

# 17VARIANCE1095

## 401 Jarvis Lane Garage & Terrace



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

**Dante St. Germain, Planner I  
January 9, 2018**

# Requests

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

Location	Requirement	Request	Variance
Street Side Yard	25 feet	10 feet	15 feet

# Case Summary / Background

- The subject property is a corner lot located at the intersection of Jarvis Lane and Mockingbird Lane.
- The subject property contains a 1 ½ story single family residence with a basement garage. The applicant proposes to extend the garage to accommodate two vehicles and to construct a terrace on the garage roof.
- This construction is proposed to encroach into the required street side yard setback.

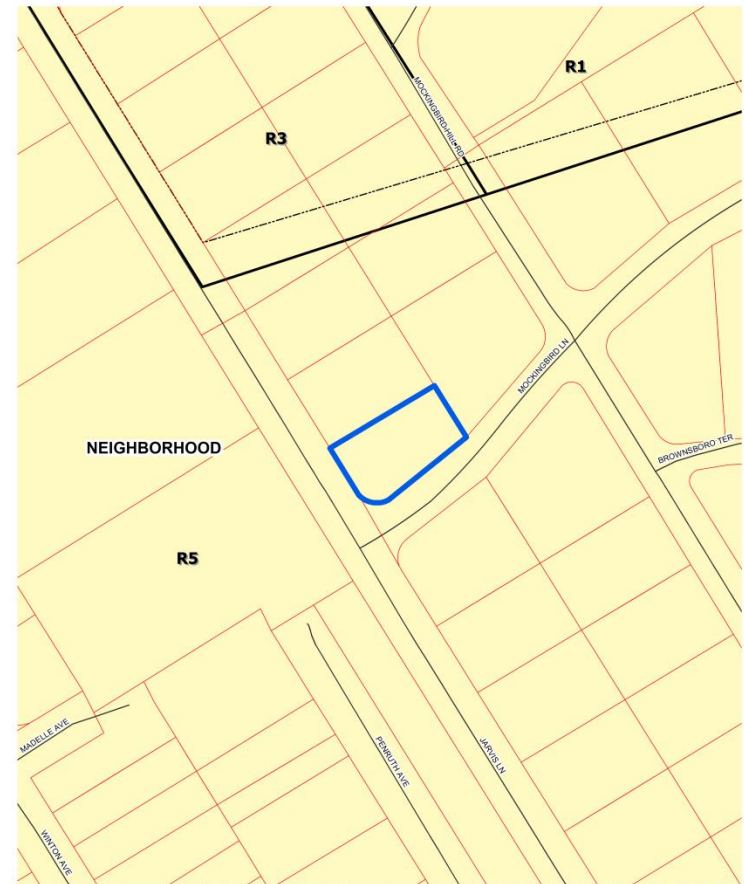
# Zoning/Form Districts

## Subject Property:

- Existing: R-5/Neighborhood

## Adjacent Properties:

- North: R-5/Neighborhood
- South: R-5/Neighborhood
- East: R-5/Neighborhood
- West: R-5/Neighborhood



401 Jarvis Lane  
feet

110  
Map Created: 12/26/2017



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JEFFERSON COUNTY PROPERTY VALUATION  
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# Aerial Photo/Land Use

## Subject Property:

- Existing: Single Family Residential

## Adjacent Properties:

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



401 Jarvis Lane  
feet

110

Map Created: 12/26/2017



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# Site Photos-Subject Property



The front of the subject property.



# Site Photos-Subject Property



The property to the right of the subject property across Mockingbird Lane.



# Site Photos-Subject Property



The property to the left of the subject property.



# Site Photos-Subject Property



The property across Jarvis Lane.

# Site Photos-Subject Property



The location of the proposed garage and terrace.

