

18VARIANCE1046

907 Grace Court Residence



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

**Dante St. Germain, Planner I
June 4, 2018**

Requests

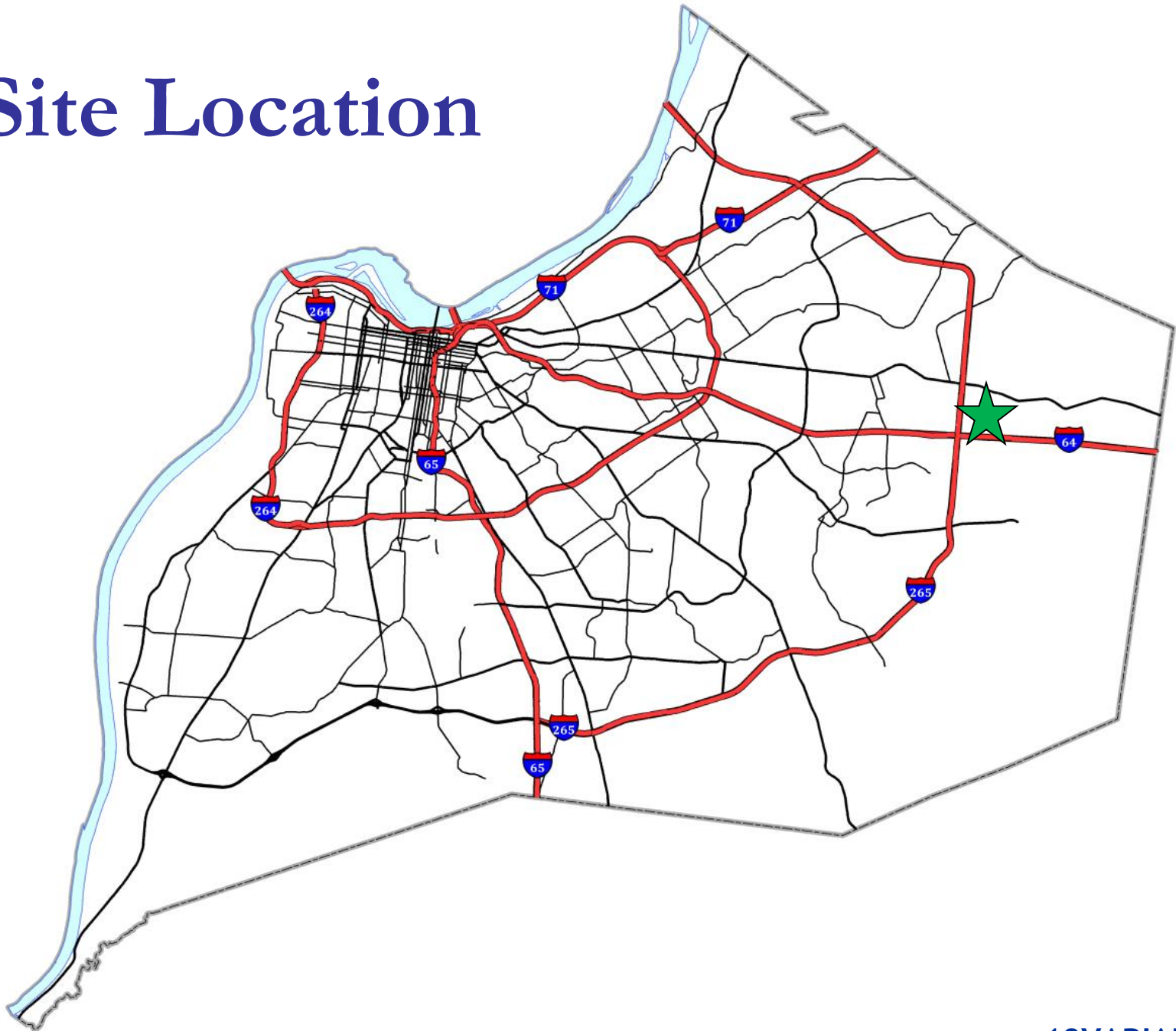
- **Variance:** from Land Development Code table 5.3.1 to allow a structure to encroach into the required front yard setback.

Location	Requirement	Request	Variance
Front Yard	30 ft.	22.64 ft.	7.36 ft.

Case Summary / Background

- The subject property is located in the Reserve of Landis Springs subdivision, recorded in plat book 54, page 84.
- The subject property is current undeveloped, and the applicant proposes to construct a new single-family residence on the property.
- The proposed footprint of the residence encroaches into the front yard setback by 7.36 ft.

