

21-VARIANCE-0106

Cane Run Road Variance



Louisville Metro Board of Zoning Adjustment
Public Hearing

Zach Schwager, Planner I
September 13, 2021

Request

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

Location	Requirement	Request	Variance
Infill Front Yard	23 ft. to 30 ft.	270 ft.	240 ft.

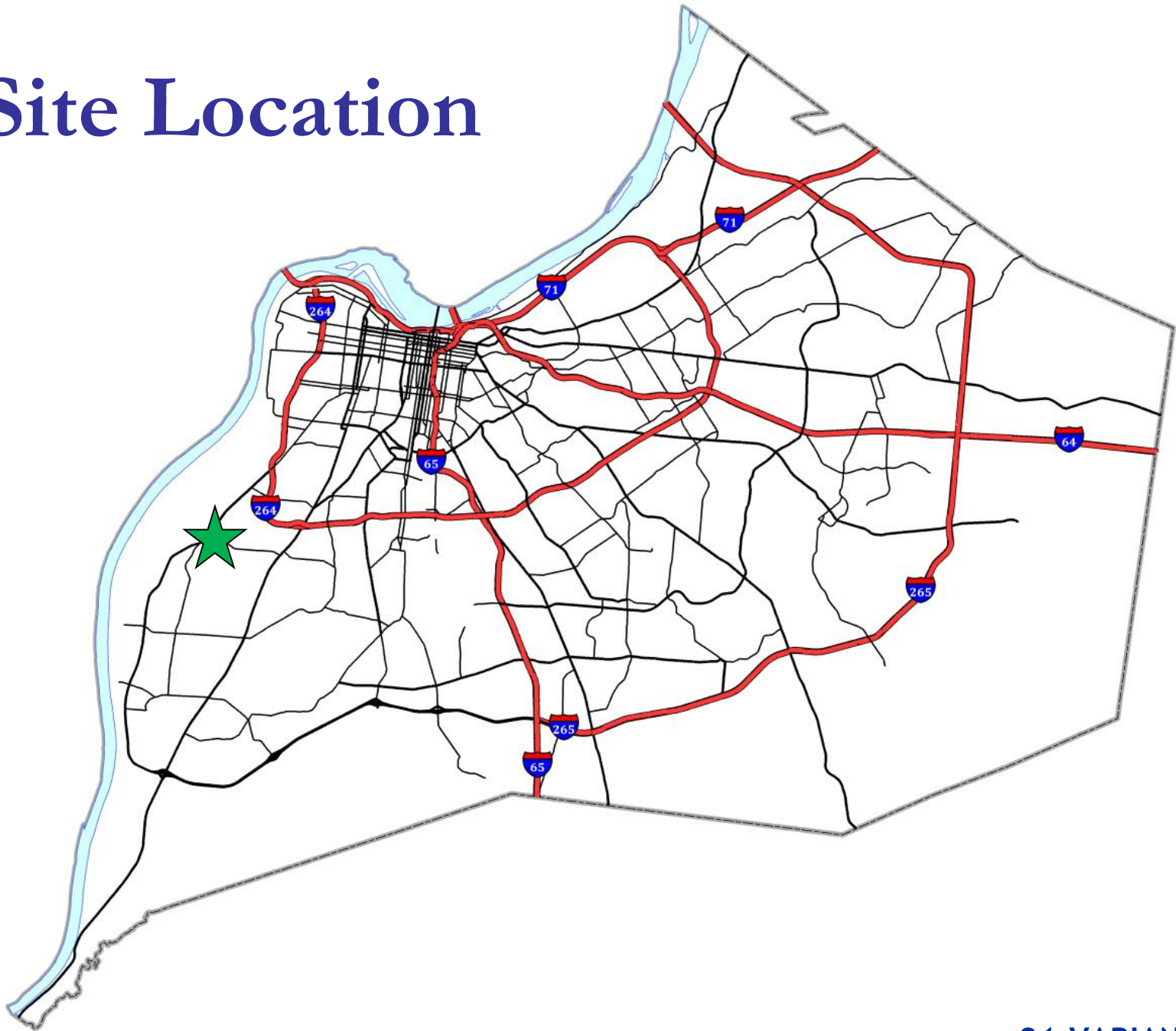
Case Summary / Background

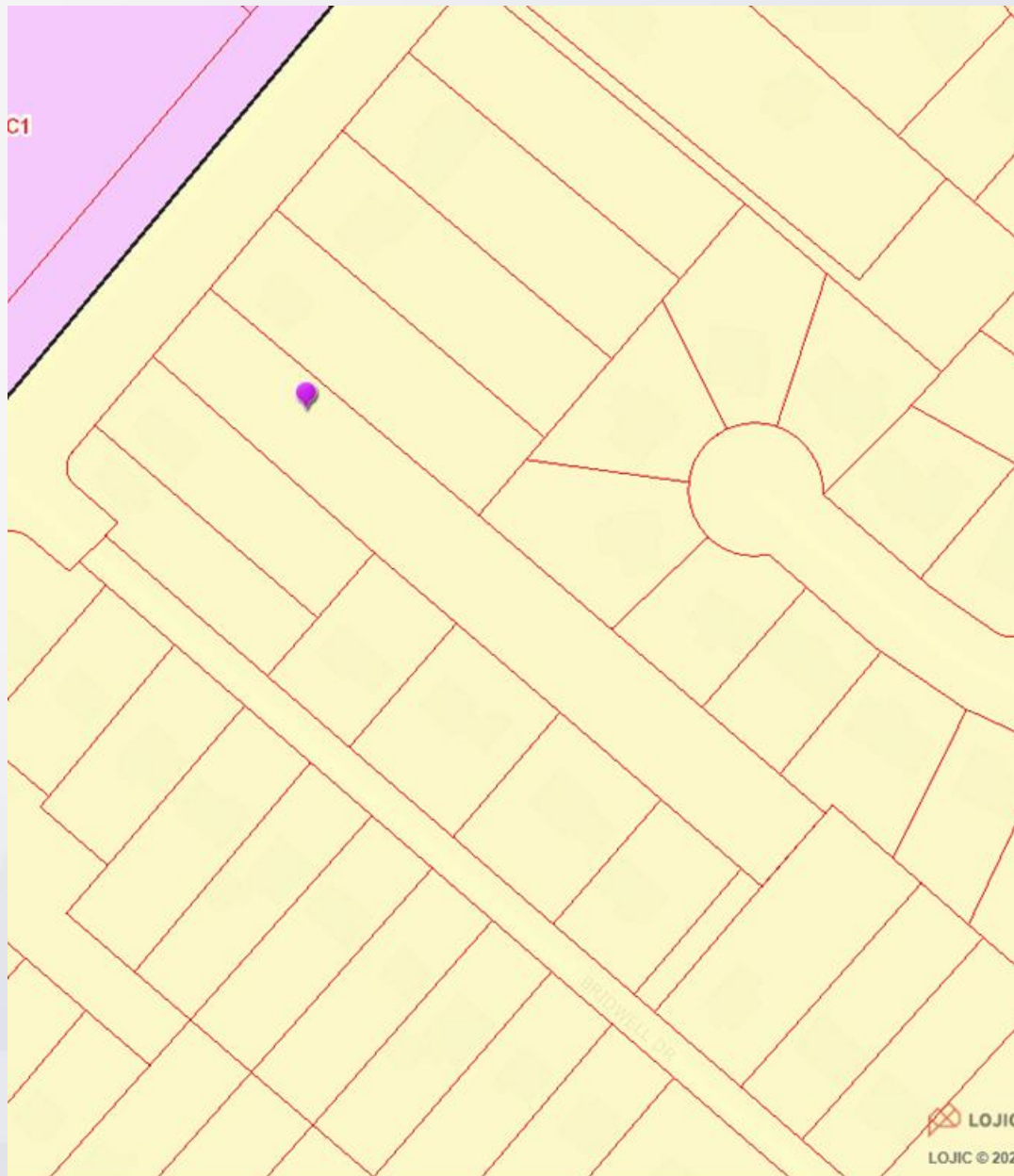
- The subject property is zoned R-4 Residential Single-Family and is in the Neighborhood Form District.
- It is on the east side of Cane Run Road in between Rockaway Drive and Bridwell Drive.

