

20-VARIANCE-0136

Pinemeadows Lane Variance



Louisville Metro Board of Zoning Adjustment
Public Hearing

Zach Schwager, Planner I
November 16, 2020

Request

- **Variance:** from Land Development Code table 5.3.1 to allow an existing structure to encroach into the street side yard setback.

Location	Requirement	Request	Variance
Street Side Yard	30 ft.	29.1 ft.	0.9 ft.

Case Summary / Background

- The subject property is zoned R-4 Residential Single-Family in the Neighborhood Form District.
- It is a single-family structure located in the Pinemeadows subdivision.

Case Summary / Background

- There is no proposed construction, but the residence was constructed within the street side yard setback.
- This situation was discovered during the sale of the property and the owner was required to get a variance.

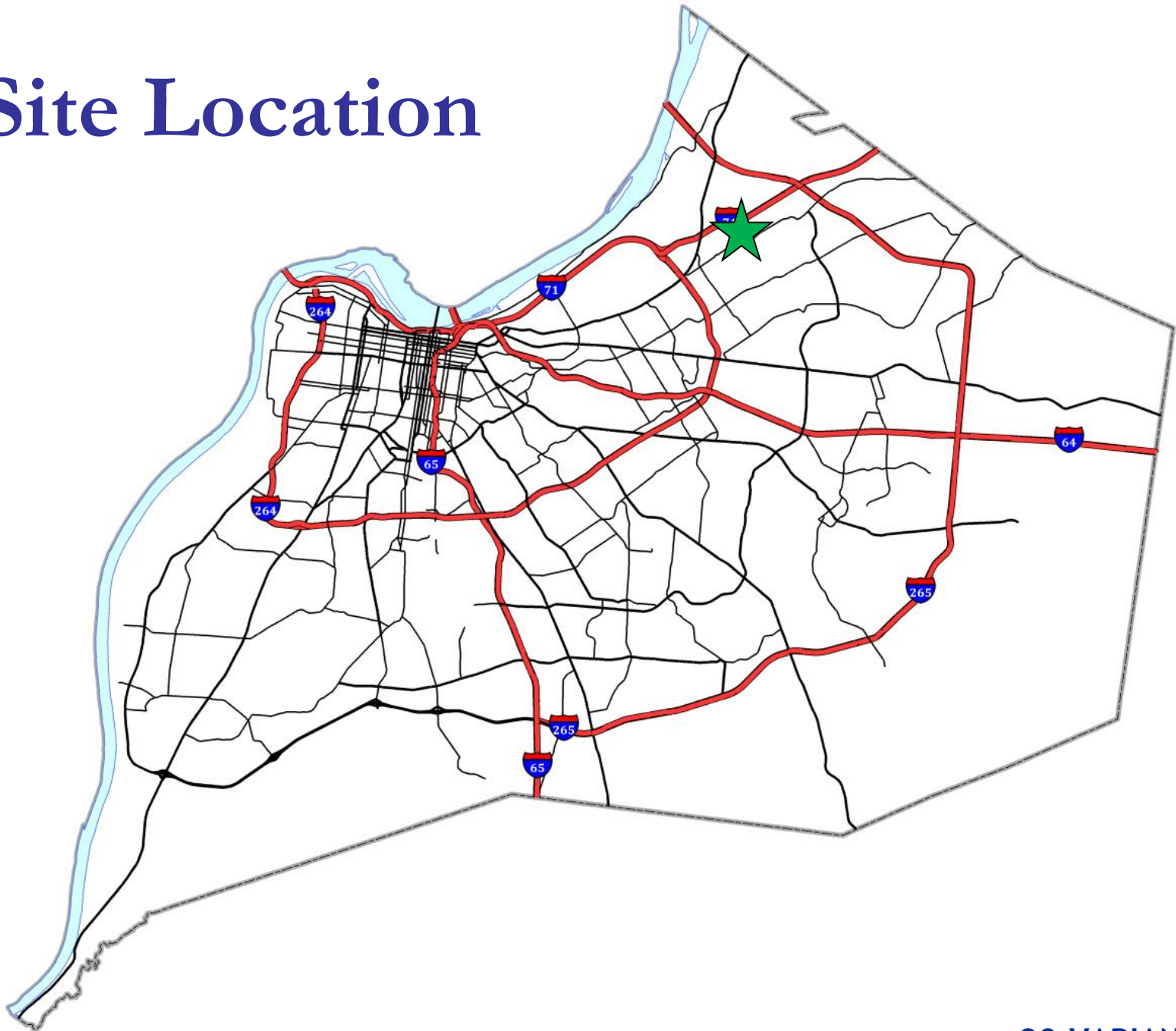
Case Summary / Background

- Section 5.1.2 states, “The form district regulations shall apply only to new construction and development, including expansions. Structures in existence prior to the effective date of this Chapter 5 shall not be required to meet the standards created herein.”
- The Board of Zoning Adjustment must determine whether granting a variance in this situation is appropriate.

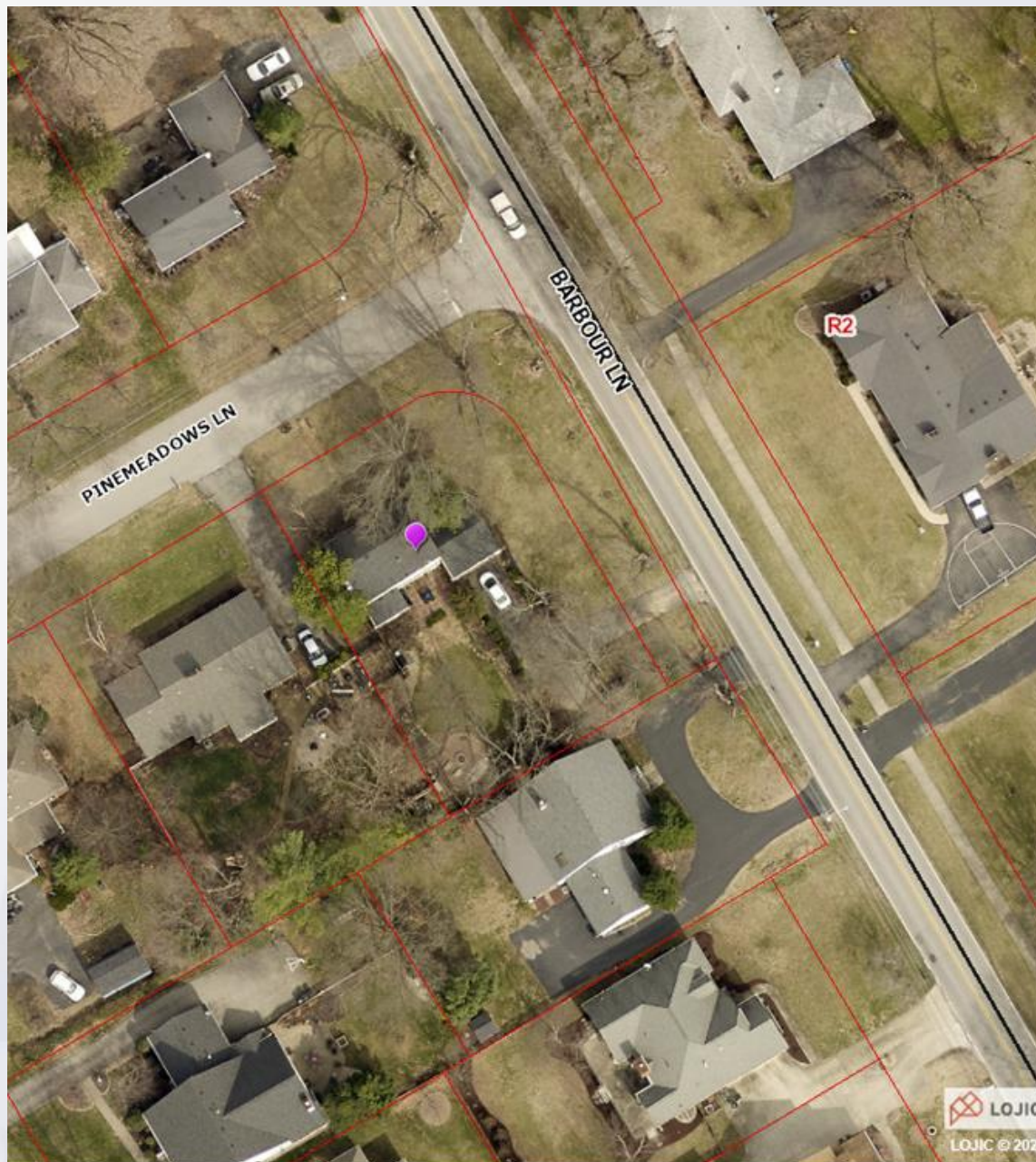
Case Summary / Background

- Staff has received signatures from all adjoining property owners approving of the proposed construction. Therefore, a public hearing is not required.

