

20-VARIANCE-0018

9806 Hofelich Lane



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

**Nia Holt
June 1, 2020**

Request

- **Variance:** from Land Development Code Section 5.1.12.B.2.e to allow a structure to encroach into the front yard setback on an infill lot.

Location	Requirement	Request	Variance
Front Yard	25 ft.	22 ft.	3 ft.

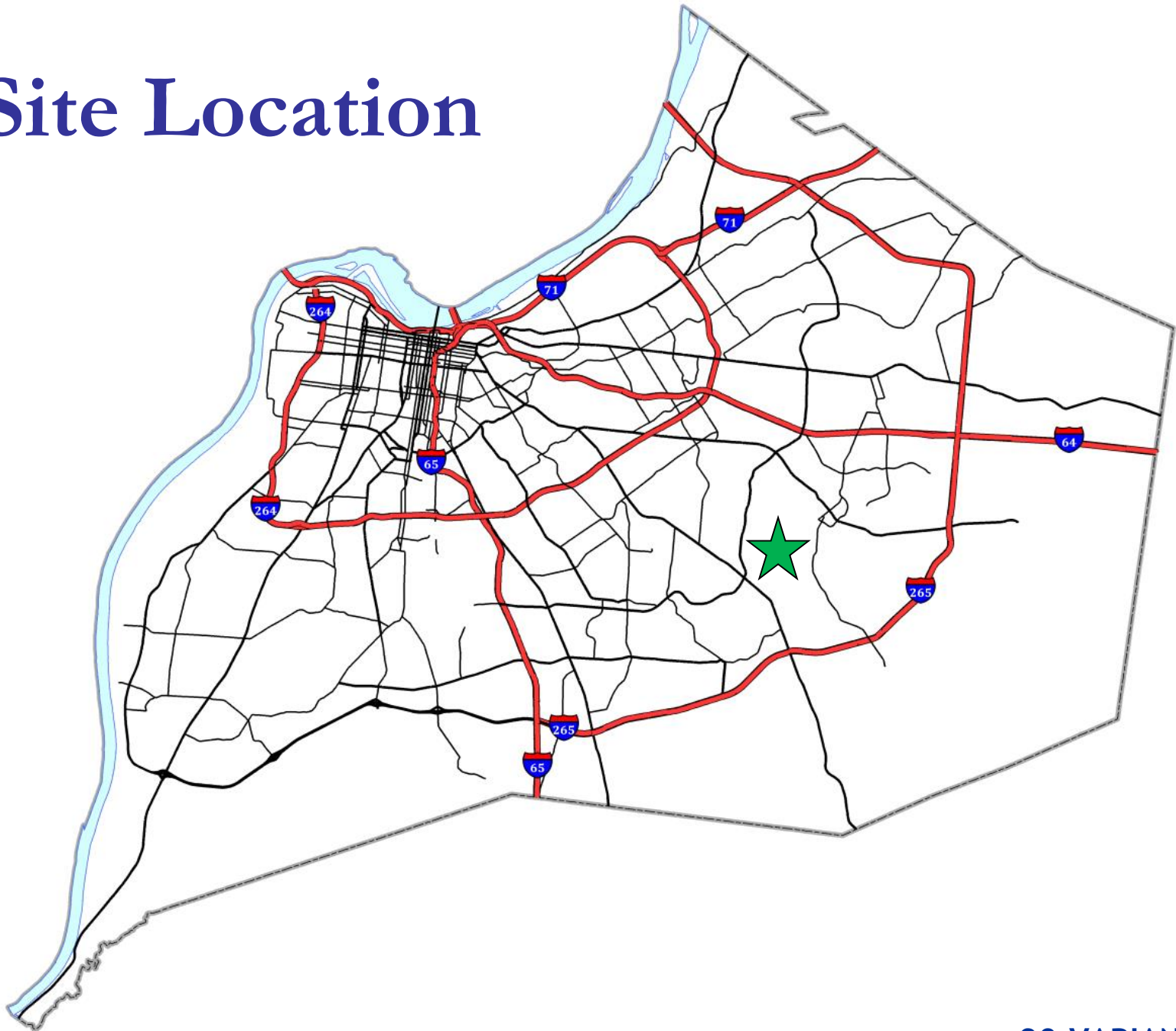
Case Summary / Background

