

20-VARIANCE-0007

Warren Road Variance



Louisville Metro Board of Zoning Adjustment
Public Hearing

Zach Schwager, Planner I
March 16, 2020

Request

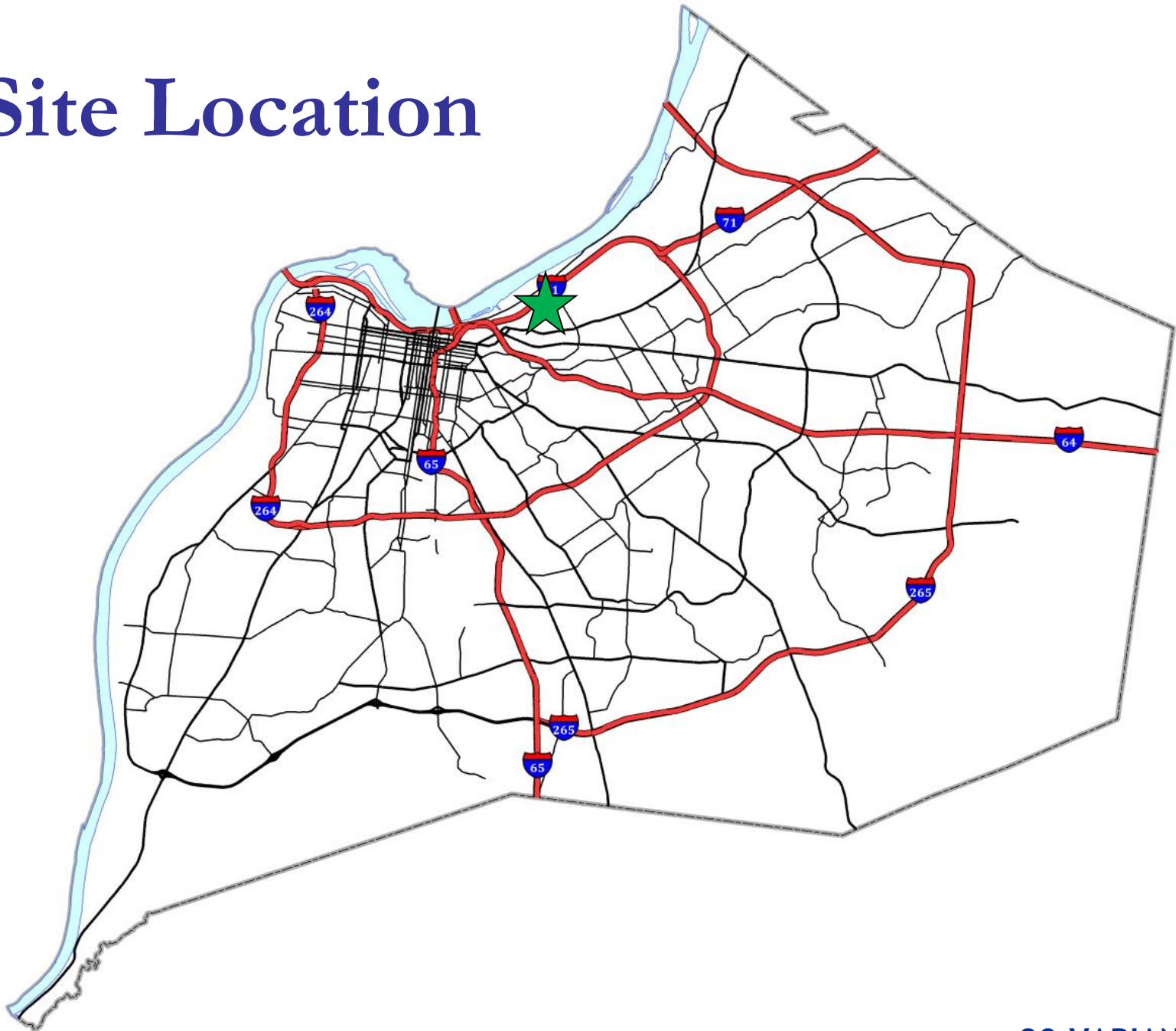
- **Variance:** from Land Development Code table 5.3.1 to allow a structure to encroach into the required side yard setback.

