

# **20-VARIANCE-0046**

## **Sanctuary Bluff Lane Variance**



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

**Zach Schwager, Planner I**  
**June 15, 2020**

# Request

- **Variance:** from Land Development Code table 5.3.1 to allow a principal structure (including retaining wall) to encroach into the required front yard setback

Location	Requirement	Request	Variance
Front Yard - Building	30 ft.	27.42 ft.	2.58 ft.
Front Yard - Wall	30 ft.	15 ft.	15 ft.

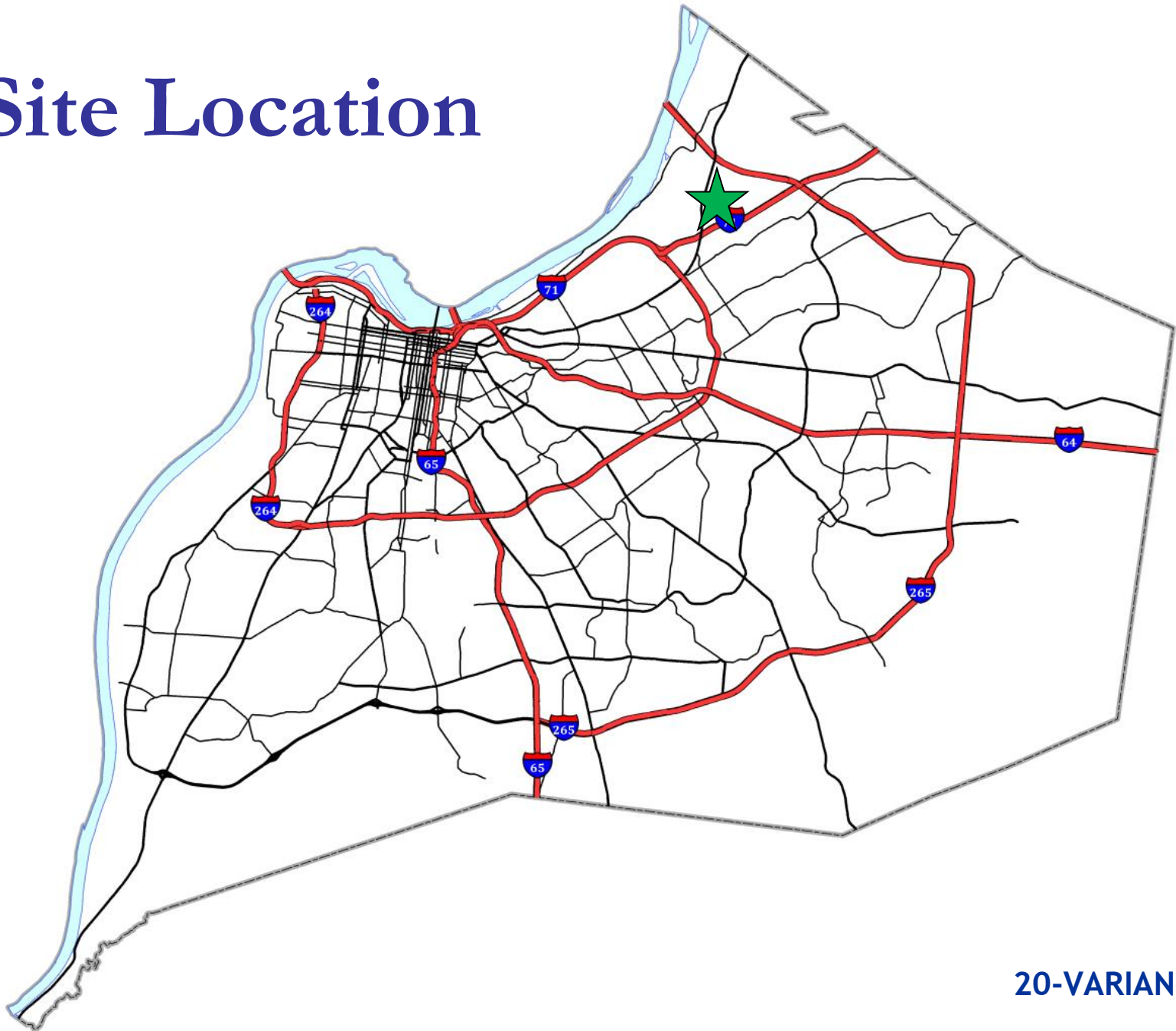
# Case Summary / Background

- The structure has already been built and is encroaching into the required front yard setback.
- The retaining wall is 15 feet from the front property line and is over four feet in height. The residence is 27.42 feet away from the front property line.

