

19-VARIANCE-0033
Grandview Avenue Variance



Louisville Metro Board of Zoning Adjustment
Public Hearing

Zach Schwager, Planner I
October 7, 2019

Request

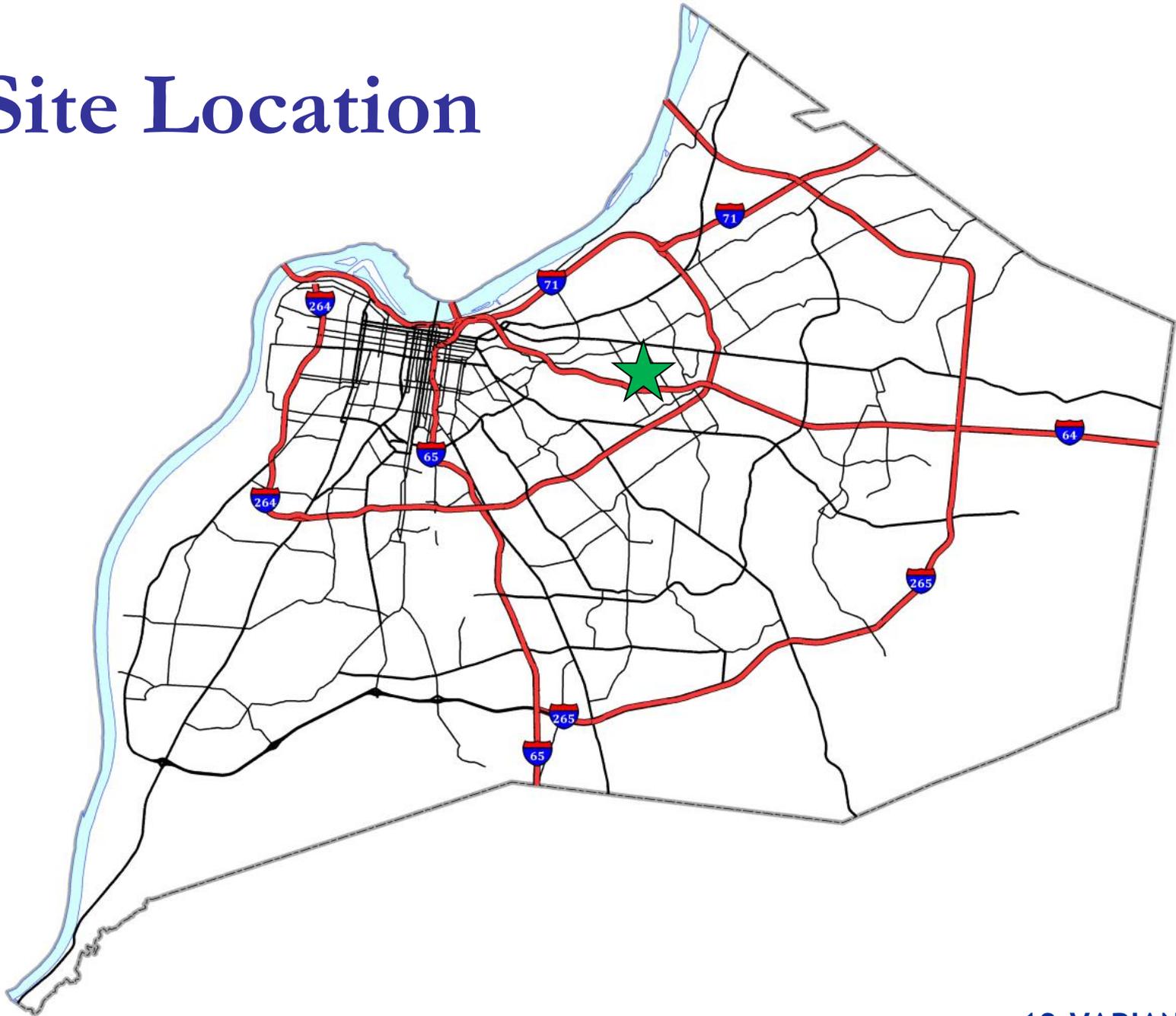
- **Variance:** from City of St. Matthews Development Code section 4.6.C.2.c to allow a deck to encroach into the required street side yard setback.