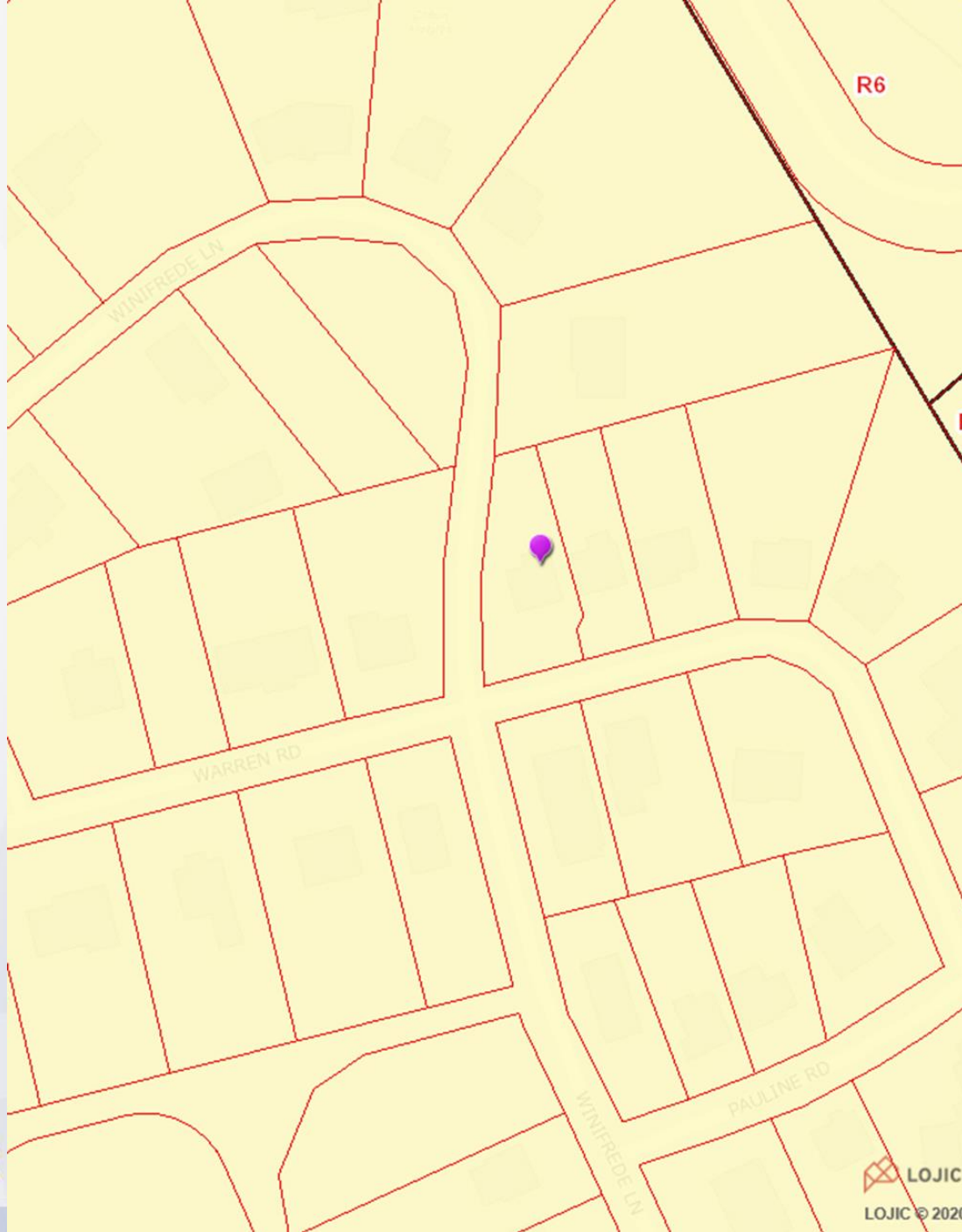
Location	Requirement	Request	Variance
Side Yard	5 ft.	3.1 ft.	1.9 ft.