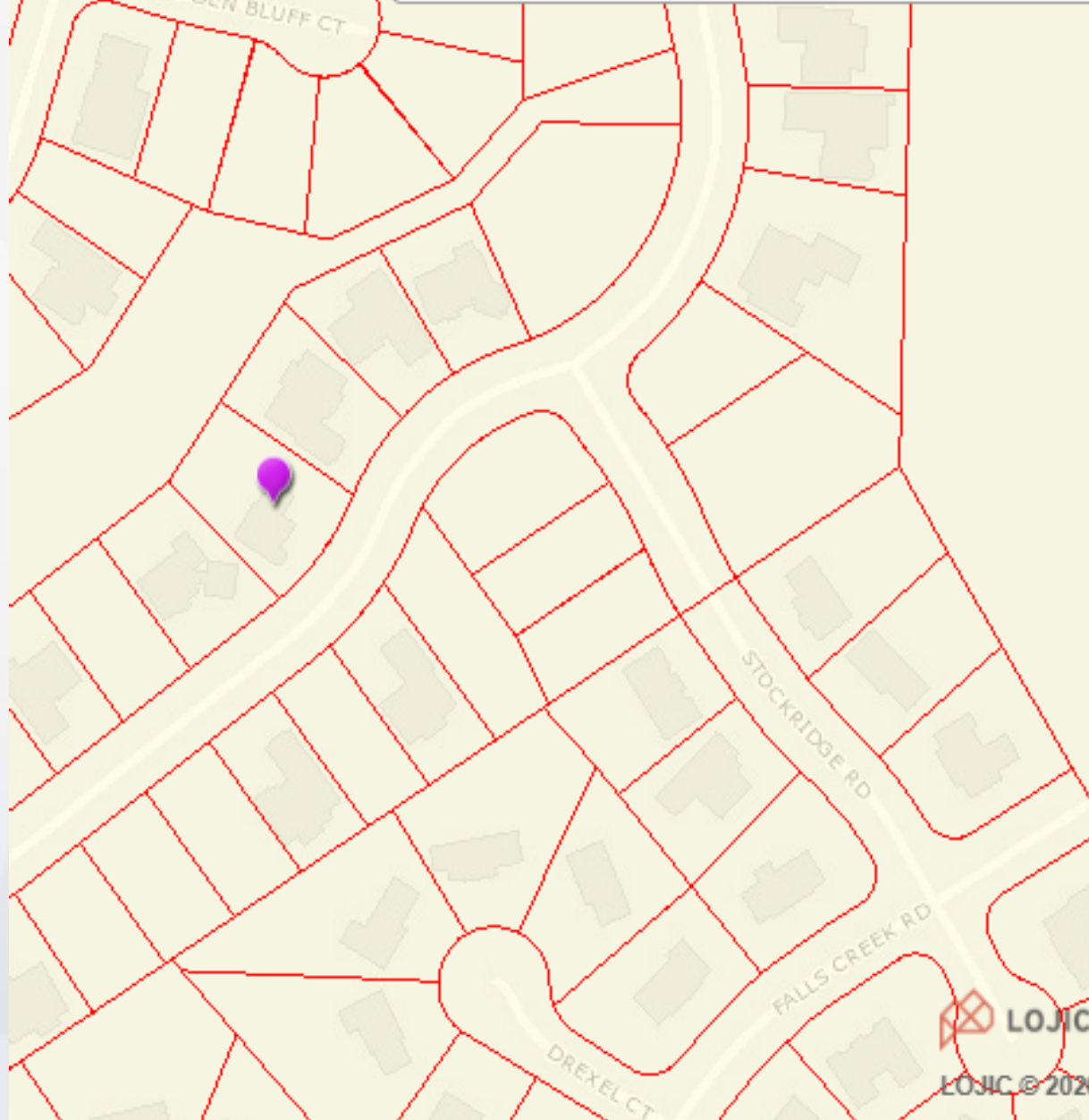
# Case Summary / Background

- The Board of Zoning Adjustment denied a variance for the same property on June 3, 2019. However, the applicant has made significant adjustments to