

21-VARIANCE-0077

E. Osage Road Variance



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

**Zach Schwager, Planner I
July 26, 2021**

Request

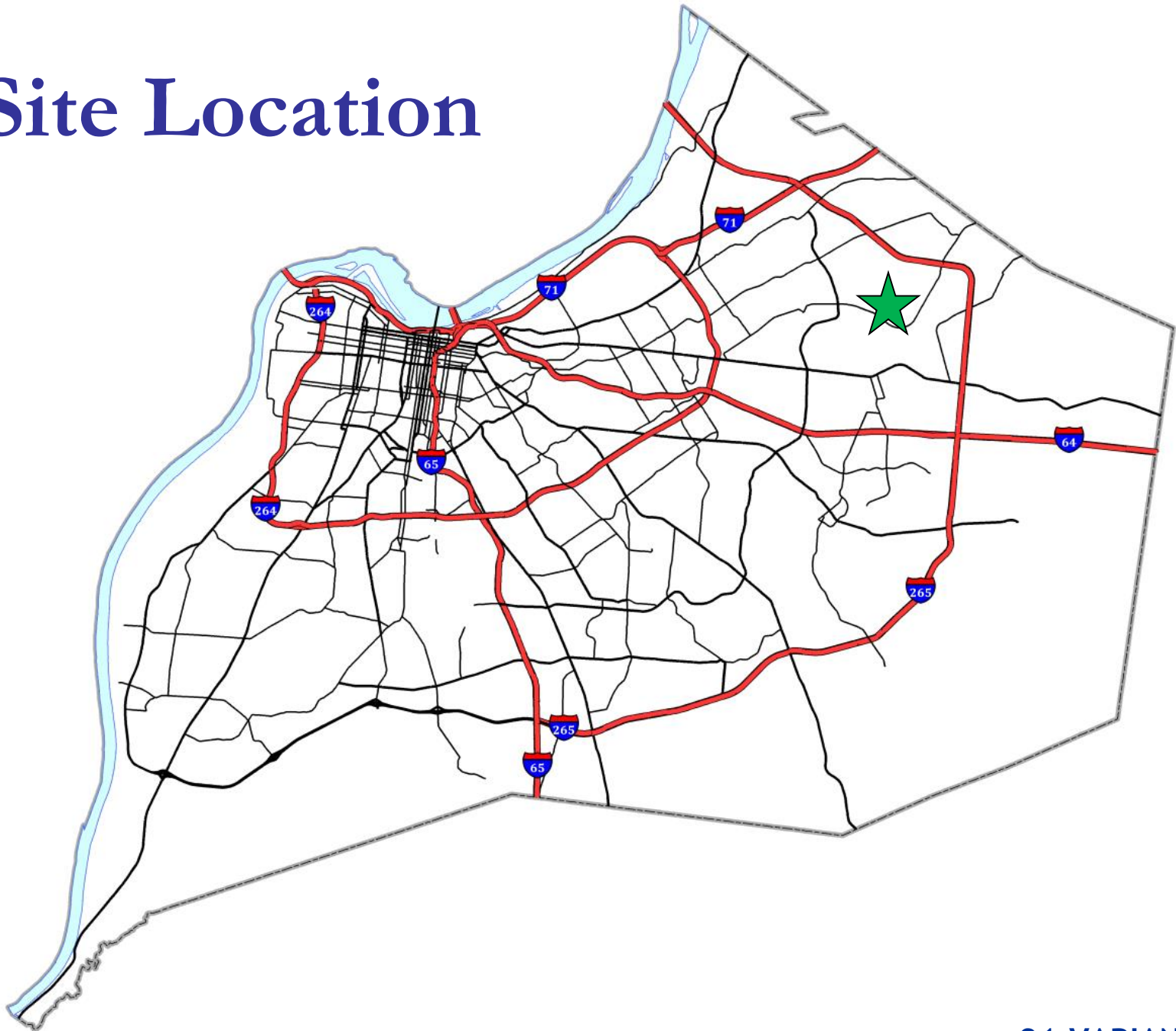
- **Variance:** from City of Anchorage Development Code section 4.2.C.2.d to allow an addition to a principal structure to encroach into the rear yard setback.

Location	Requirement	Request	Variance
Rear Yard	50 ft.	35 ft. 8 in.	14 ft. 4 in.

Case Summary / Background

- The subject property is zoned R-E Residential Estate in the City of Anchorage.
- It is located on the north side of E. Osage Road in between Osage Circle and Stone Gate Road.
- The applicant is proposing an addition on the rear of the existing principal structure that would encroach into the rear yard setback.

