

20-VARIANCE-0021

Cane Run Road Variance



Louisville Metro Board of Zoning Adjustment
Public Hearing

Zach Schwager, Planner I
March 16, 2020

Request

- **Variance:** from Land Development Code section 5.1.12.B.2.a and 5.5.5.A.1 to allow a principal structure to exceed the maximum infill front yard setback and an accessory structure to encroach into the required infill front yard setback

Location	Requirement	Request	Variance
Infill Front Yard(Accessory)	30 ft. to 81 ft.	17 ft.	13 ft.
Infill Front Yard (Principal)	30 ft. to 81 ft.	149 ft.	68 ft.

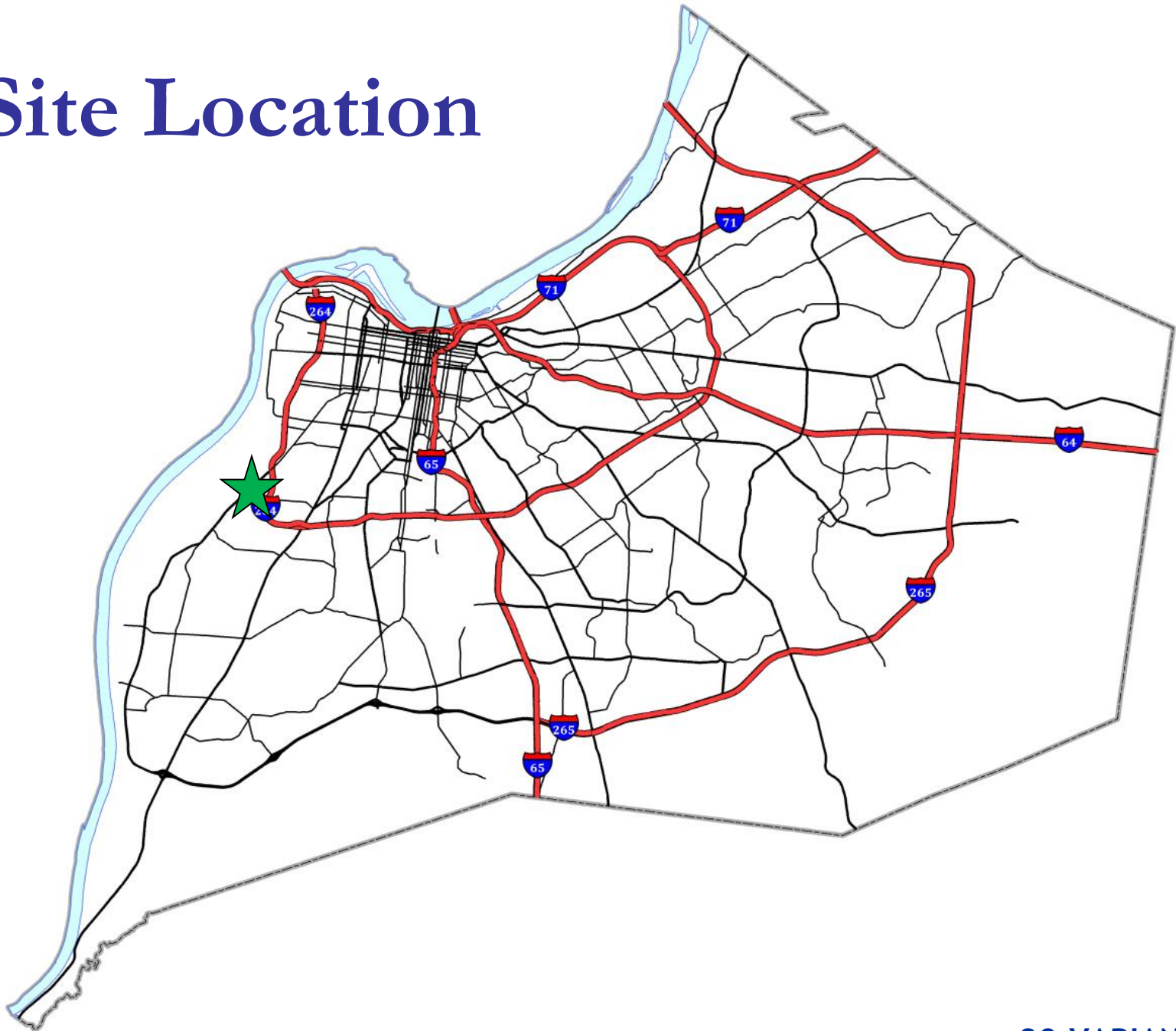
Case Summary / Background

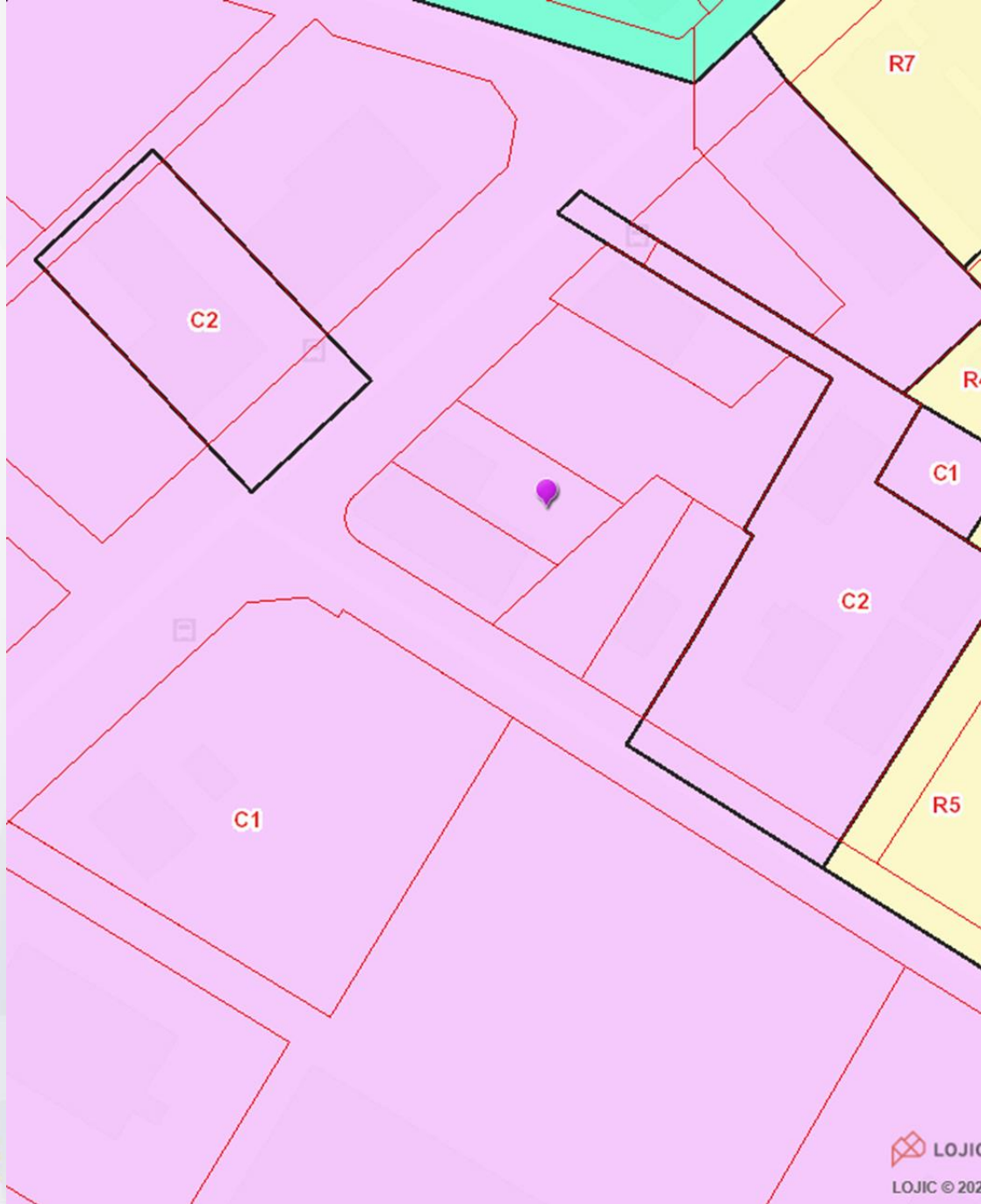
- The subject property is zoned C-1 Commercial in the Suburban Marketplace Corridor Form District. It is located on the east side of Cane Run Road at the intersection with Hartlage Court and contains a one-story commercial structure.

