

20-VARIANCE-0090

Meadow Lane Court Variance



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

Zach Schwager, Planner I

August 3, 2020

Request

- **Variance:** from City of Anchorage Development Code section 4.3.C.2.a to allow a principal structure to encroach into the required front yard setback

Location	Requirement	Request	Variance
Front Yard	75 ft.	46.8 ft.	28.2 ft.

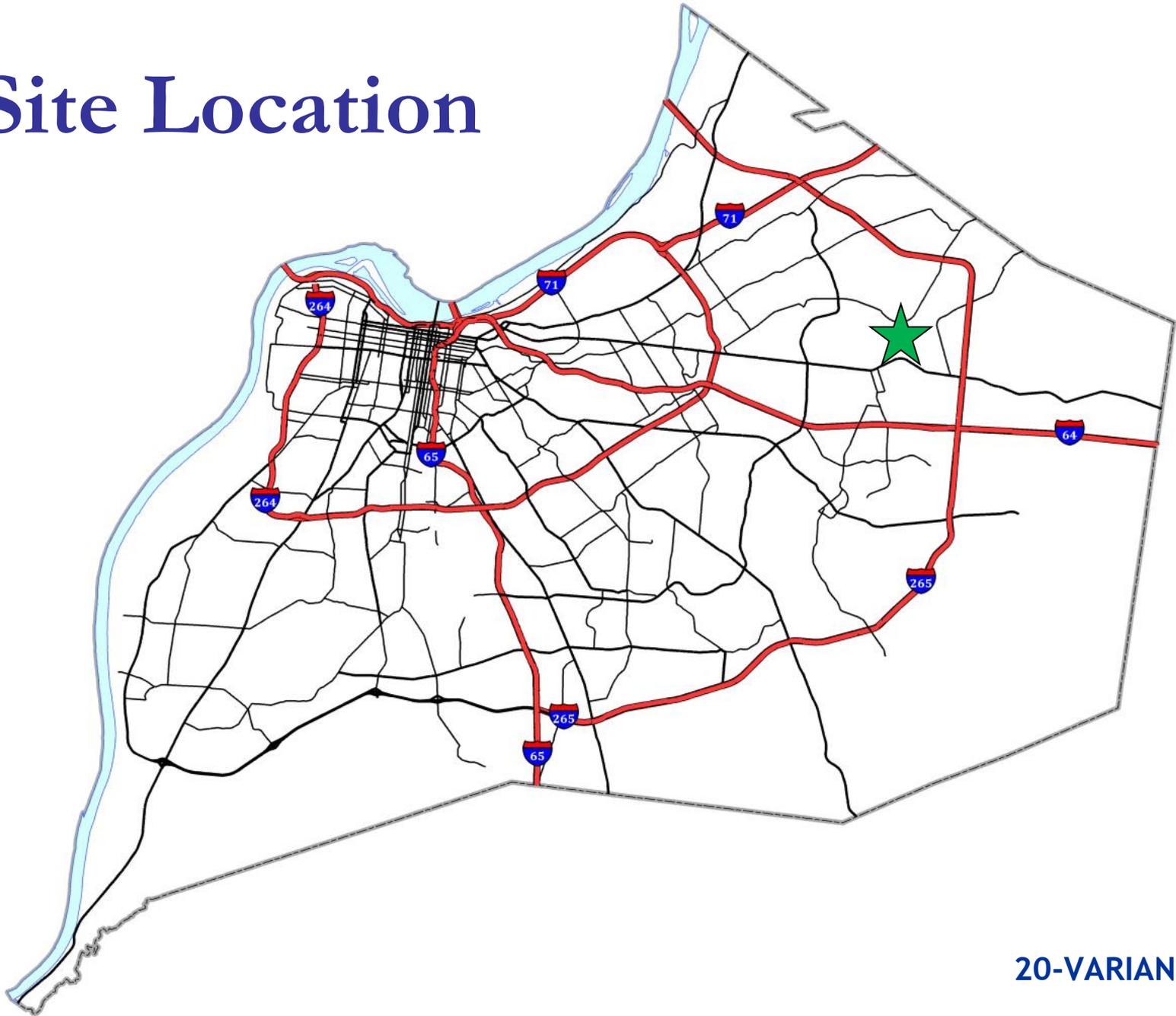
Case Summary / Background

- The subject property is located in the Meadow Lane subdivision in the City of Anchorage. It contains a one-story single-family residence.
- The existing principal structure encroaches into the front yard setback by 28.2 ft.