Site Location



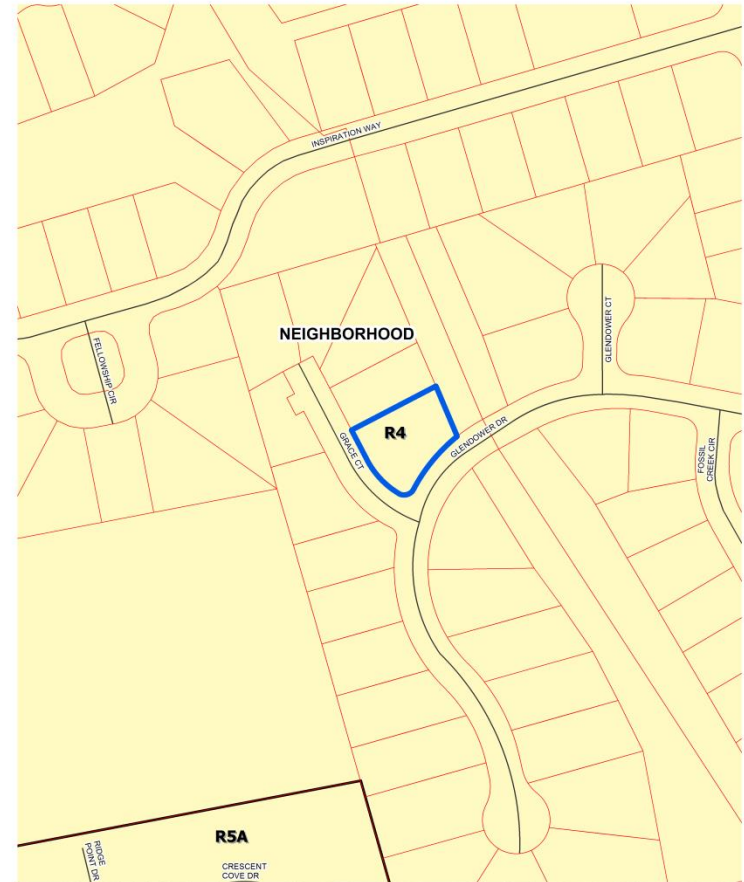
Zoning/Form Districts

Subject Property:

- Existing: R-4/Neighborhood

Adjacent Properties:

- North: R-4/Neighborhood
- South: R-4/Neighborhood
- East: R-4/Neighborhood
- West: R-4/Neighborhood



907 Grace Court
feet

140
Map Created: 5/23/2018



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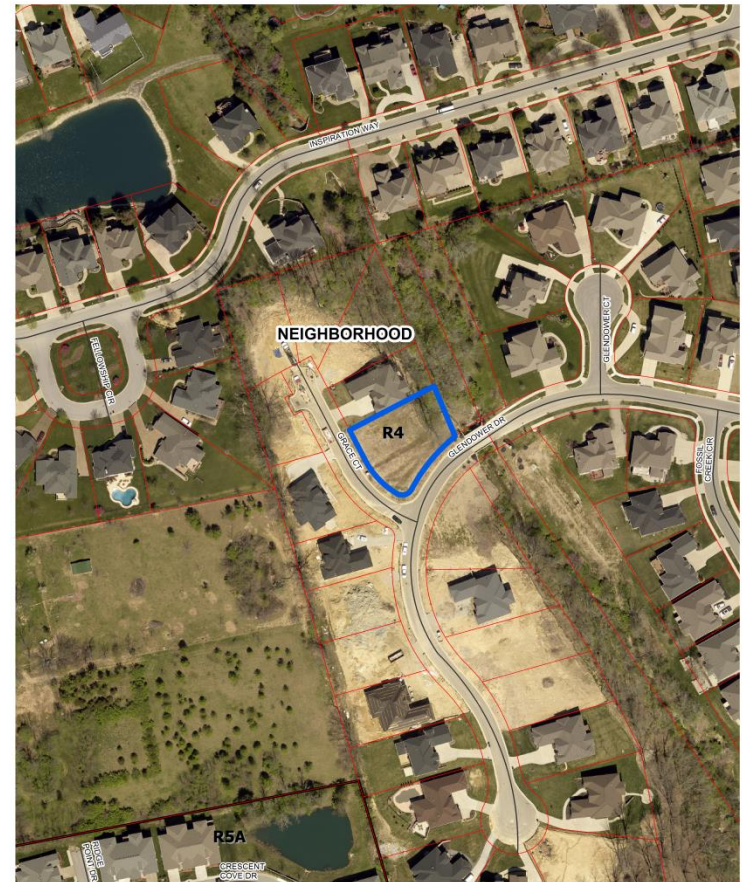
Aerial Photo/Land Use

Subject Property:

- Existing: Undeveloped
- Proposed: Single Family Residential

Adjacent Properties:

- North: Single Family Residential
- South: Single Family Residential
- East: Open Space & Single Family Residential
- West: Single Family Residential



907 Grace Court
feet

140
Map Created: 5/23/2018



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Site Photos-Subject Property



The front of the subject property and the location of the requested variance.

