

**20-VARIANCE-0061**

# **Barbour Manor Drive Variance**



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

**Zach Schwager, Planner I  
November 2, 2020**

# Request

- **Variance:** from Land Development Code table 5.3.1 to allow a structure to encroach into the required rear yard setback.

Location	Requirement	Request	Variance
Rear Yard	25 ft.	15 ft.	10 ft.

# Case Summary / Background

- The subject property is zoned R-4 Residential Single-Family in the Neighborhood Form District.
- The applicant is proposing to construct a single-family structure at the rear of the property and the proposed structure will encroach into the rear yard setback.

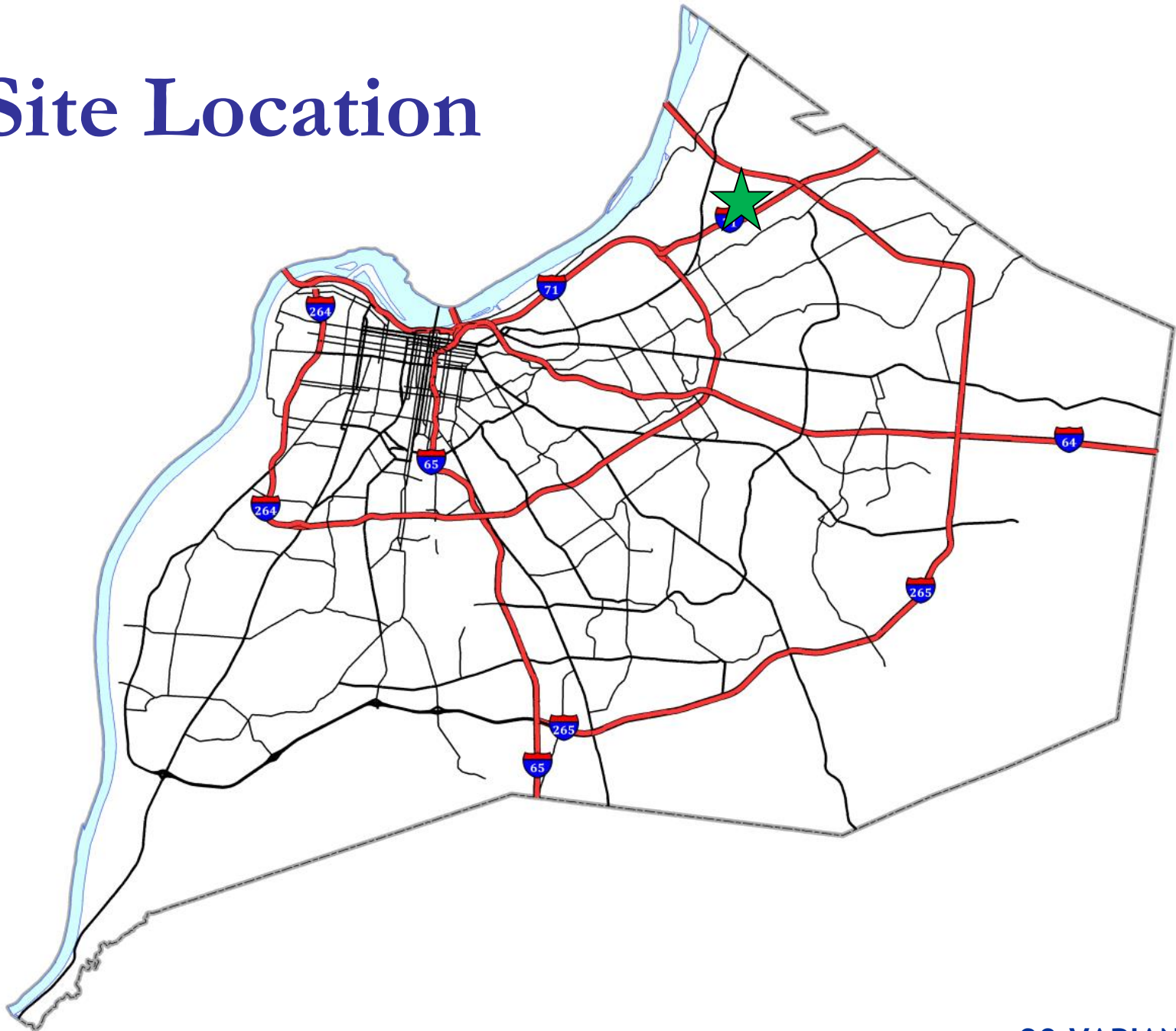
# Case Summary / Background

- The subject site was originally platted as an open-space lot; however, the applicant applied for a minor plat to make the lot buildable, which was approved by the Development Review Committee on October 14, 2020.

