

# **20-VARIANCE-0122**

## **Lightfoot Road Variance**



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

**Zach Schwager, Planner I**  
**November 16, 2020**

# Request

- **Variance:** from Land Development Code section 5.1.12.B.2.a to allow a principal structure to encroach into the required infill front yard setback.

Location	Requirement	Request	Variance
Infill Front Yard	91 ft.	30 ft.	61 ft.

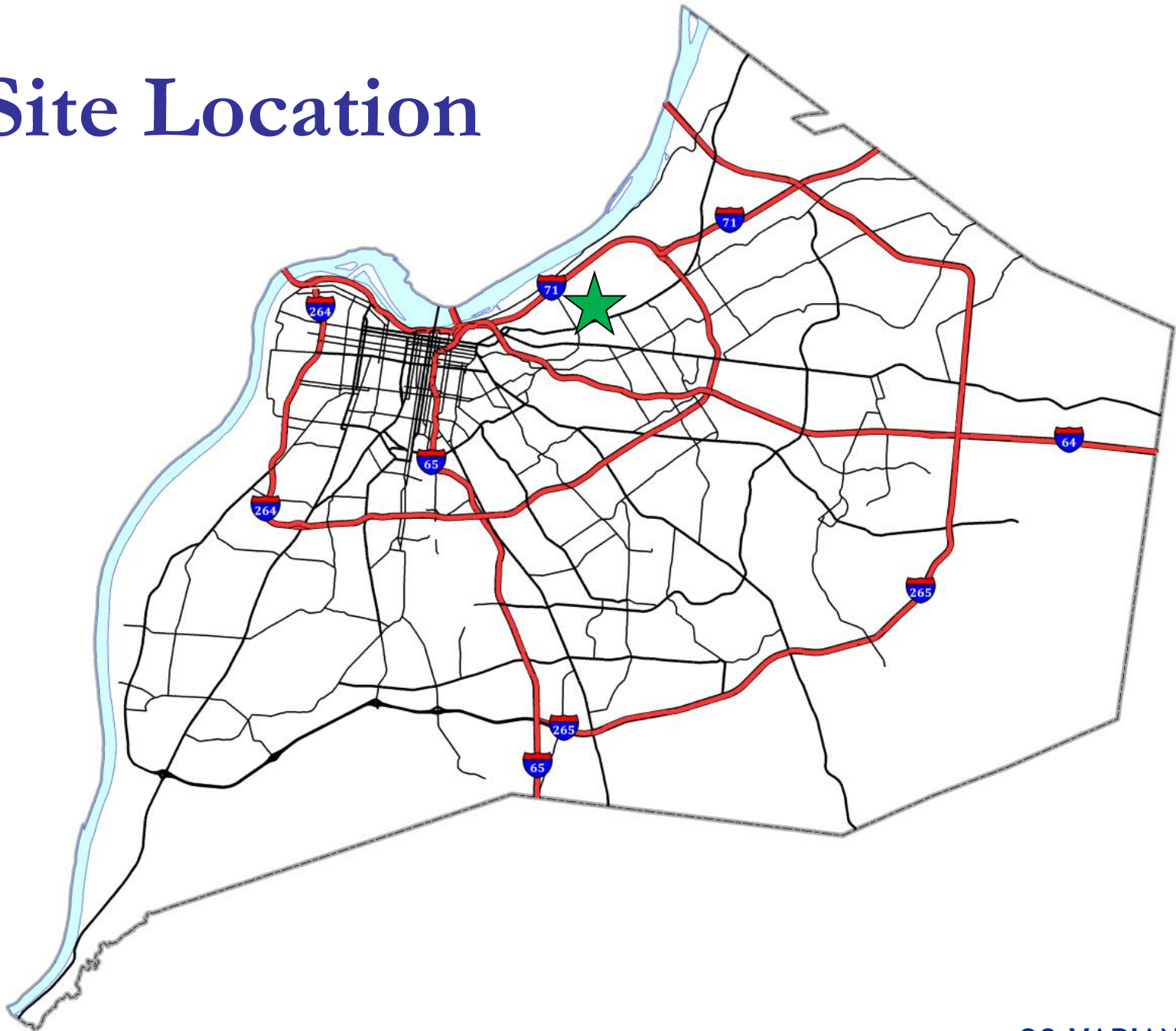
# Case Summary / Background

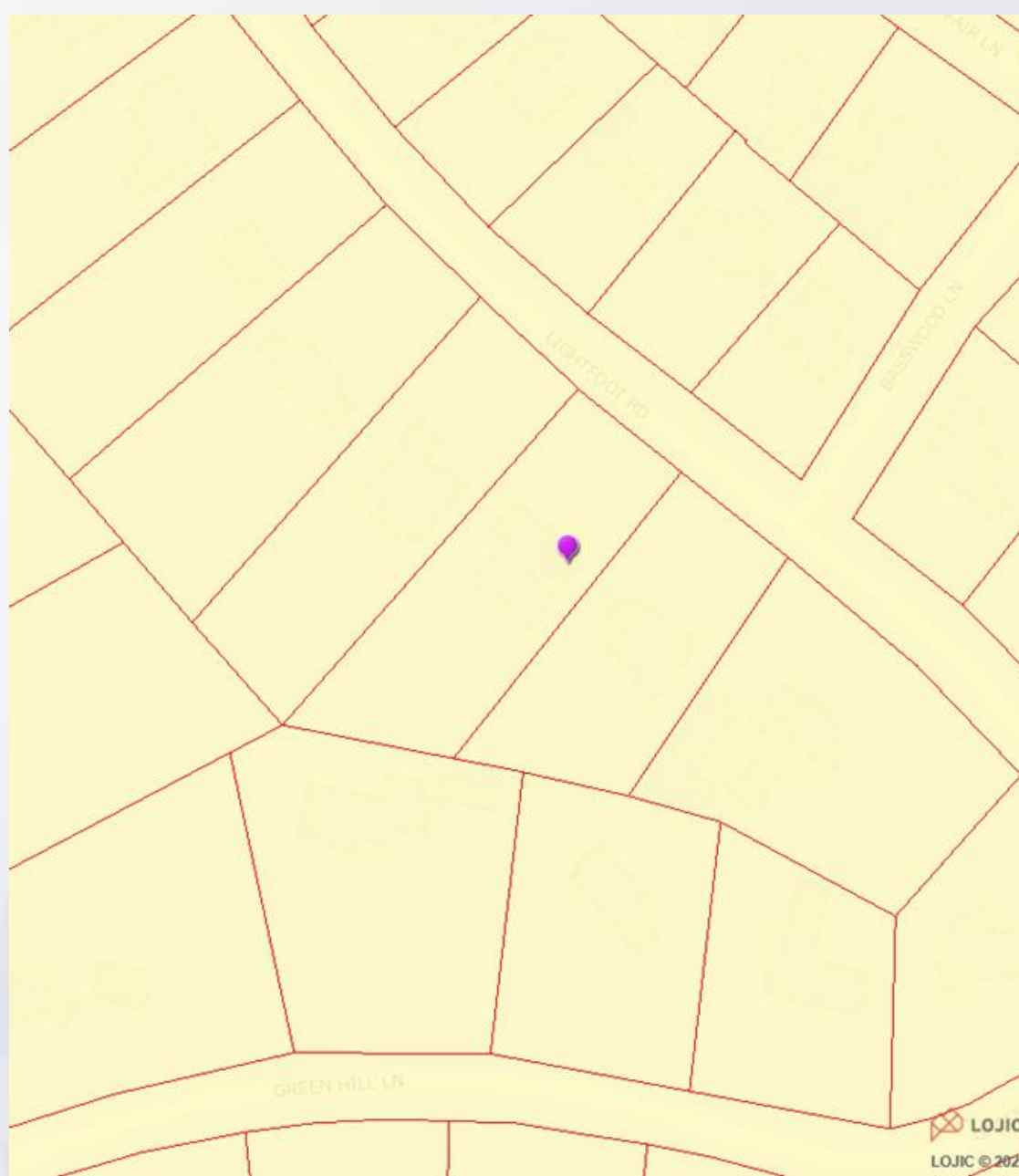
- The subject site is zoned R-5 Residential Single-Family in the Neighborhood Form District.
- It is a single-family structure located in the Green Hills subdivision.

