

21-VARIANCE-0059

Cheak Court Variance



Louisville Metro Board of Zoning Adjustment
Public Hearing

Zach Schwager, Planner I
July 12, 2021

Request

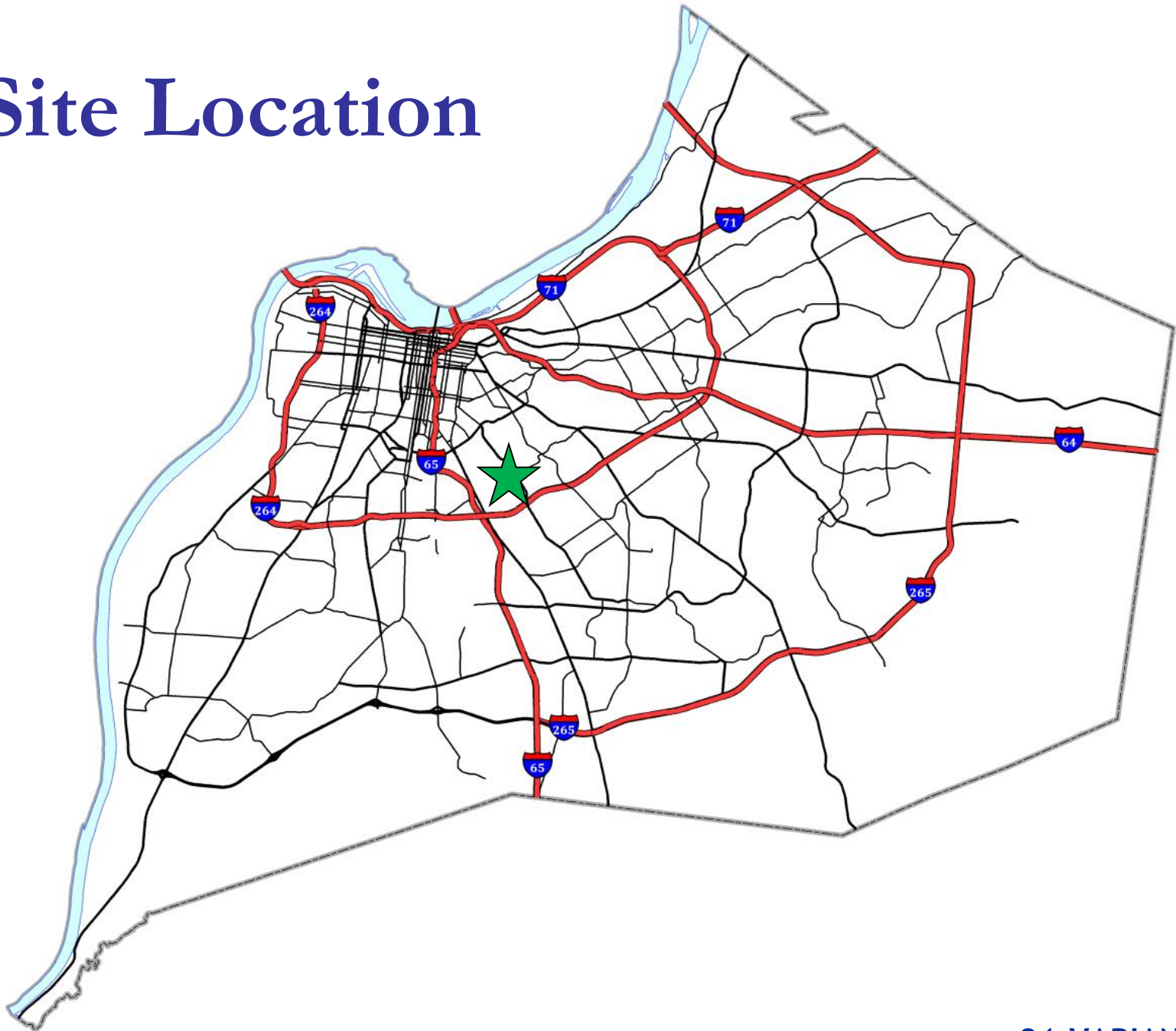
- **Variance:** from Land Development Code section 5.1.12.B.2.a to allow an addition to a principal structure to exceed the required infill front yard setback.

