 140 MPH (NOMINAL WIND SPEED B) TO 108 MPH; MAXIMUM RAFTER/POST AND END POST SPACING = 30 FEET
- HIGH ULTIMATE WIND SPEED (HW) 141 TO 170 MPH (NOMINAL WIND SPEED B) TO 132 MPH; MAXIMUM RAFTER/POST AND END POST SPACING = 40 FEET
- LOW HAZARD RISK CATEGORY I (VIND).
- WIND EXPOSURE CATEGORY B OR C.
- SPECIFICATIONS APPLICABLE TO 29 GAUGE METAL PANELS FASTENED DIRECTLY TO 2 1/2" x 2 1/2" - 14 GAGE TUBE STEEL (TS) FRAMING MEMBERS (UNLESS NOTED OTHERWISE).
- AVERAGE FASTENER SPACING ON-CENTERS ALONG RAFTERS OR HAT CHANNELS, AND COLUMNS (INTERIOR OR END) = 8" O.C. (MAX).
- FASTENERS CONSIST OF #12-14x3/4" SELF-DRILLING FASTENER (SDF), USE CONTROL SEAL WASHER WITH EXTERIOR FASTENERS. SPECIFICATIONS APPLICABLE ONLY FOR MEAN ROOF HEIGHT OF 20 FEET OR LESS, AND ROOF SLOPES OF 14° (3:12 PITCH) OR LESS SPACING REQUIREMENTS FOR OTHER ROOF HEIGHTS AND/OR SLOPES MAY VARY.
- ANCHORS SHALL BE INSTALLED THROUGH BASE RAIL WITHIN 6" OF EACH RAFTER COLUMN ALONG SIDES.
- GROUND ANCHORS (SOIL NAILS) CONSIST OF #4 REBAR W/ WELDER NUT x 30" LONG IN SUITABLE SOIL CONDITIONS. OPTIONAL ANCHORAGE MAY BE USED IN SUITABLE SOILS AND MUST BE USED IN UNSUITABLE SOILS AS NOTED. NOT ALLOWED FOR HIGH WIND APPLICATION.
- WIND FORCES GOVERN OVER SEISMIC FORCES. SEISMIC PARAMETERS ANALYZED ARE:
  - SOIL SITE CLASS = D
  - RISK CATEGORY I/II/III
  - R<sub>s</sub> = 3.25      I<sub>e</sub> = 10
  - S<sub>MS</sub> = 1.52      V = C<sub>1</sub>V
  - S<sub>MS</sub> = 0.839

<b>MOORE AND ASSOCIATES ENGINEERING AND CONSULTING, INC.</b>		DRAWN BY: JES		CAROLINA CARPORTS, INC. 187 CARDINAL RIDGE TRAIL DORSON, NC 27017 30'x20' FULLY OPEN STRUCTURE	
CHECKED BY: PBN		PROJECT NO: VPM		DATE: 4-6-17	SCALE: NTS
CLIENT: CAROLINA CARPORTS		DATE: 3	DWG NO: SK-1	JOB NO: 131365 161355	REV: 7

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DESIGN SERVICES

17 VARIANCE 1087



# Conclusions

- The variance request does not appear to be adequately justified and does not meet 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 (August 2017) from table 5.3.1 to allow a structure to encroach into the required front yard setback.

# Required Actions

- **Variance:** from Land Development Code table 5.3.1 to allow a structure to encroach into the required front yard setback. Approve/Deny

Location	Requirement	Request	Variance
Front Yard	30 feet	6 feet	24 feet