Site Location







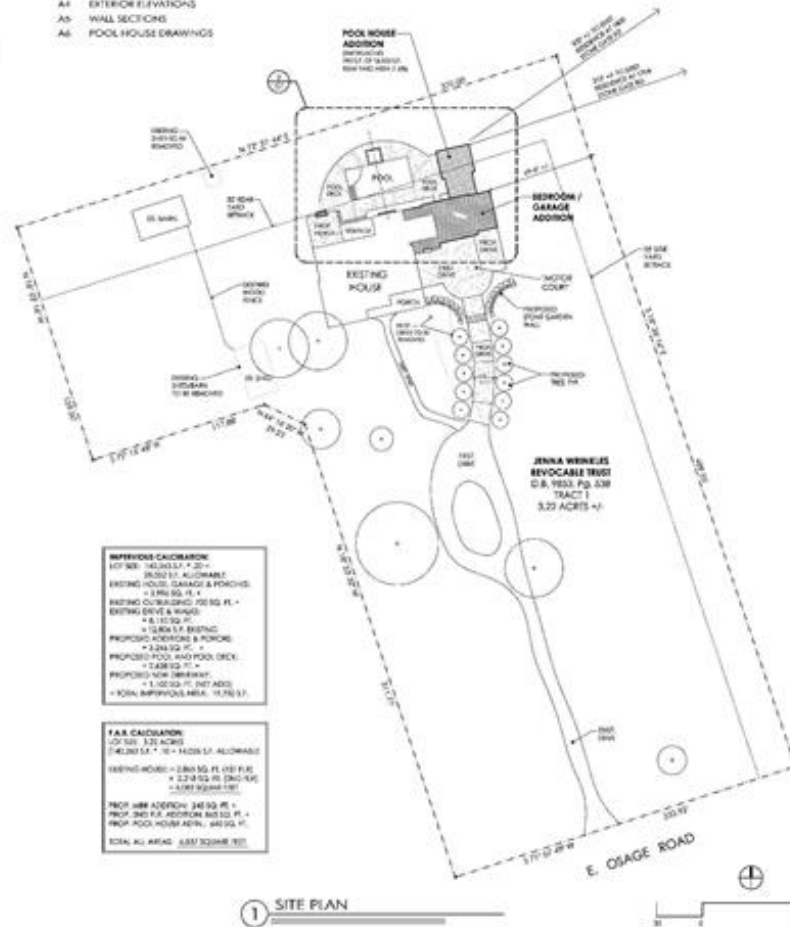
Site Plan



PROJECT IMAGES

SHEET INDEX

- G1: SITE PLAN AND COVER SHEET
- D1: FIRST & SECOND FLOOR DEMOLITION PLANS
- A0: FOUNDATION PLAN
- A1: FIRST FLOOR PLAN
- A2: SECOND FLOOR PLAN
- A3: EXTERIOR ELEVATIONS
- A4: EXTERIOR ELEVATIONS
- A5: WALL SECTIONS
- A6: POOL HOUSE DRAWINGS



WATERFLOWS CALCULATION:
 LOT 100: 14,000 S.F. x 20" =
 (3,500 S.F.) ALLOWABLE
 EXISTING HOUSE, GARAGE & PORCHES:
 = 3,750 S.F. x 1" =
 EXISTING OUTBUILDING: 100 S.F. x 1" =
 EXISTING DRIVE & WALK:
 = 8,100 S.F. x 1" =
 = 8,100 S.F. EXISTING
 PROPOSED ADDITIONS & PORCHES:
 = 3,200 S.F. x 1" =
 PROPOSED POOL AND POOL DECK:
 = 1,000 S.F. x 1" =
 PROPOSED NEW DRIVEWAY:
 = 1,100 S.F. x 1" =
 TOTAL IMPERVIOUS AREA: 15,750 S.F.

F.A.R. CALCULATION:
 LOT 100: 3.20 ACRES
 (14,000 S.F. x 10" = 14,000 S.F. ALLOWABLE)
 EXISTING HOUSE = 2,800 S.F. (10" F.F.)
 = 2,800 S.F. (10" F.F.)
 = 2,800 S.F. (10" F.F.)
 PROPOSED ADDITIONS: 3,200 S.F. x 1" =
 PROPOSED POOL AND POOL DECK: 1,000 S.F. x 1" =
 PROPOSED NEW DRIVEWAY: 1,100 S.F. x 1" =
 TOTAL IMPERVIOUS AREA: 15,750 S.F.

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Proposed
 House Addition
 & Renovation
 to the
 Residence of

**Alex &
 Jenna
 Wrinkles**

11801 E. Osage
 Anchorage, KY
 40223

3.224 Acres (net site)
 R-2 Zoning
 Village Form District

CONTRACTOR
 Clayton Langston
 Kellen Langston & James
 502.419.0373

DESIGNED BY: DRG

DESIGNED BY: DRG

1" = 10'

SCALE: 1" = 30'

DATE: 23 MAR 2021

SHEET NAME

SITE PLAN
 & PHOTOS

SHEET NUMBER

G2

PAGE 1 OF 8

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



Site Photos-Subject Property



Conclusion

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

Required Action

- **Variance:** from City of Anchorage Development Code section 4.2.C.2.d to allow an addition to a principal structure to encroach into the rear yard setback.
Approve/Deny

Location	Requirement	Request	Variance
Rear Yard	50 ft.	35 ft. 8 in.	14 ft. 4 in.