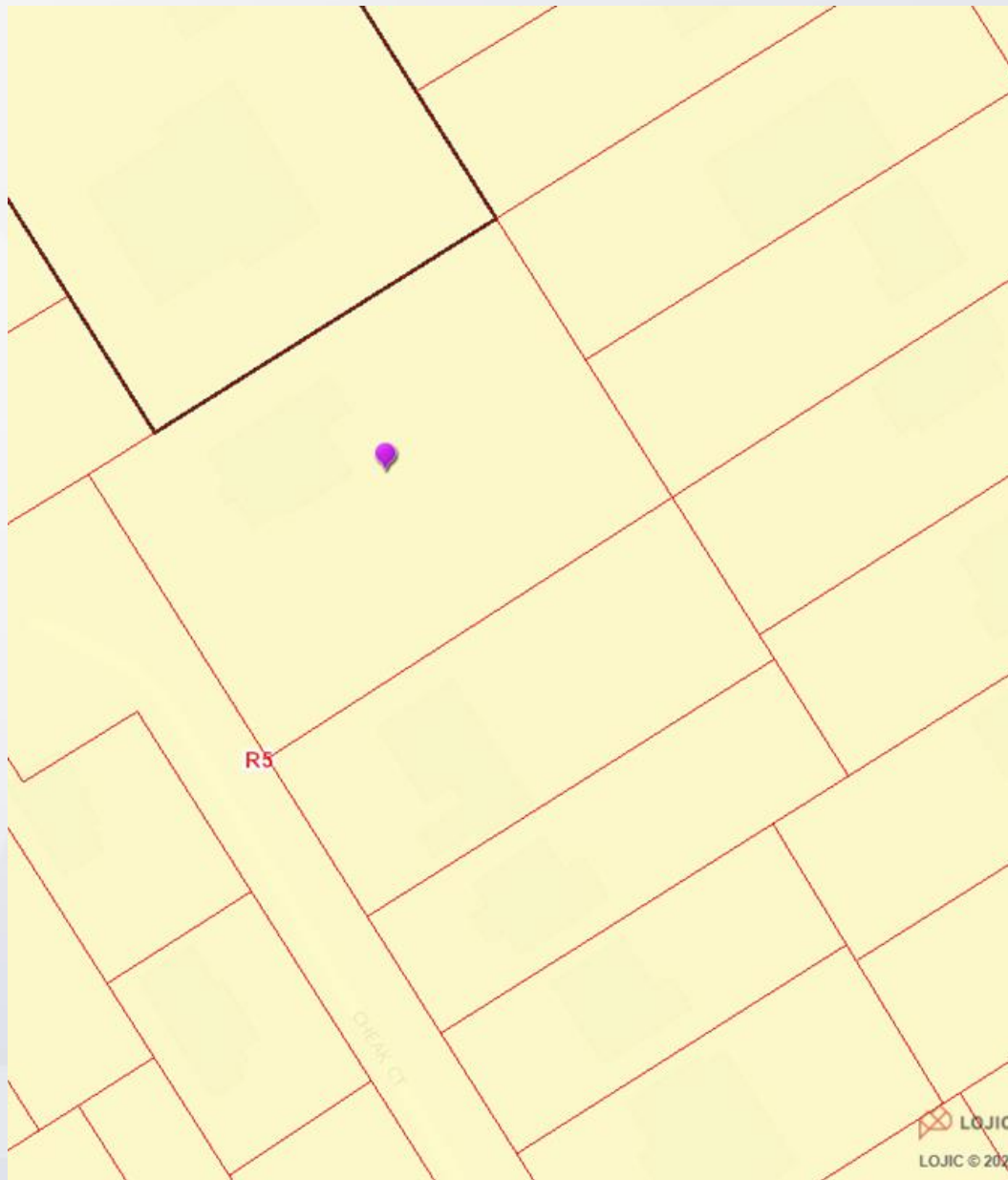
Location	Requirement	Request	Variance
Infill Front Yard	31 ft. to 32 ft.	37 ft.	5 ft.