Site Photos-Subject Property

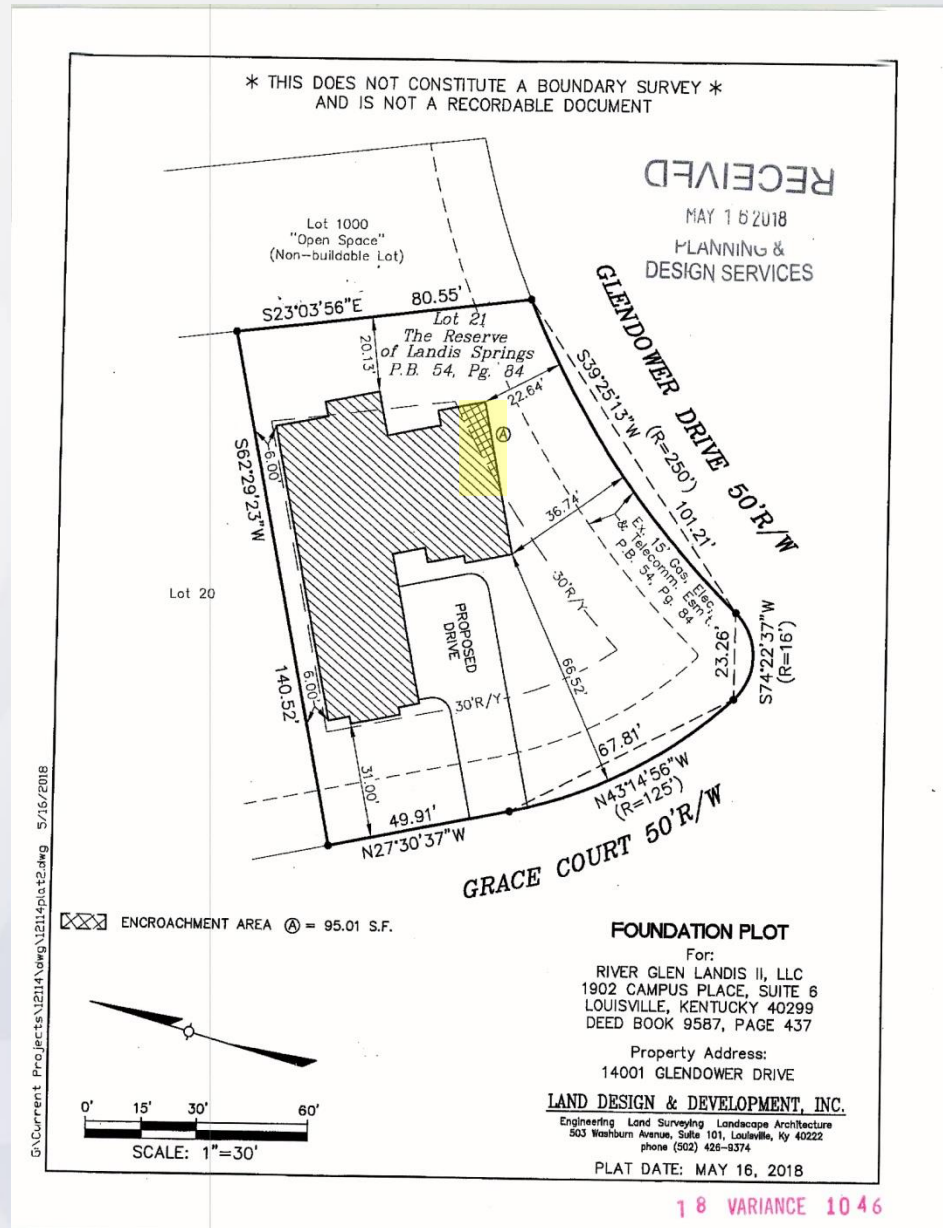


The property across Glendower Drive.

Site Photos-Subject Property



The properties across Grace Court.