# Case Summary / Background

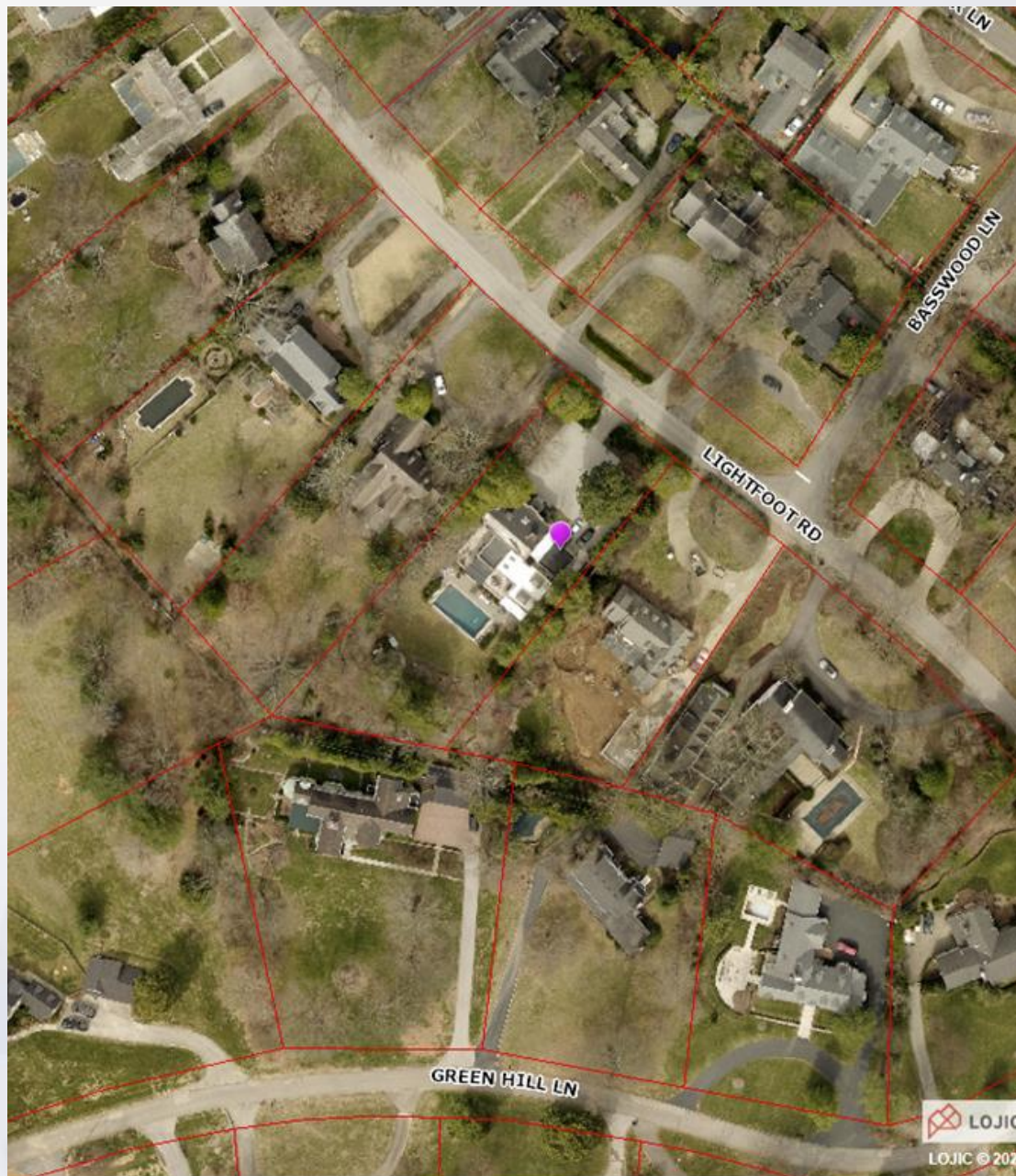
- The existing structure is two-stories and the applicant proposes to add an attached garage on the front that would encroach into the infill front yard setback.

# Site Location















# Site Plan



# Site Photos-Subject Property



Front of subject property.



# Site Photos-Subject Property





# Site Photos-Subject Property





# Site Photos-Subject Property





# Site Photos-Subject Property



Variance area.



# Condition of Approval

- Condition of Approval

1) A minor subdivision plat shall be approved by Planning & Design Services and recorded with the Jefferson County Clerk's Office prior to the issuance of building permits.

# Conclusion

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

# Required Action

- **Variance:** from Land Development Code section 5.1.12.B.2.a to allow a principle structure to encroach into the required infill front yard setback.  
Approve/Deny

Location	Requirement	Request	Variance
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