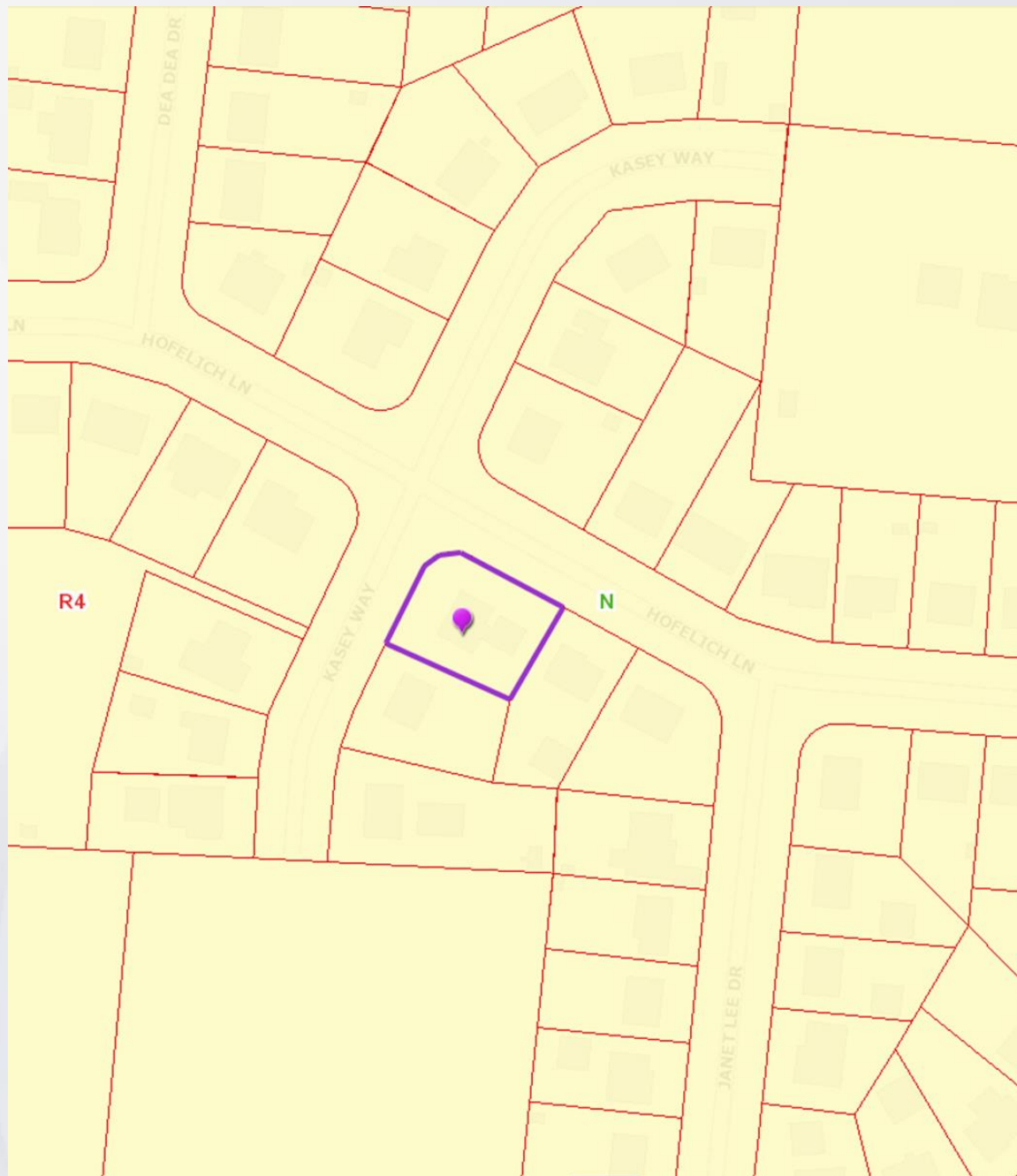
- This case was continued from the May 18th, 2020 hearing. The applicant has submitted a revised site plan which shows a decrease in the encroachment than previously requested.
- The subject site is zoned R-4 Single-Family Residential in the Neighborhood Form District.
- It is located on the east corner of Hofelich Lane and Kasey Way and contains an existing one-story residential structure.

