

20-VARIANCE-0056

Lees Lane Variance



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

Zach Schwager, Planner I

July 20, 2020

Request

- **Variance:** from Land Development Code table 5.3.1 to allow to allow an addition to an existing structure to encroach into the required street side and front yard setbacks

Location	Requirement	Request	Variance
Front Yard	25 ft.	21 ft.	4 ft.
Street Side Yard	25 ft.	0 ft.	25 ft.

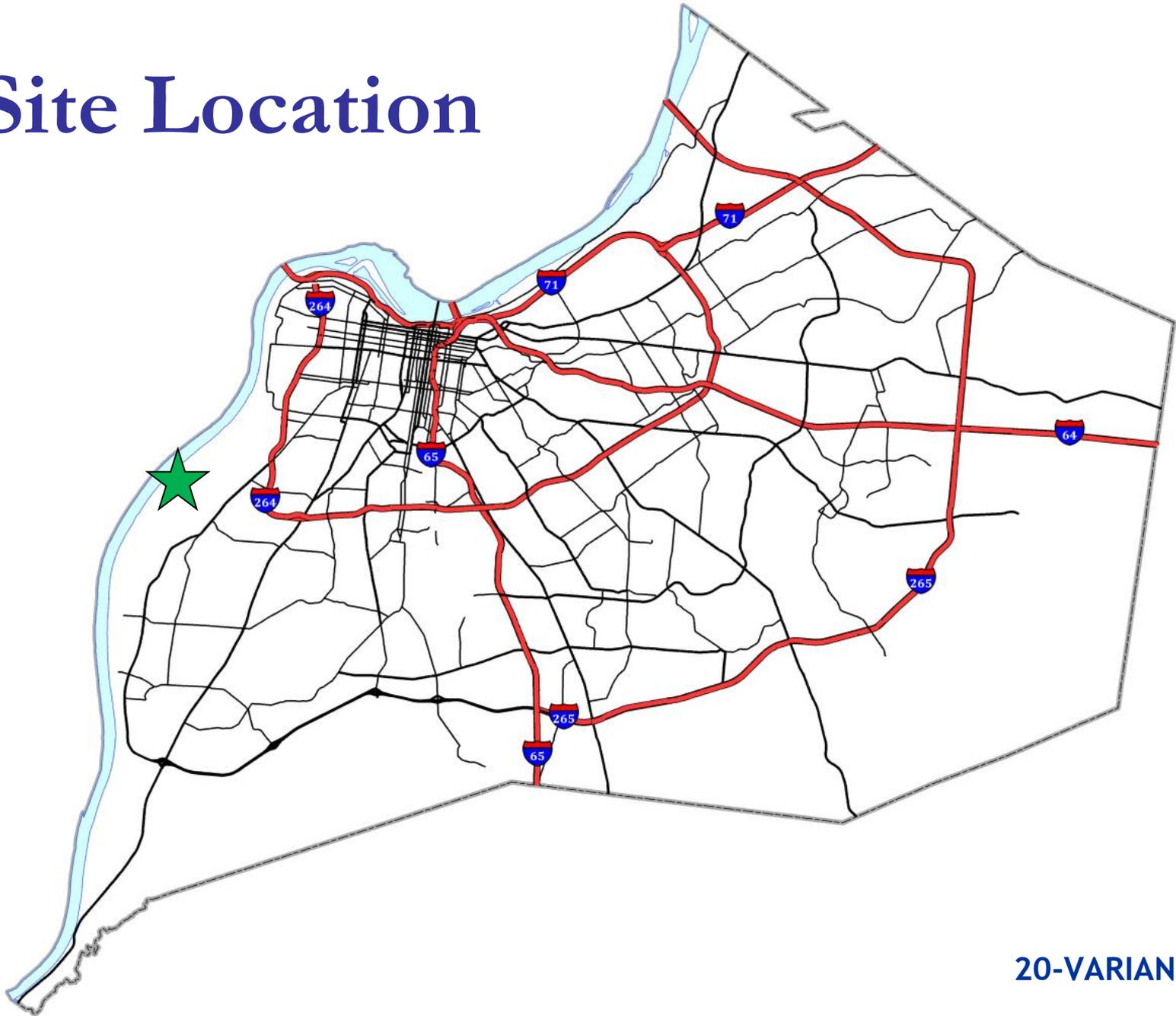
Case Summary / Background

- Subject property contains a one-story single-family residence.
- The existing structure has a front addition that the applicant is proposing to remove and replace with a slightly larger footprint.