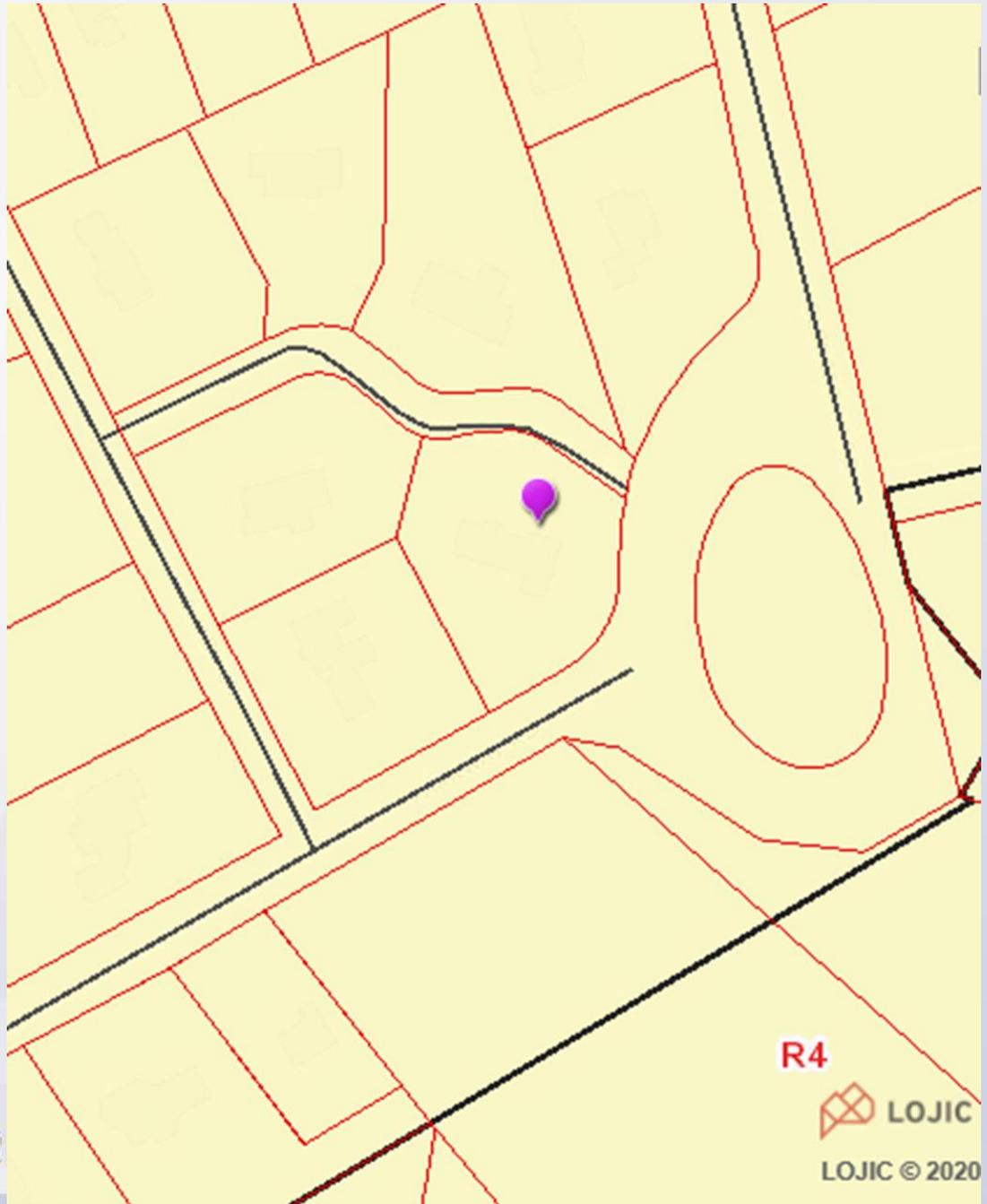
Case Summary / Background

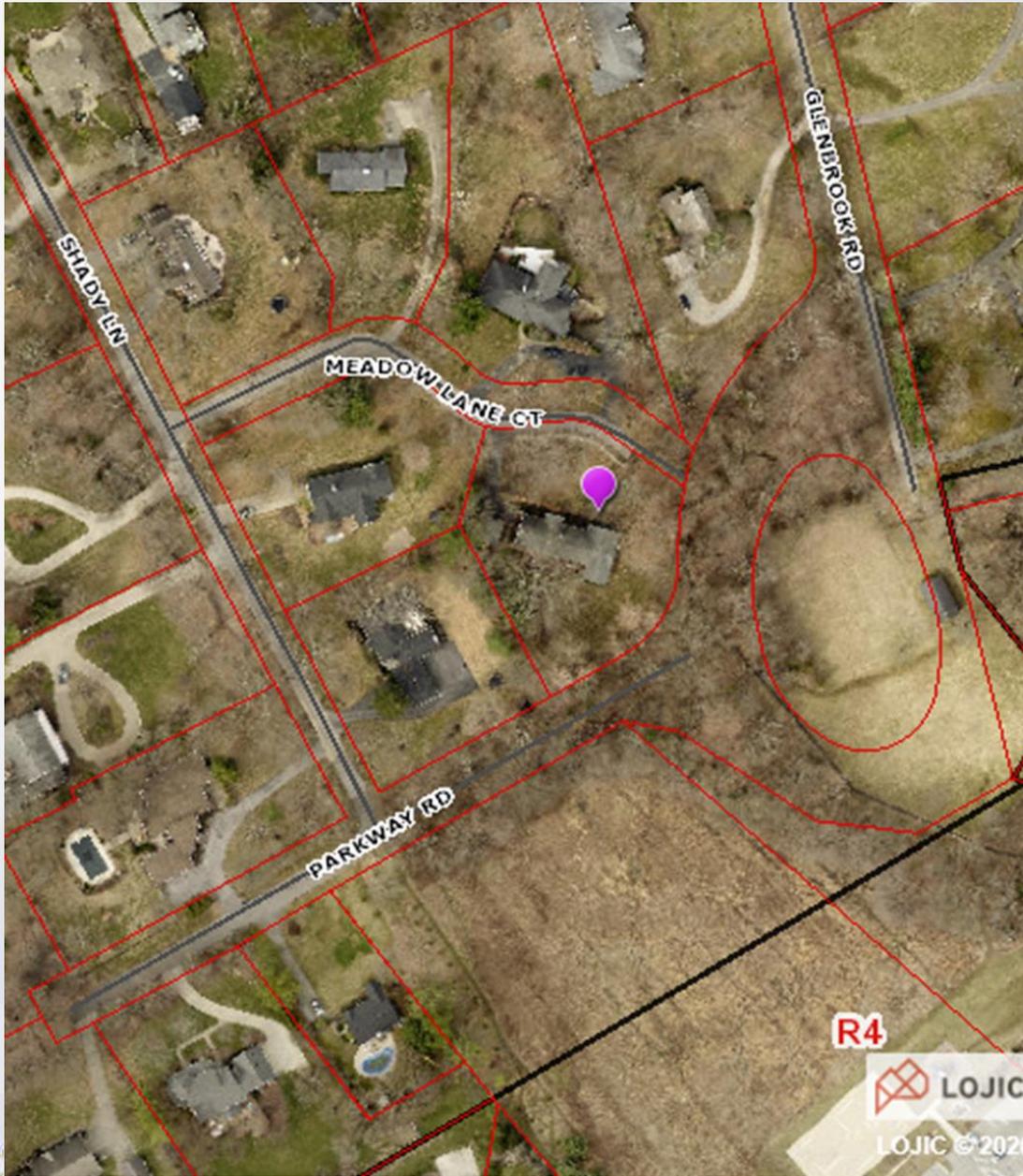
- The applicant is proposing a front porch addition and another addition to connect the principal structure to the detached garage, so the existing encroachment must be brought into compliance.
- Staff has received signatures from all adjoining property owners approving of the proposed construction. Therefore, a public hearing is not required.