Elevations

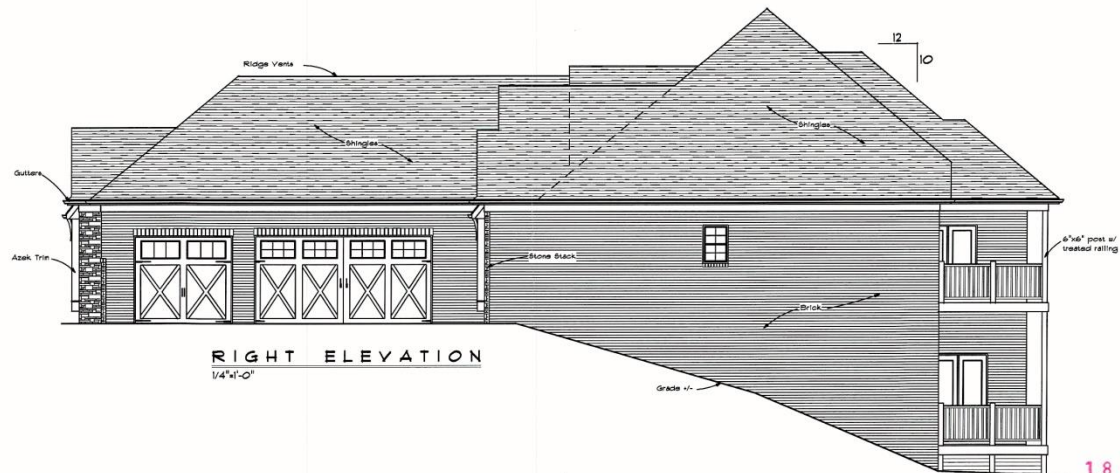
DOAN
DESIGN
RAFTING
SCOTT DOAN
(502) 553-4510

NOTE:
Builder must verify all
dimensions, drawings and
code compliance before
starting construction



FRONT ELEVATION
1/4"=1'-0" 2,360 Sq Ft +/-

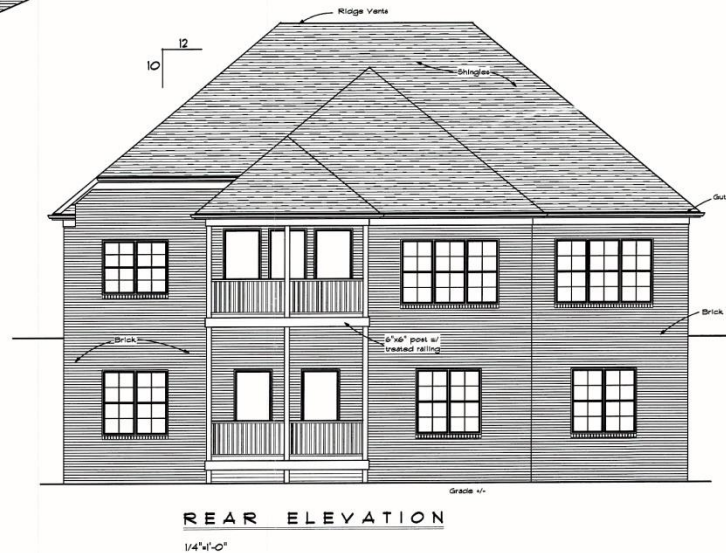
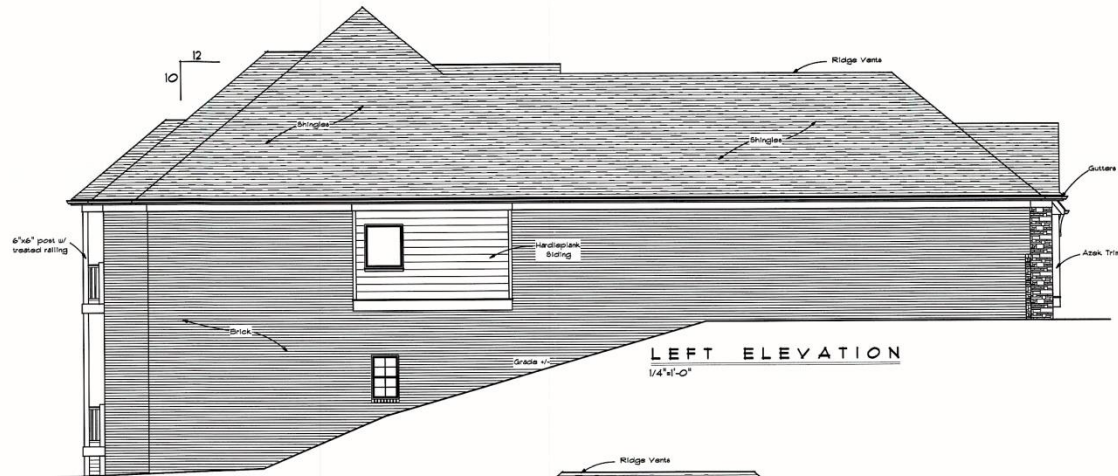
Lot # 21 Reserve at Landis Springs
RiverGlen Builders



RIGHT ELEVATION
1/4"=1'-0"

18 VARIANCE 1046 1.

Elevations



18 VARIANCE 1046 4.

Conclusions

- The variance request appears to be adequately justified and meets the standard of review.

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

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