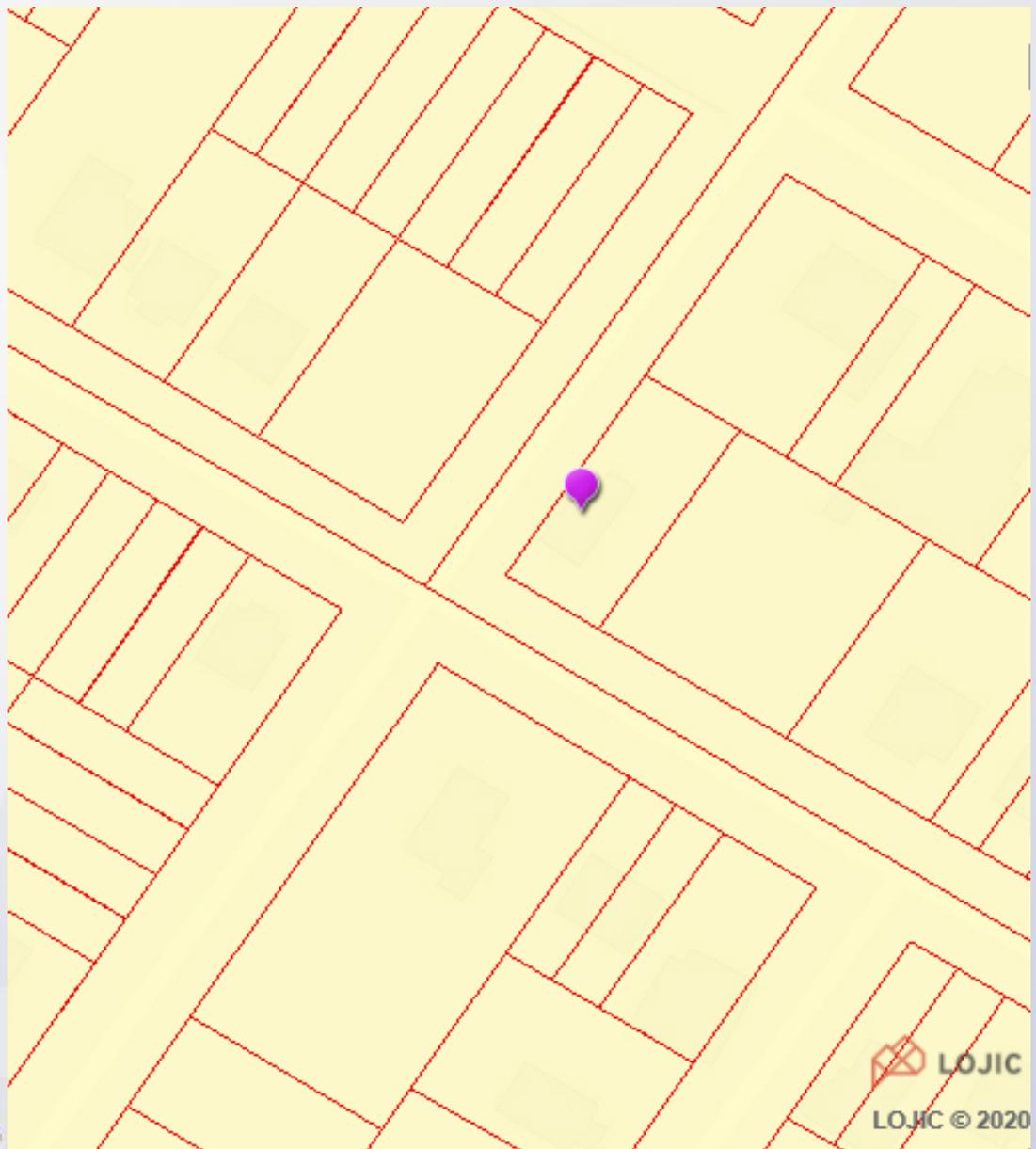
Case Summary / Background

- The front yard encroachment will be the same as the existing conditions.
- The street side encroachment will increase by four feet from where the existing addition is but will be setback from the street side property line the same distance as the rest of the existing structure.