Case Summary / Background

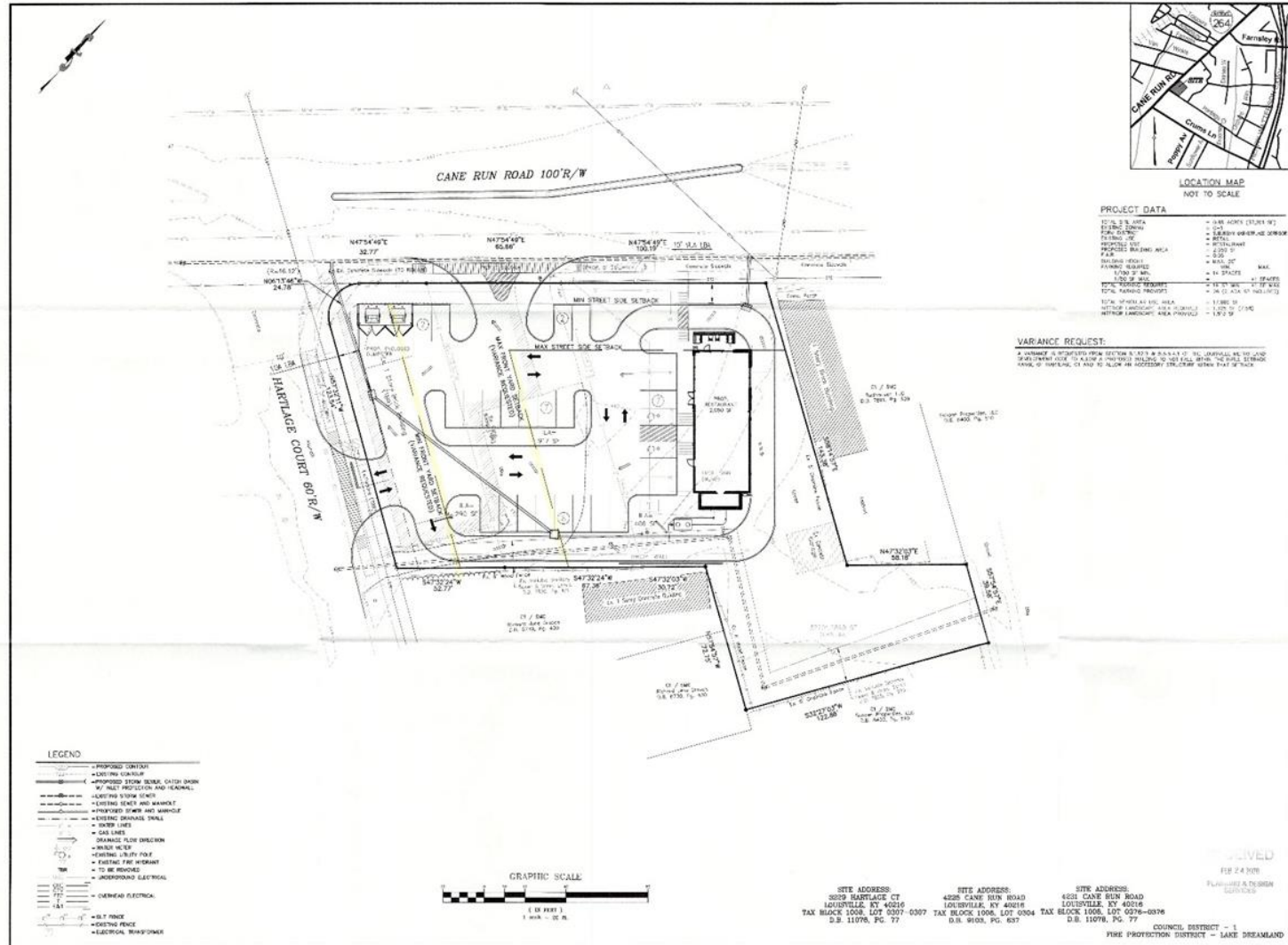
- The applicant is proposing to replace the existing commercial structure with a restaurant. The proposed principal structure would exceed the maximum infill front yard setback and an accessory structure would encroach into the minimum infill front yard setback.

Site Location









19105 SHEET 1 OF 1	VANDAGE SITE PLAN TACO BELL CASANOVA ROAD ATTH Louisville, LLC 242 Emily Road, Ste. 200 Woodbridge, CT 06525	L&D LAND DESIGN & DEVELOPMENT, INC. 1000 W. 10TH AVE., SUITE 100 DENVER, CO 80202 TEL: 303.733.8800 FAX: 303.733.8801 WWW.LANDDESIGNINC.COM	PROJECT DATA DATE: 07/10/2008 DRAWN: J. L. L. (JLL) CHECKED: J. L. L. (JLL) SCALE: 1" = 10'	REVISIONS NO. DESCRIPTION 1. 07/10/2008
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Site Photos-Subject Property



Site Photos-Subject Property



Conclusion

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

Required Action

- **Variance:** from Land Development Code section 5.1.12.B.2.a and 5.5.5.A.1 to allow a principal structure to exceed the maximum infill front yard setback and an accessory structure to encroach into the required infill front yard setback

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