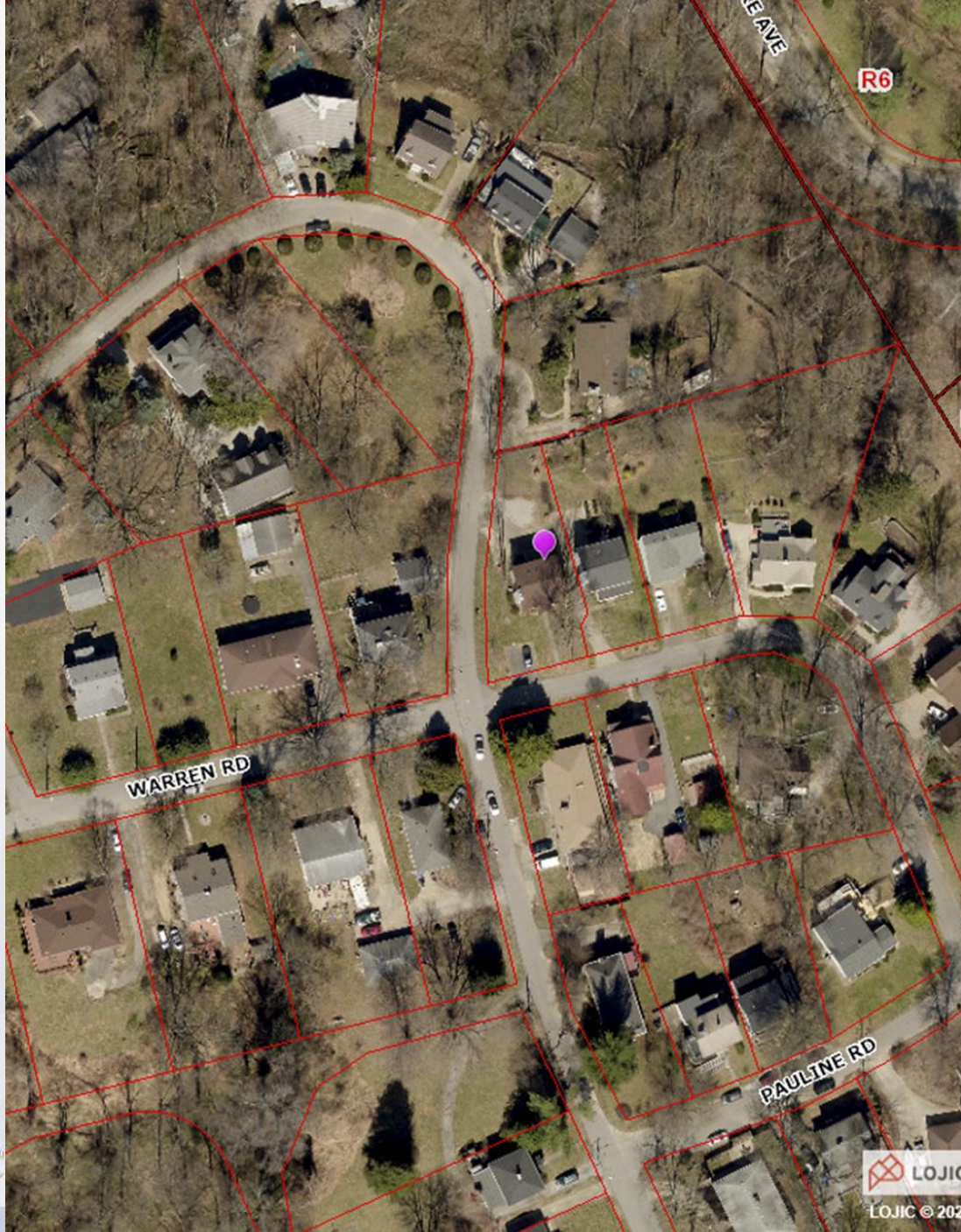
Case Summary / Background

- The subject property is located on the north side of Warren Road and contains a two-story single-family residence.
- The applicant submitted a minor plat to shift a property line in between the subject property and the adjacent property to the east.