Case Summary / Background

- The subject property is zoned R-5 Residential Single Family in the Neighborhood Form District.
- It is located on the east side of the end of Cheak Court.
- The applicant is proposing an addition onto the front of the existing structure that will exceed the infill front yard setback the same distance as the existing structure.

Site Location

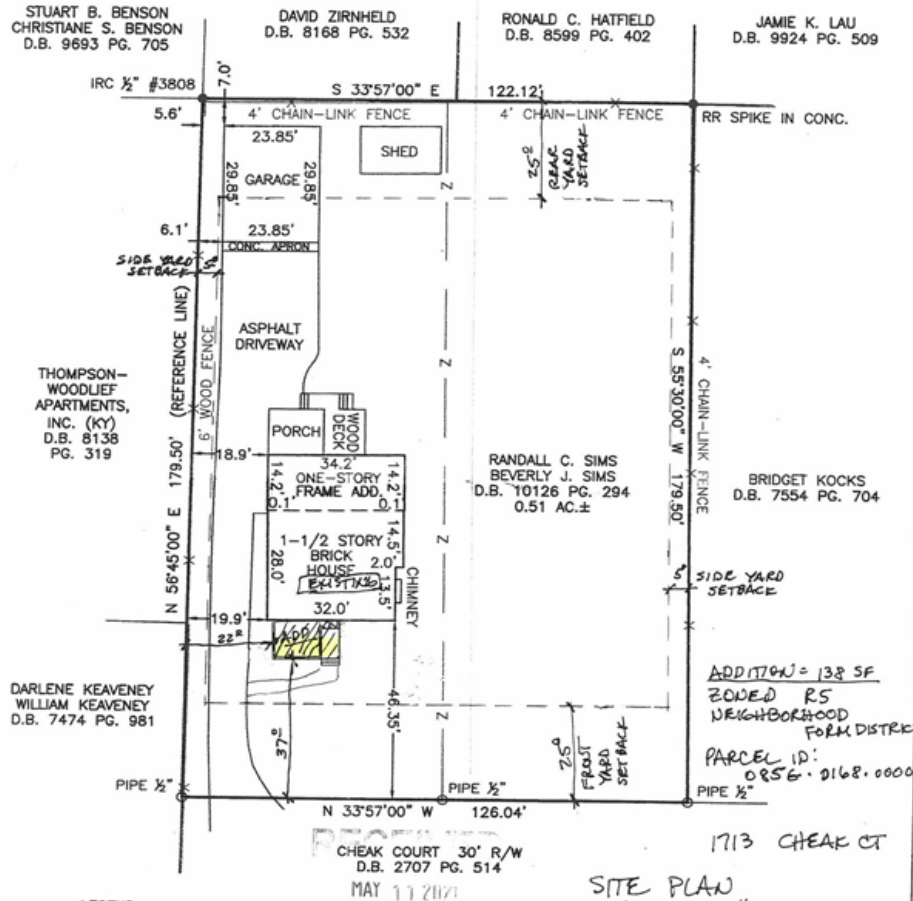
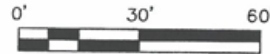






Site Plan

right-of-ways, covenants, liens, and encumbrances, whether shown hereon or not.
 - This survey was conducted by method of random traverse and was not adjusted. The error of closure was less than 0.05'.
 - Subject property is located in Flood Zone "X" per a review of FIRM #21111C0059E, effective 12/5/06. Based on the above information, this property is not located in a Special Flood Hazard Area.
 - The reference meridian for this survey is the common line of Lot 1069 & Lot 1070, Camp Zachary Taylor, Main Camp Unit, having a bearing of N 56°45'00" E per P.B. 2 PG. 307, as recorded in the Office of the Clerk of Jefferson County, Kentucky.



- LEGEND**
- = SET MONUMENT
 - = FOUND MONUMENT
 - = FENCE LINE
 - = BOUNDARY LINE

PLANNING & DESIGN
SERVICES

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 section 5.1.12.B.2.a to allow an addition to a principal structure to exceed the required infill front yard setback. Approve/Deny

Location	Requirement	Request	Variance
Infill Front Yard	31 ft. to 32 ft.	37 ft.	5 ft.