the structure by removing a portion of the front of the house in order to reduce the encroachment.

# Site Location



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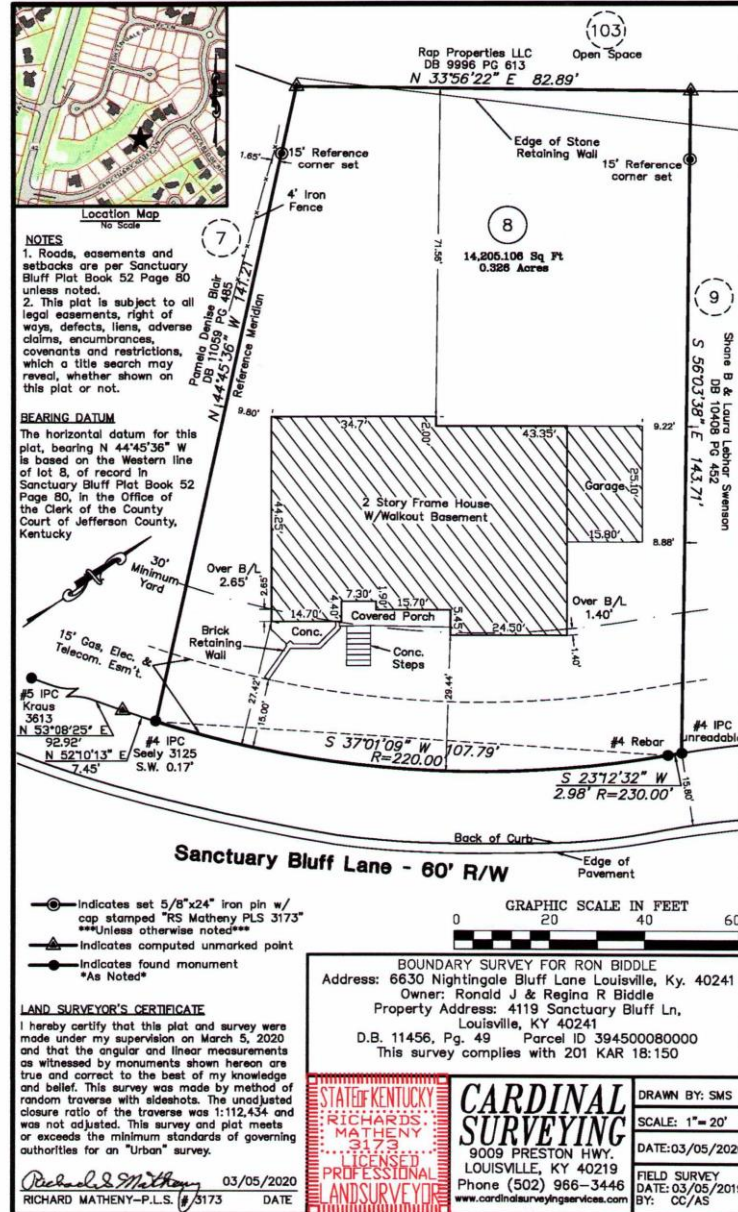