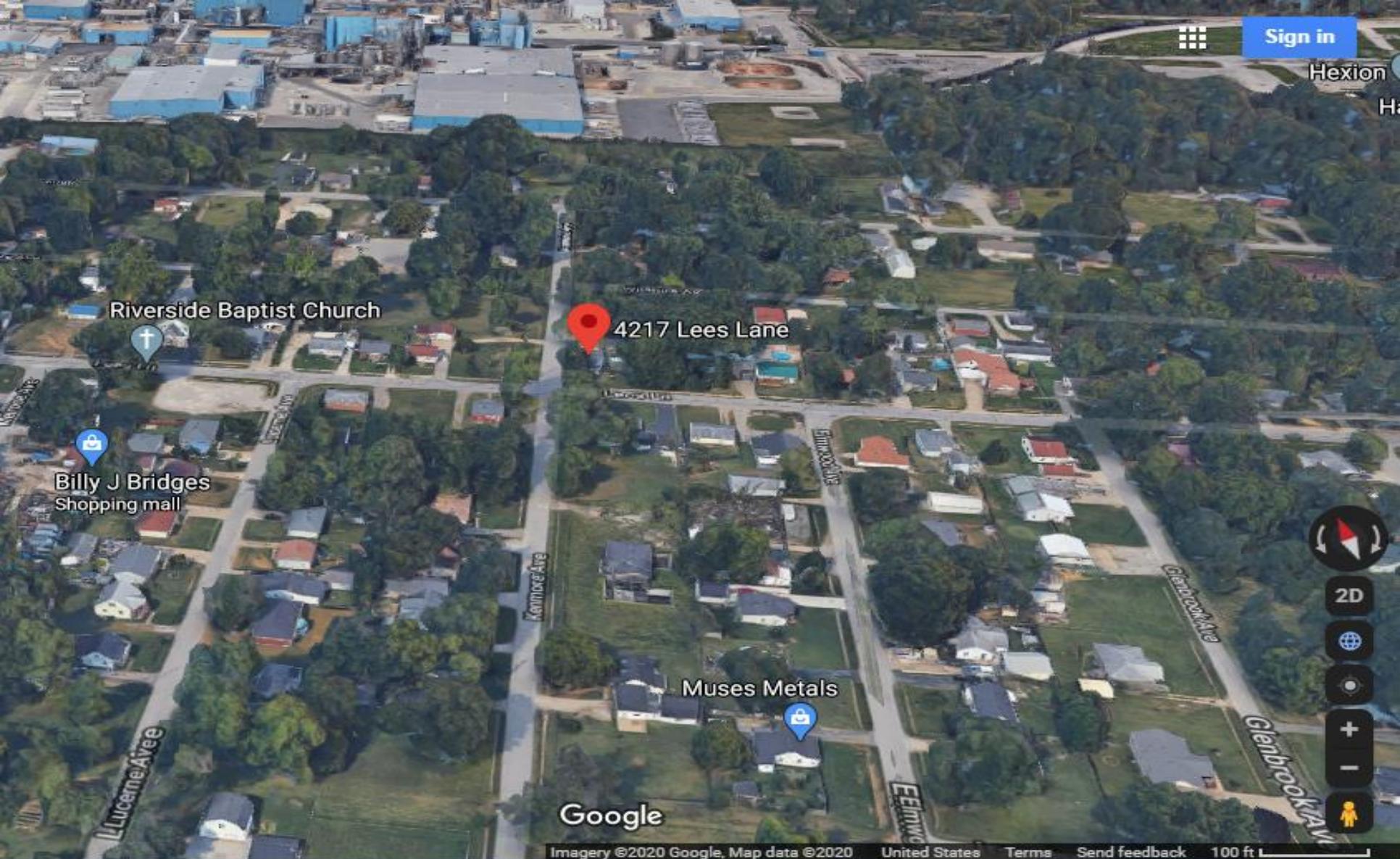
Site Location



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Sign in

Hexion

Riverside Baptist Church

4217 Lees Lane

Billy J Bridges Shopping mall

Muses Metals

Google

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Site Plan

A GIS Partnership to Meet the Growing Needs of Louisville, KY

Search Addresses

Gray Basic Aerial Base Labels

Kenmore Ave

Lees Ln

Parcel Report

Property Address: 4217 LEES LN
Owner: TARRANCE, TRACIE
Parcel ID: 113600010000
Assessed Value: \$33,660.00
Acres: 0.12940
Neighborhood: 401108

LOJIC
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MAY 29 2020
PLANNING & DESIGN
SERVICES

20-VARIANCE-0054

Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



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.

Condition of Approval

#1) The street side property line shall be staked in the field. No projections from the façade or building foundation shall cross the property line; any such projections shall be accommodated by stepping back the proposed structure from the property line.

Required Action

- **Variance:** from Land Development Code table 5.3.1 to allow to allow an addition to an existing structure to encroach into the required street side and front yard setbacks

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