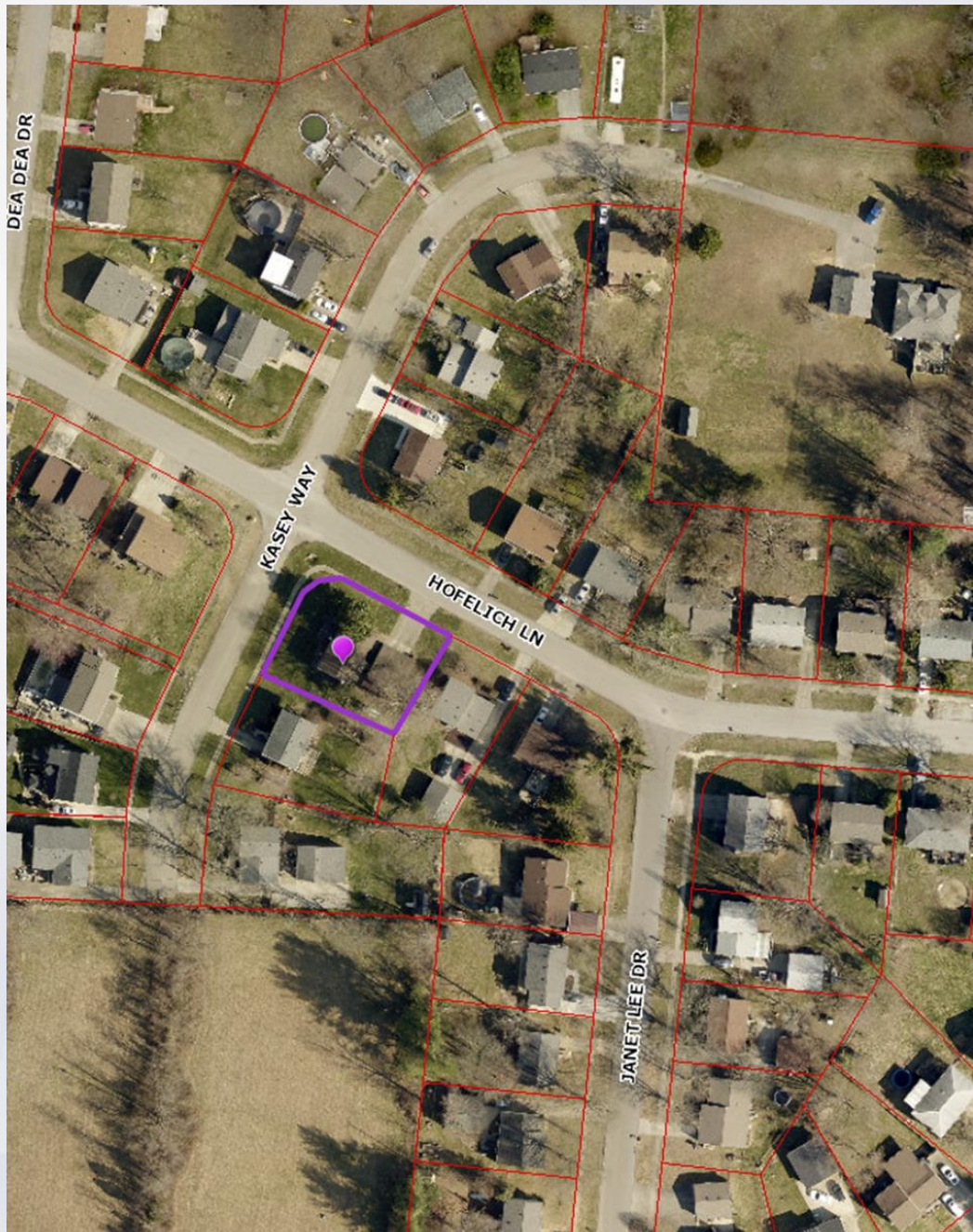
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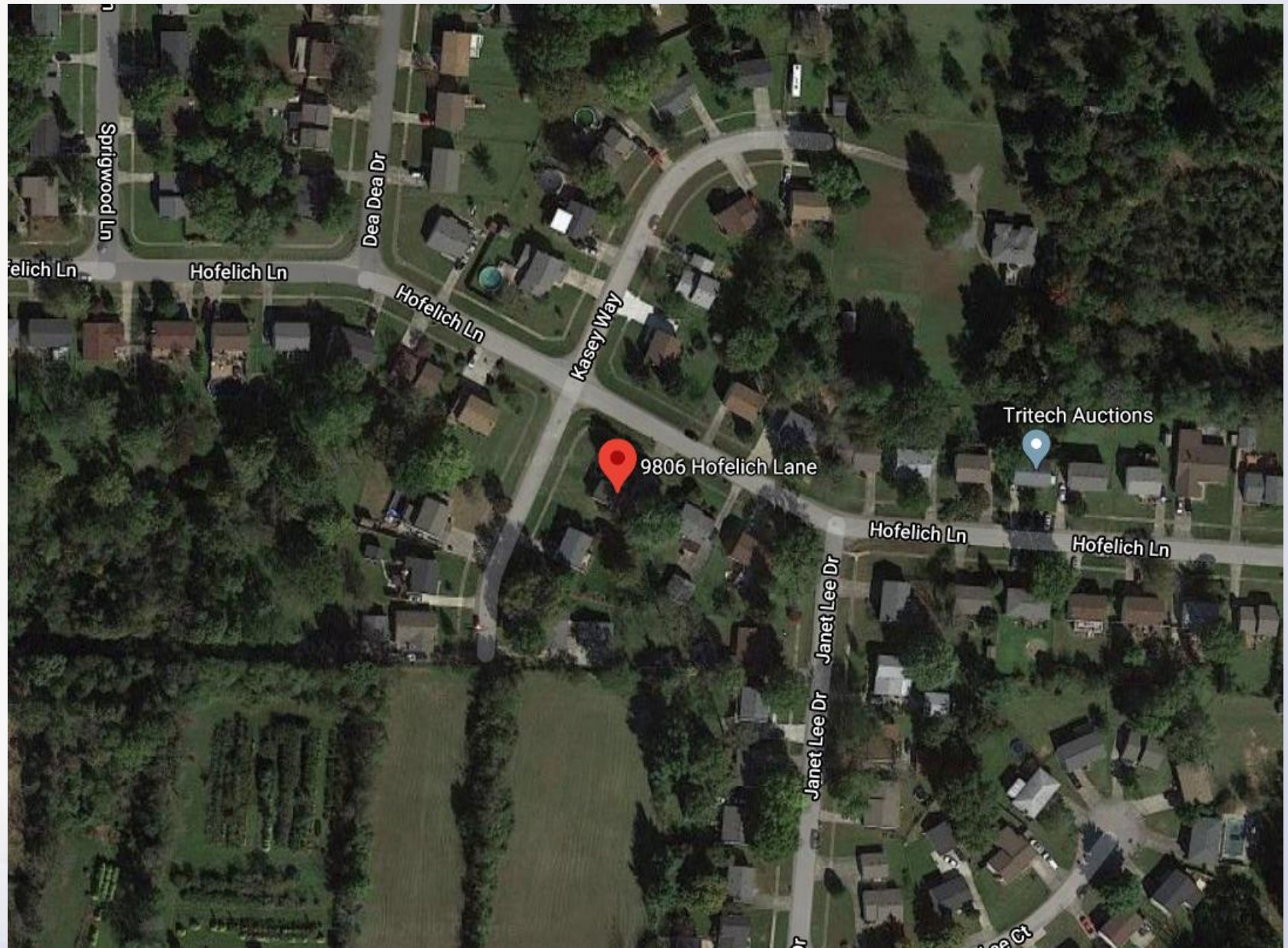
- The applicant is proposing a 252 square foot enclosed patio on the West side of the property along Kasey Way.
- The applicant has submitted a minor plat to shift the building limit line. Should the Board approve this variance they will need to add a condition which requires the minor plat to be recorded before construction begins.