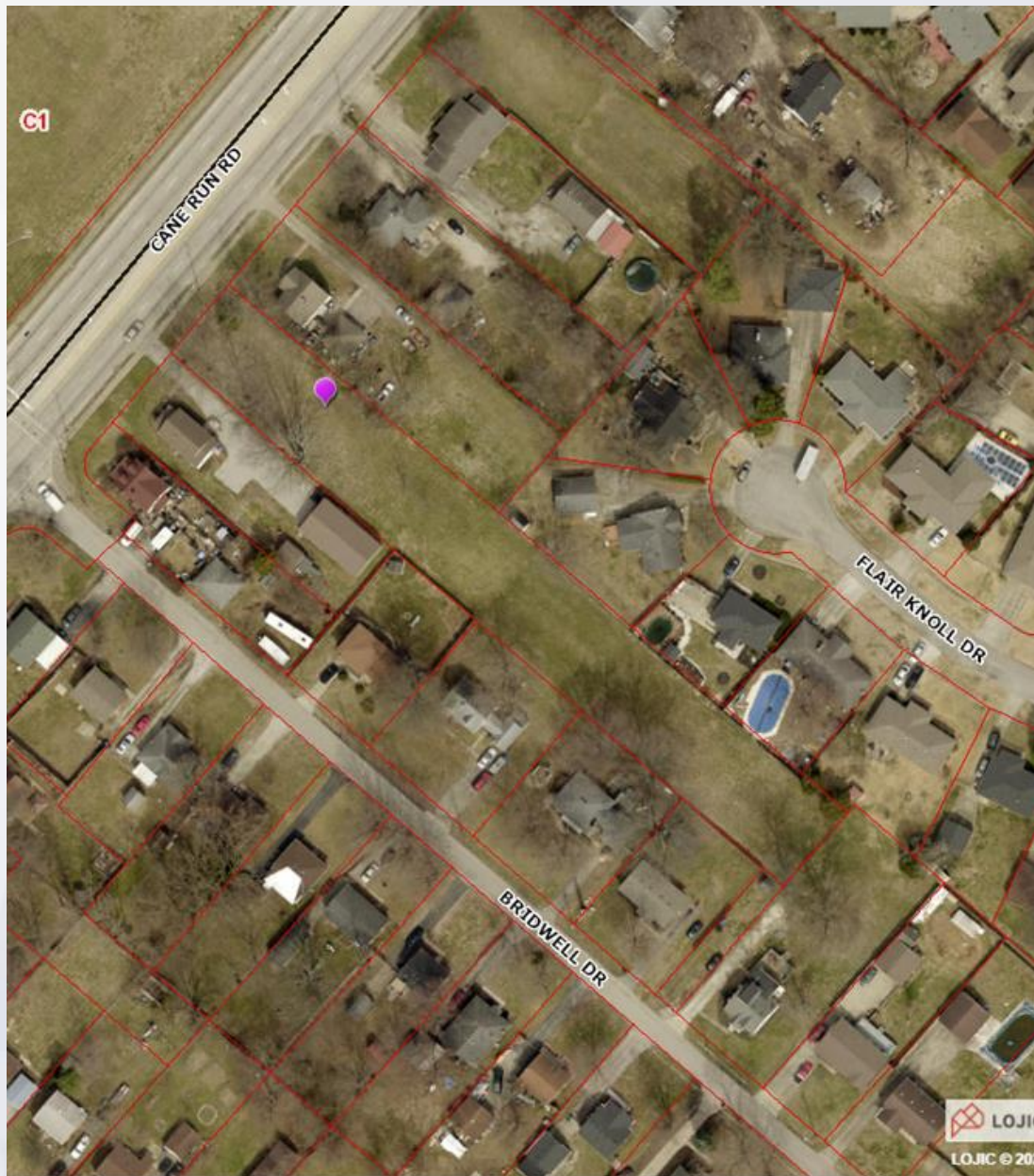
Case Summary / Background

- The site is currently undeveloped and the applicant is proposing to construct a single-family residence that would exceed the infill front yard setback.