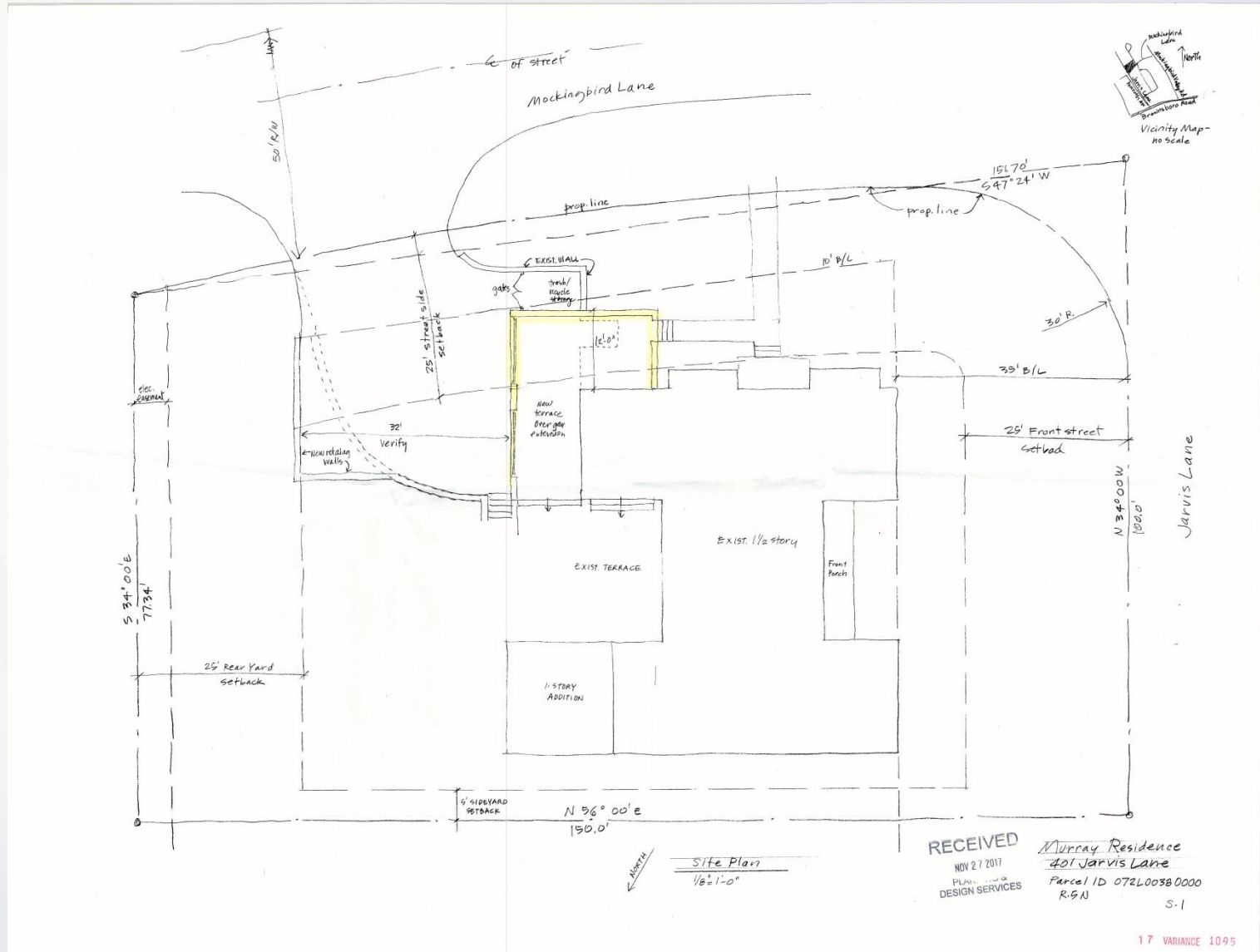


# Site Photos-Subject Property



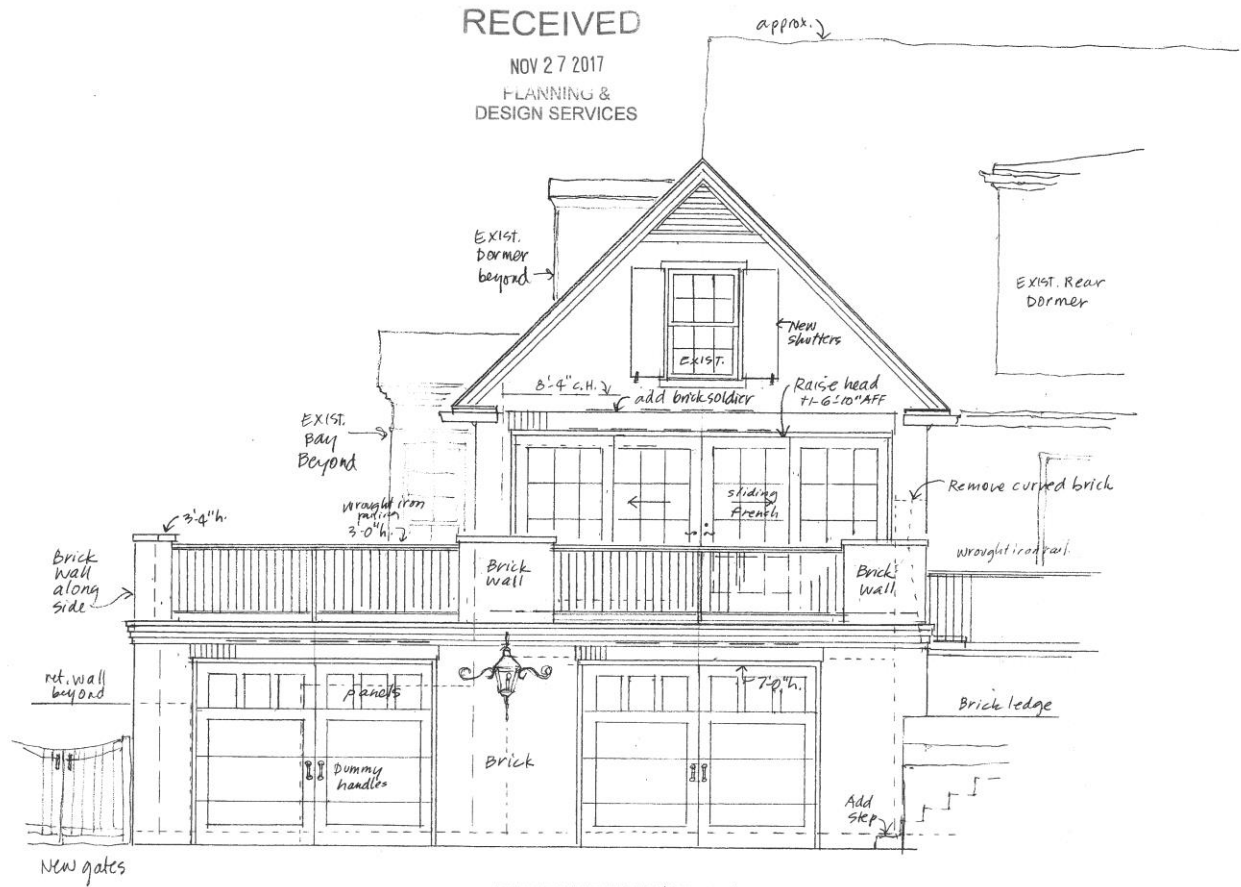
The location of the requested variance.

# Site Plan





# Elevation



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

11.9.17  
Murray  
401 Jarvis Lane VARIANCE 1095  
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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 from table 5.3.1 to allow a structure to encroach into the required street side yard setback.



# Required Actions

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

Location	Requirement	Request	Variance
Street Side Yard	25 feet	10 feet	15 feet