Site Location









Site Plan

APPROVED THIS ____ DAY OF ____ 2020 PURPOSE

INVALID IF NOT RECORDED BEFORE THIS DATE:
BY: _____
LOUISVILLE METRO PLANNING COMMISSION

APPROVAL SUBJECT TO ATTACHED CERTIFICATES.

SPECIAL REQUIREMENT(S):

DOCKET NUMBER: _____

NOTES

1. Warren Road & Winifrede Lane were dedicated per Plat Book 3, Page 7.
2. This plot is subject to all legal easements, right of ways, defects, liens, adverse claims, encumbrances, covenants and restrictions, which a title search may reveal, whether shown on this plot or not.
3. This survey was retraced using Historical field notes and surveys from the archives of Stonestreet & Ford Surveyors along with recorded deeds and plats.
4. Flood Plain Determination is restricted to a review of the Flood Insurance Rate Maps latest revisions and shall not be construed as a confirmation or denial of flooding potential. The property shown hereon is NOT located within a 100 year flood zone as indicated by F.E.M.A. Map No. 21111C0027E dated December 5, 2006.
5. This site lies within a karst terrain Area. Any subsequent development on the site is subject to the requirements of chapter 4 section 9 of the Land Development Code.

BEARING DATUM

The horizontal datum for this plot, bearing N 73°45'00"E is based on the North line of of Warren Rd. as shown, plat of Indiana Re-Sub-Division of record in Plat Book 3, Page 2, in the Office of the clerk of the County Court of Jefferson County, Kentucky



Indicates set 5/8" iron pin w/ cap stamped "RS Matheny PLS 3173"

Indicates found monument

GRAPHIC SCALE IN FEET

LINE	BEARING	DISTANCE
L1	S 16°44'04" E	23.29'
L2	S 12°48'32" E	18.92'
L3	S 17°43'08" E	28.65'
L4	S 40°38'22" E	9.34'
L5	N 16°44'04" W	23.40'
L6	S 73°15'56" W	6.53'
L7	S 16°15'00" E	46.23'

LAND SURVEYOR'S CERTIFICATE

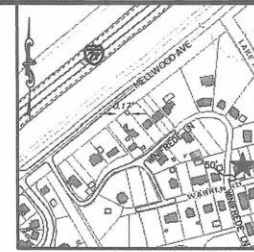
I hereby certify that this plat and survey were made under my supervision on Dec. 23, 2019 and that the angular and linear measurements as witnessed by monuments shown hereon are true and correct to the best of my knowledge and belief. This survey was made by method of random traverse with side shots. The unadjusted closure ratio of the traverse was 1:28,638 and was not adjusted. This survey and plat meets or exceeds the minimum standards of governing authorities for an "Urban" survey.

RICHARD MATHENY - P.L.S. # 3173 DATE 12/23/2019

STATE OF KENTUCKY
RICHARD S. MATHENY
S 1773
LICENSED PROFESSIONAL LAND SURVEYOR

CARDINAL SURVEYING
9009 PRESTON HWY.
LOUISVILLE, KY 40219
Phone (502) 966-3446
www.cardinalsurveyingservices.com

DRN BY: SMS/RSM
SCALE: 1"= 30'
DATE: 12/23/2019
FIELD SURVEY
DATE: 12/19/2019
BY: AS/CC



Location Map

Site Photos-Subject Property



Conclusion

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

Condition of Approval

1). The minor plat (19-MPLAT-0075) shall be approved by Planning & Design Services and recorded with the Jefferson County Clerk's office.

Required Action

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

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