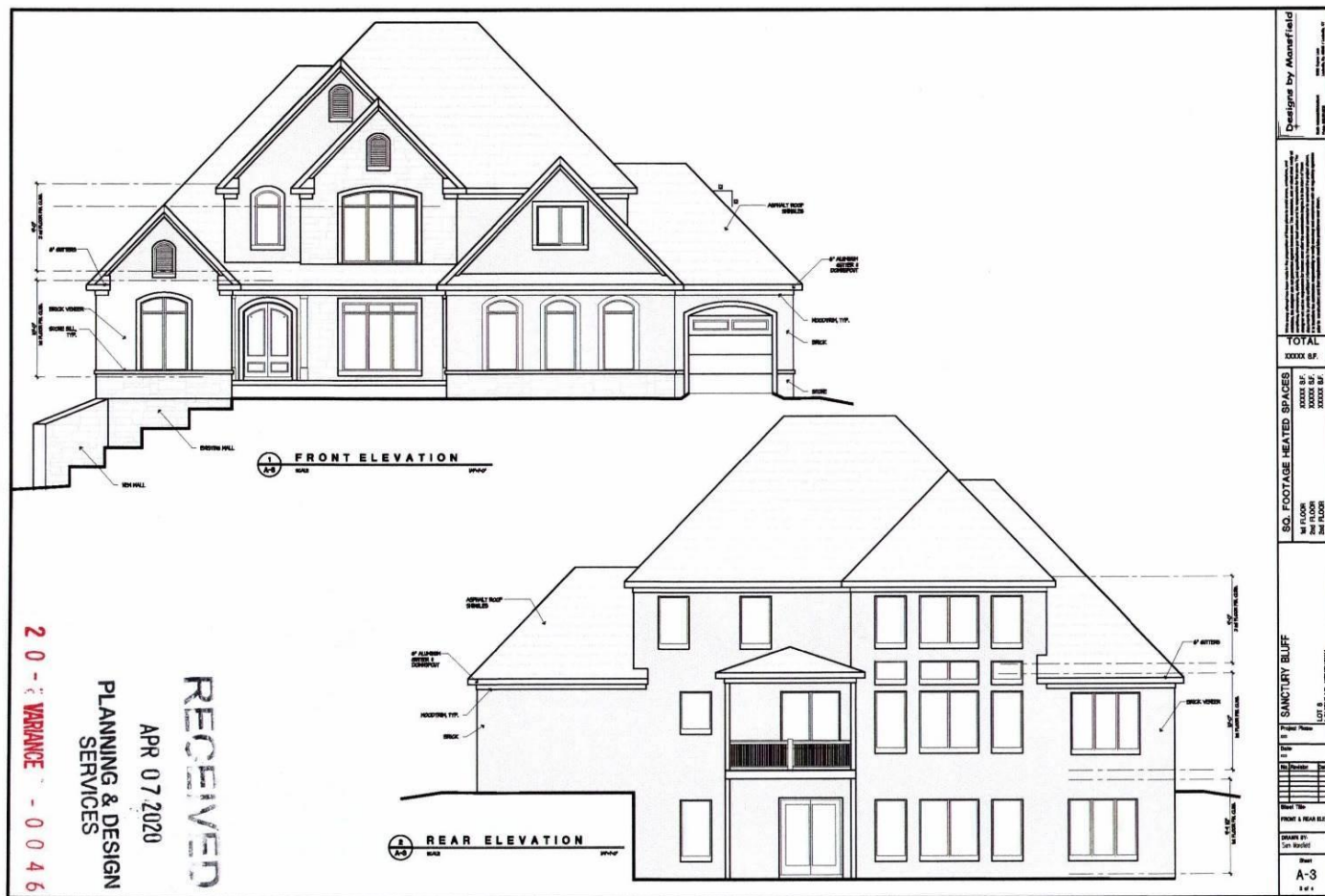




# Site Plan

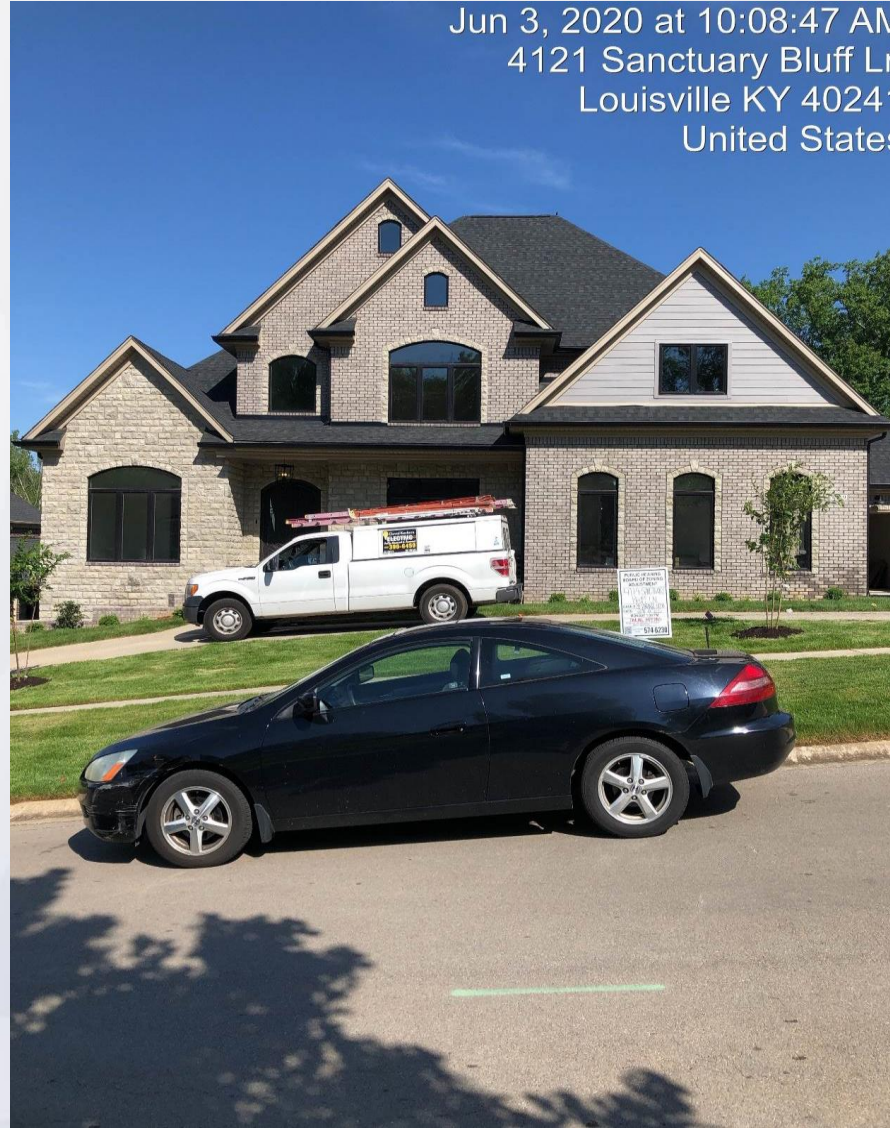


# Elevations



# Site Photos-Subject Property

Jun 3, 2020 at 10:08:47 AM  
4121 Sanctuary Bluff Ln  
Louisville KY 40241  
United States



Front of subject property.

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# Site Photos-Subject Property

Jun 3, 2020 at 10:08:50 AM  
4121 Sanctuary Bluff Ln  
Louisville KY 40241  
United States



Property to the right.

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# Site Photos-Subject Property



Property to the left.