Site Location



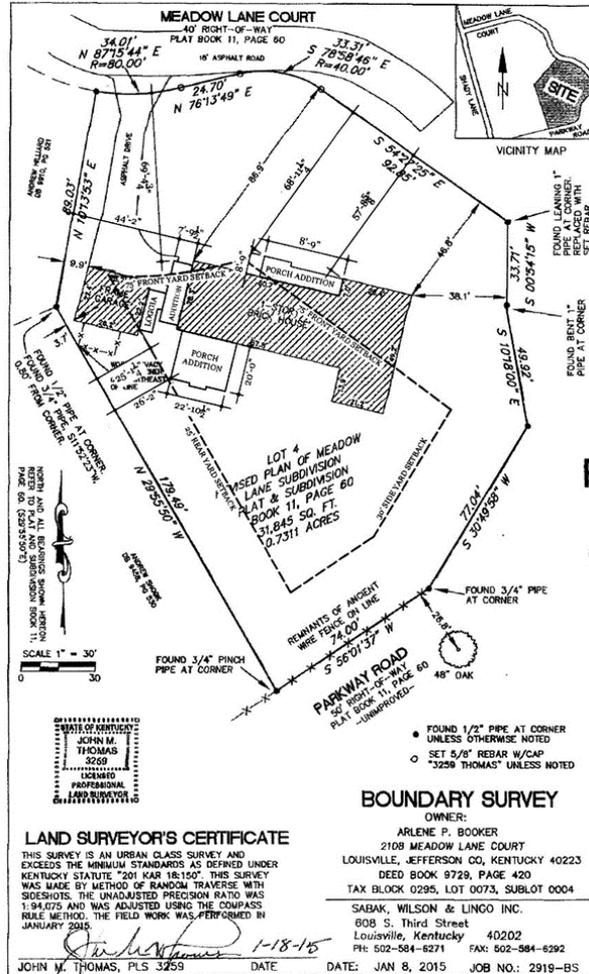
20-VARIANCE-0090







Site Plan



RECEIVED
 JUL 22 2020
 PLANNING & DESIGN
 SERVICES



Site Photos-Subject Property



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 City of Anchorage Development Code section 4.3.C.2.a to allow a principal structure to encroach into the required front yard setback

Location	Requirement	Request	Variance
Front Yard	75 ft.	46.8 ft.	28.2 ft.