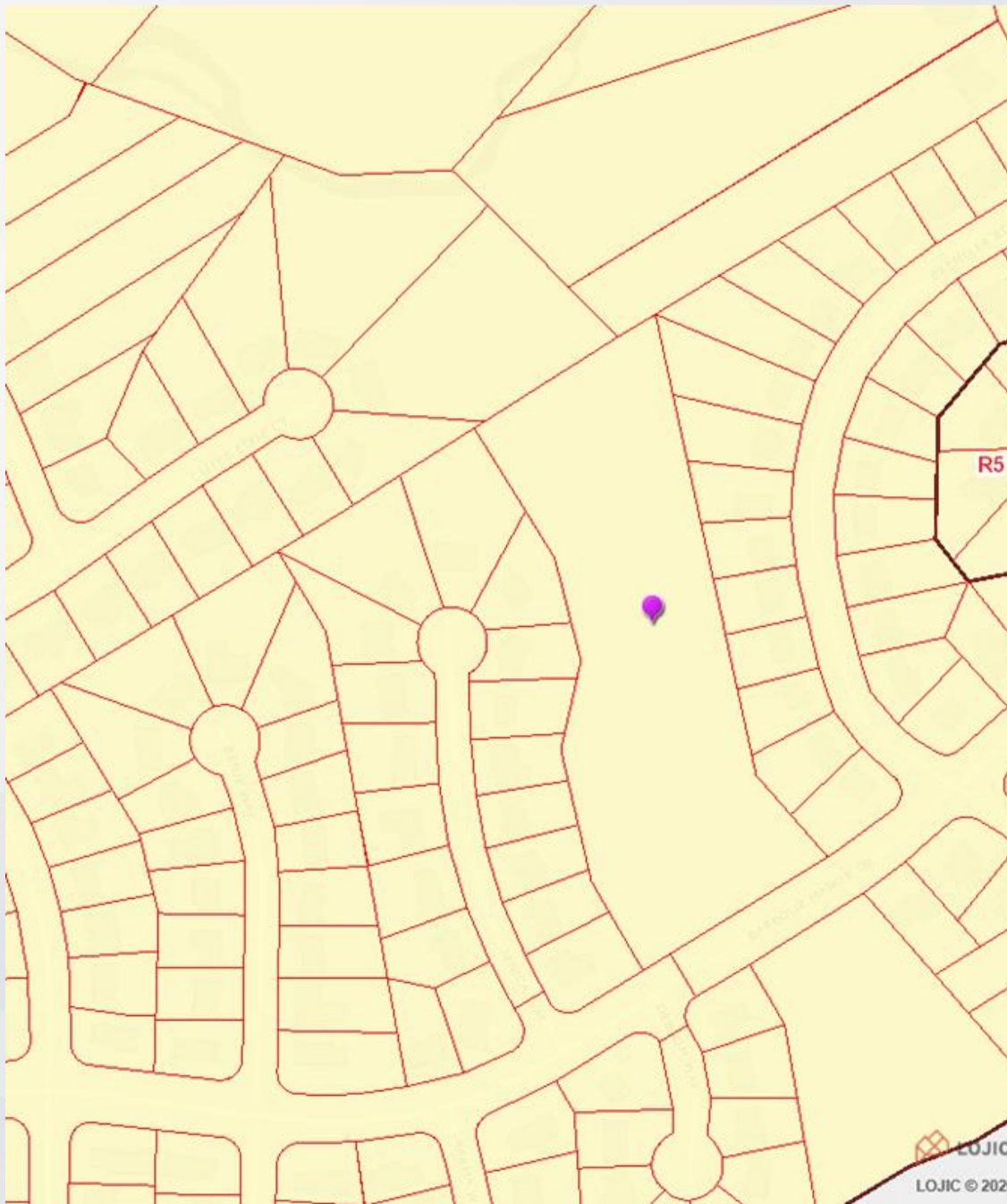
# Case Summary / Background

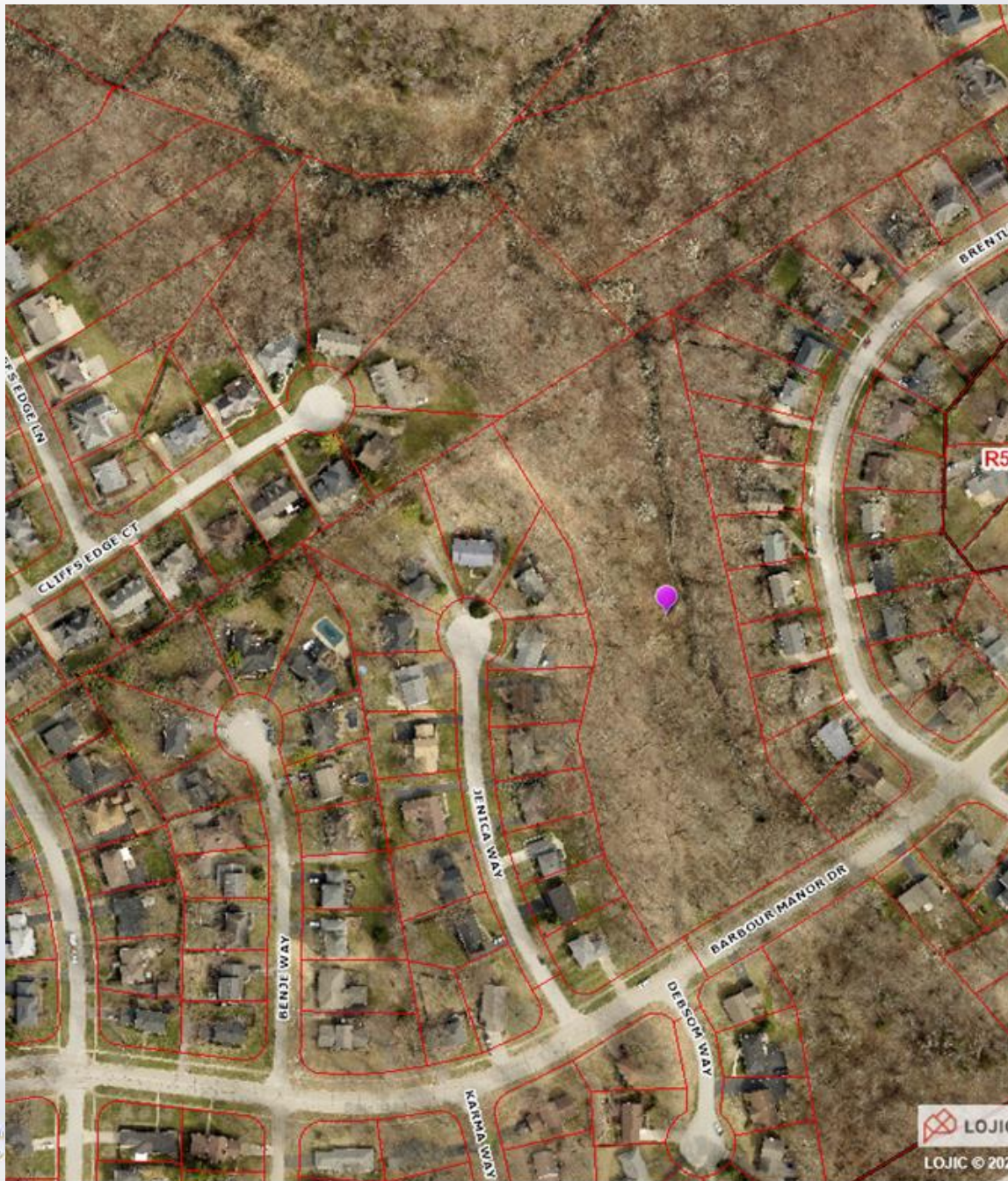
- The applicant is using this location for the structure because there are several utility easements and environmental constraints that prevent using other locations on the lot.