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# Site Photos-Subject Property

Jun 3, 2020 at 10:09:07 AM  
4121 Sanctuary Bluff Ln  
Louisville KY 40241  
United States





# Site Photos-Subject Property

Jun 3, 2020 at 10:09:24 AM  
4117 Sanctuary Bluff Ln  
Louisville KY 40241  
United States

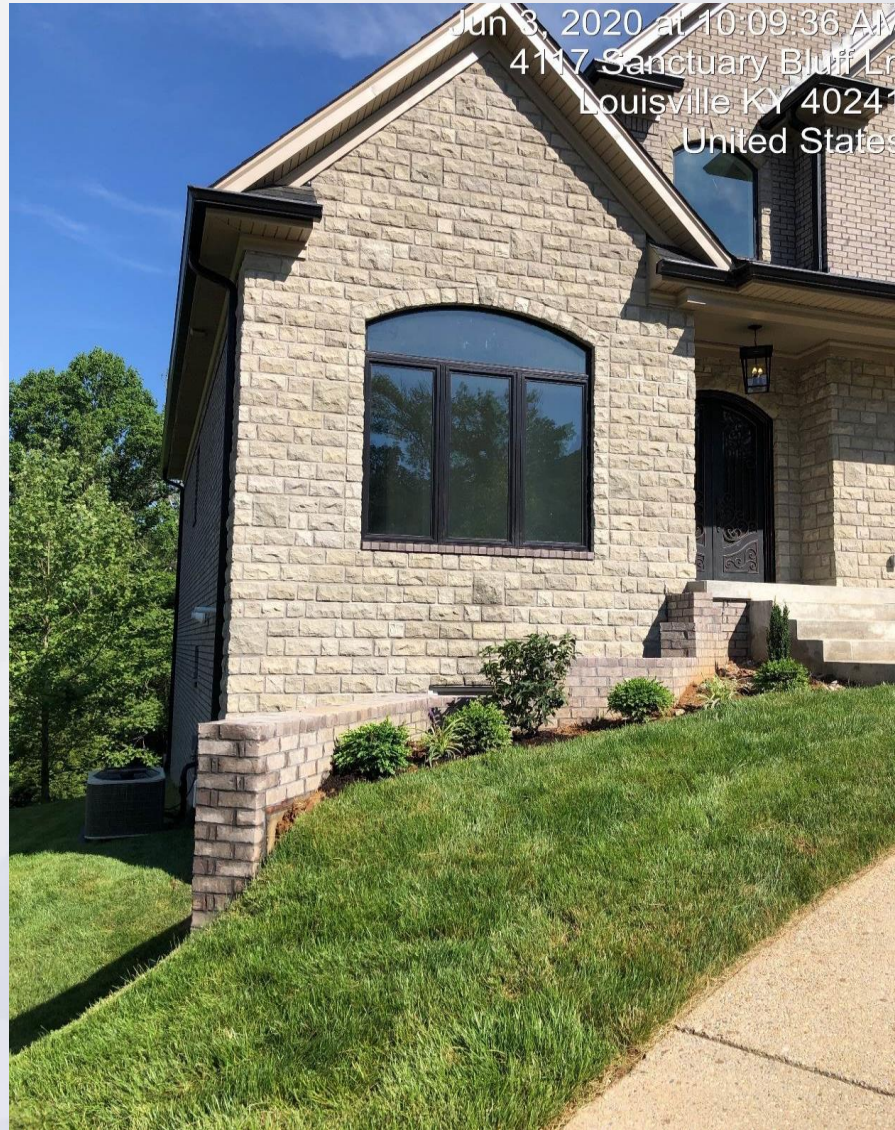


Variance area.

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# Site Photos-Subject Property



Variance area.

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# Conclusion

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



# Required Action

- **Variance:** from Land Development Code table 5.3.1 to allow a principal structure (including retaining wall) to encroach into the required front yard setback

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