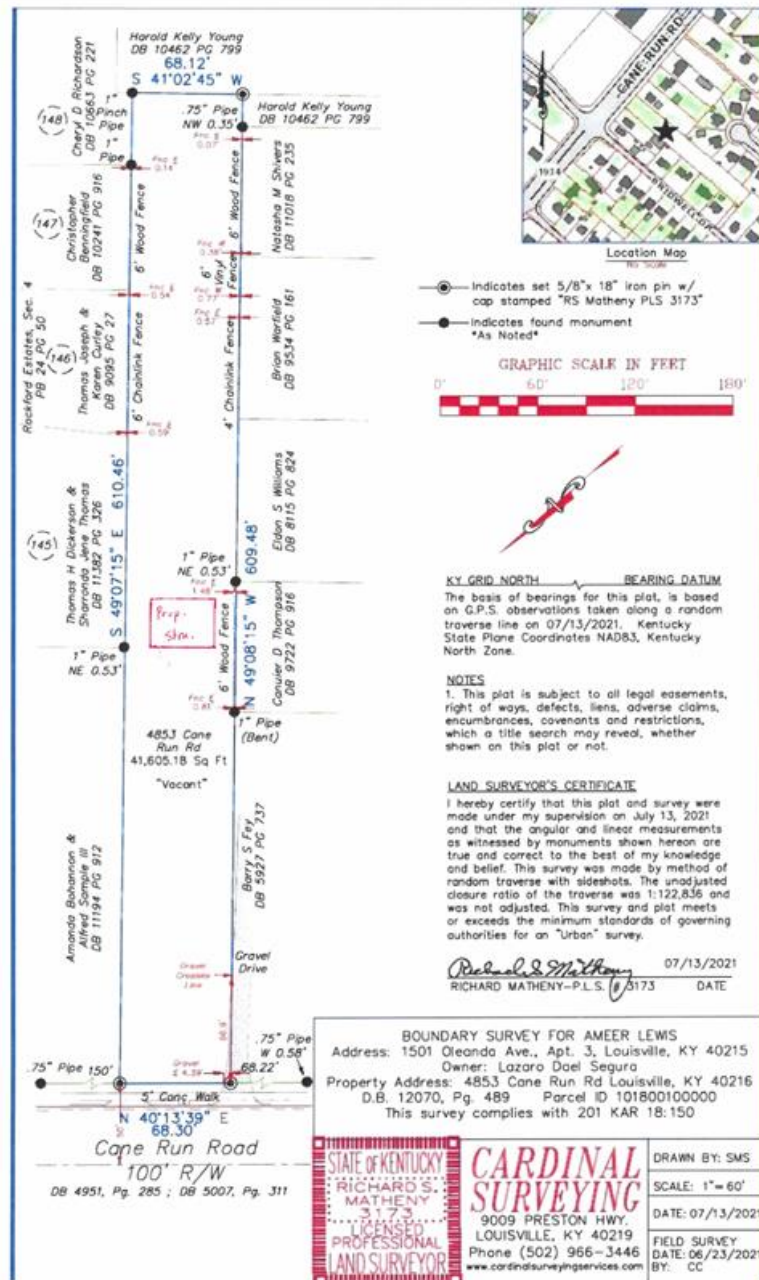
Site Location







Site Plan



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 a principal structure to exceed the infill front yard setback. Approve/Deny

Location	Requirement	Request	Variance
Infill Front Yard	23 ft. to 30 ft.	270 ft.	240 ft.