# Site Location







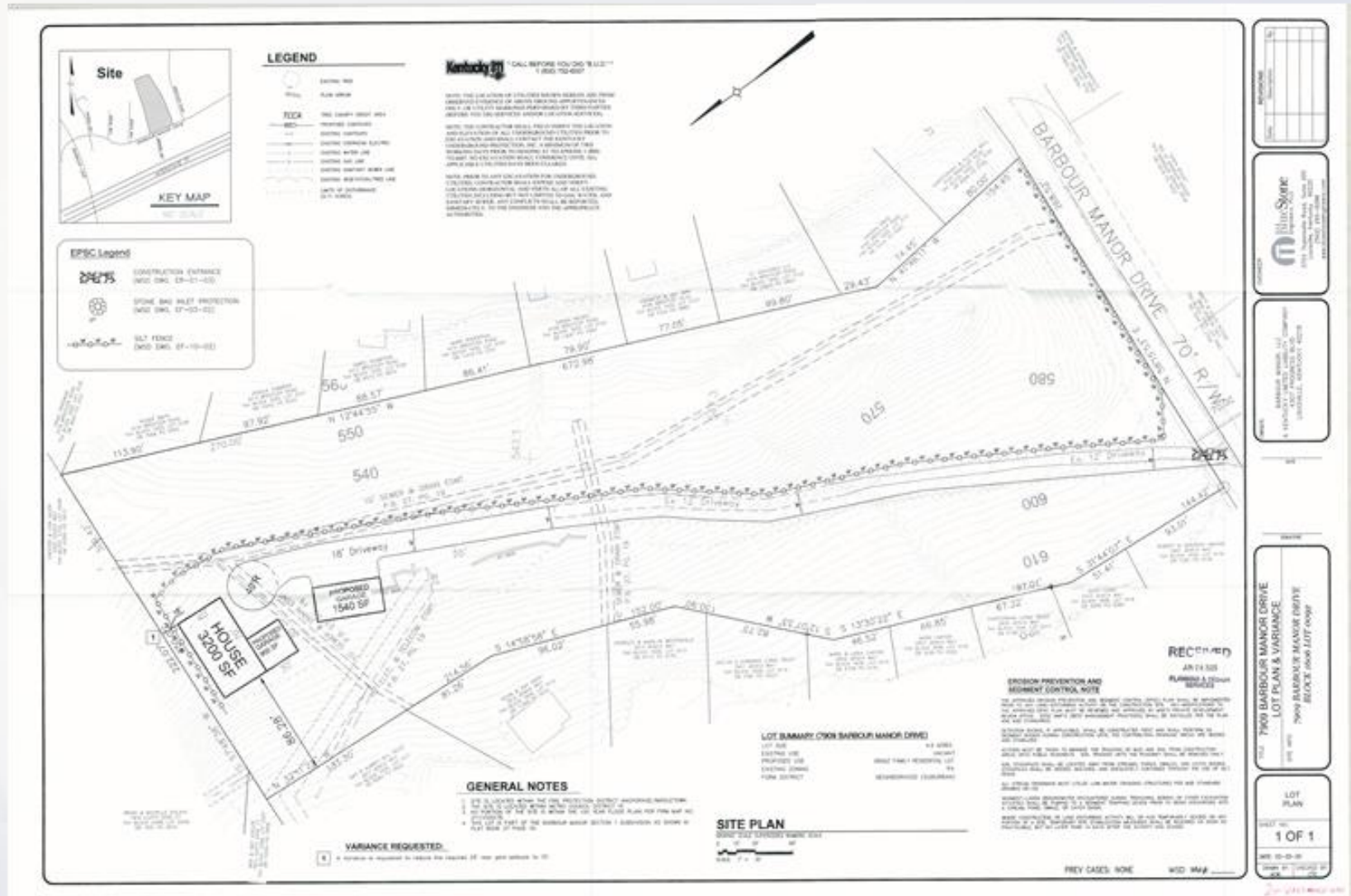








# Site Plan





# Site Photos-Subject Property





# Site Photos-Subject Property





# Site Photos-Subject Property





# Site Photos-Subject Property



Existing driveway.



# Site Photos-Subject Property



Existing driveway.

# Conclusion

- Staff finds that the requested variance is adequately justified and meets the standard of review.



# Required Action

- **Variance:** from Land Development Code table 5.3.1 to allow a structure to encroach into the required rear yard setback. Approve/Deny

Location	Requirement	Request	Variance
Rear Yard	25 ft.	15 ft.	10 ft.