Site Location









Site Plan

Authentisign ID: 2D962266-3AED-436D-F9B8-606A2285

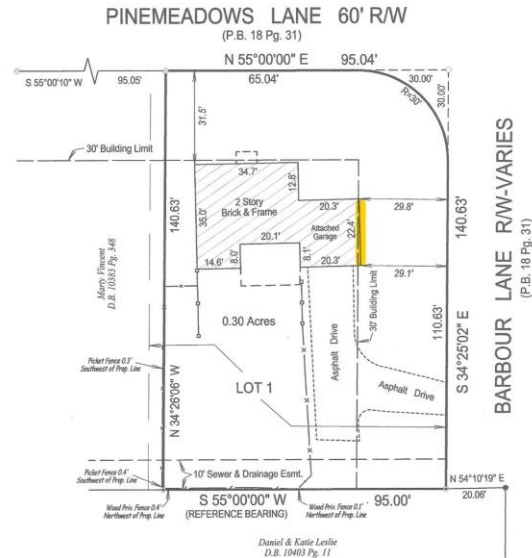
NOTES:

1. Site is subject to all right-of-ways, easements and restrictions of record or implied.
2. The surveyor did not make a search for easements, encumbrances, restrictions, ownership title evidence or other records that a complete and accurate title search may disclose.
3. The certification of this survey is made of this date and is subject to any future facts that more accurately describe or establish the boundary shown herein.
4. Surrounding owner information is shown per PVA records.
5. The basis of bearing was taken from the record plat.
6. Unless otherwise shown, structures shown are the footprint only.
7. This site is located in Zone X per Firm Map 21111C0017 E dated December 5, 2005 and is not located within a 100 year flood plain (0.1% chance). Flood Plain Certification is restricted to a review of the FIRM and shall not be construed as a confirmation or denial of flooding potential.

Being the most northerly 95' in width of Lot 1, Section 1 of Pinemeadows Subdivision Plat Book 18, Page 31



LOCATION MAP
No Scale



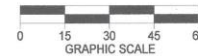
- LEGEND
- = Found 5/8" Rebar
 - = Found 1" Pipe
 - = Found 12" Rebar with cap stamped "DESIGN 976"
 - * = Set 1/2"x18" Iron Rebar with cap stamped "SCHROLL 3570"



LAND SURVEYORS CERTIFICATE

I hereby certify that the survey depicted by this plat was done by me or by persons under my direct supervision on September 24, 2020 by the method of random traverse. The unadjusted precision ratio of the survey is 1:22,445 and was not adjusted. The survey as shown herein is an "Urban" Survey and the accuracy and precision of said survey meets all the specifications of this class.

William O. Schroll, III Date: 9-25-20
Professional Land Surveyor, Kentucky Registration No. 3570



BOUNDARY SURVEY

This Survey complies with K.A.R. 18:150

Survey of: 7806 Pinemeadows Lane
Louisville, Ky. 40241
Owner: Ian & Stacy Shives
7806 Pinemeadows Lane, Louisville, Ky. 40241
Source of Title: D.B. 11631 Pg. 124
For: Greg Levinsky

Ordered By: Mike Farrar
Scale: 1" = 30'
Drawn Date: 9/25/20
Job No: 3051/20
Drawn By: Bill Schroll

SCHROLL LAND SURVEYING LLC.

Office Location: 7329 St. Andrews Church Rd.
Louisville, KY. 40214
Mailing Address: 5450 Southview Drive
Louisville, KY. 40214
Office: 502-367-7660 Mobile: 502-594-6773



09/28/2020

9:32 PM

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Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



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 an existing structure to encroach into the street side yard setback. Approve/Deny

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