Site Location

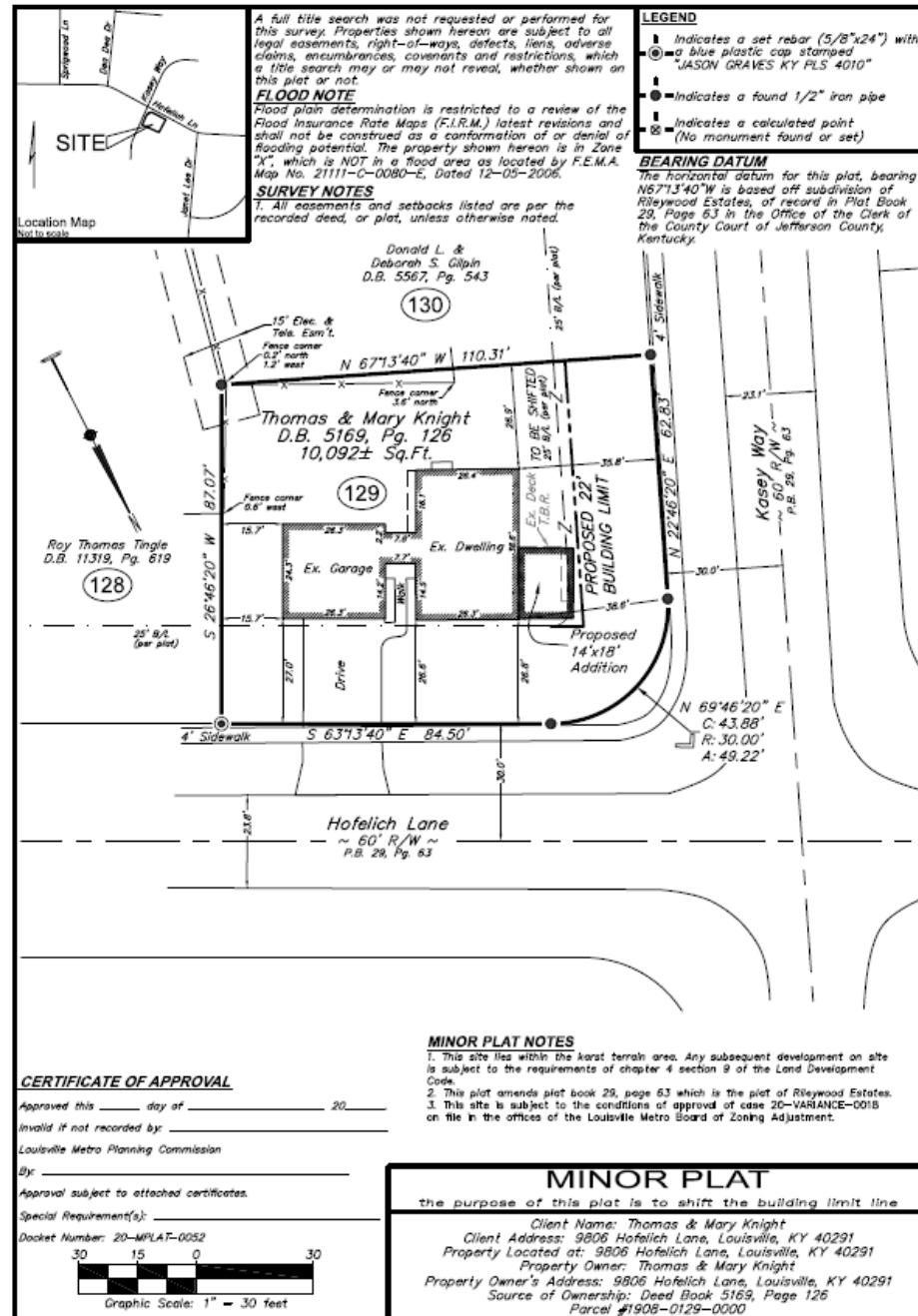








Site Plan



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Site Photos-Subject Property



Site Photos-Adjacent Property



Hofelich Ln

Site Photos-Adjacent Property



Site Photos - Subject Property



Site Photos - Subject Property



Conclusion

- Staff finds that the requested variance meets standard A and C, but staff does not believe the variance meets standards B and D.

Required Action

- **Variance**: from Land Development Code Section 5.1.12.B.2.e to allow a structure to encroach into the front yard setback on an infill lot. Approve/Deny

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