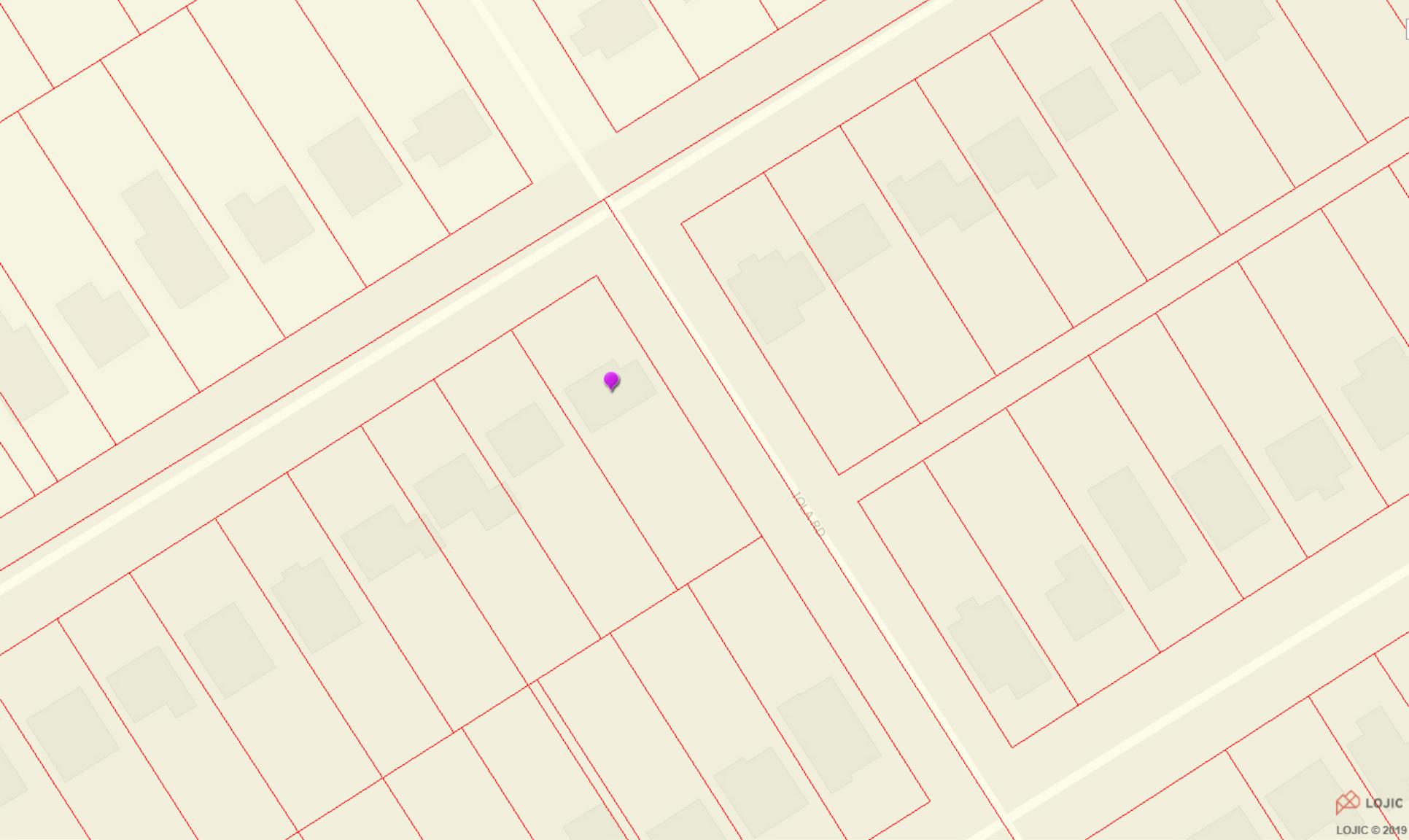
Location	Requirement	Request	Variance
Side Yard	30 ft.	0 ft.	30 ft.

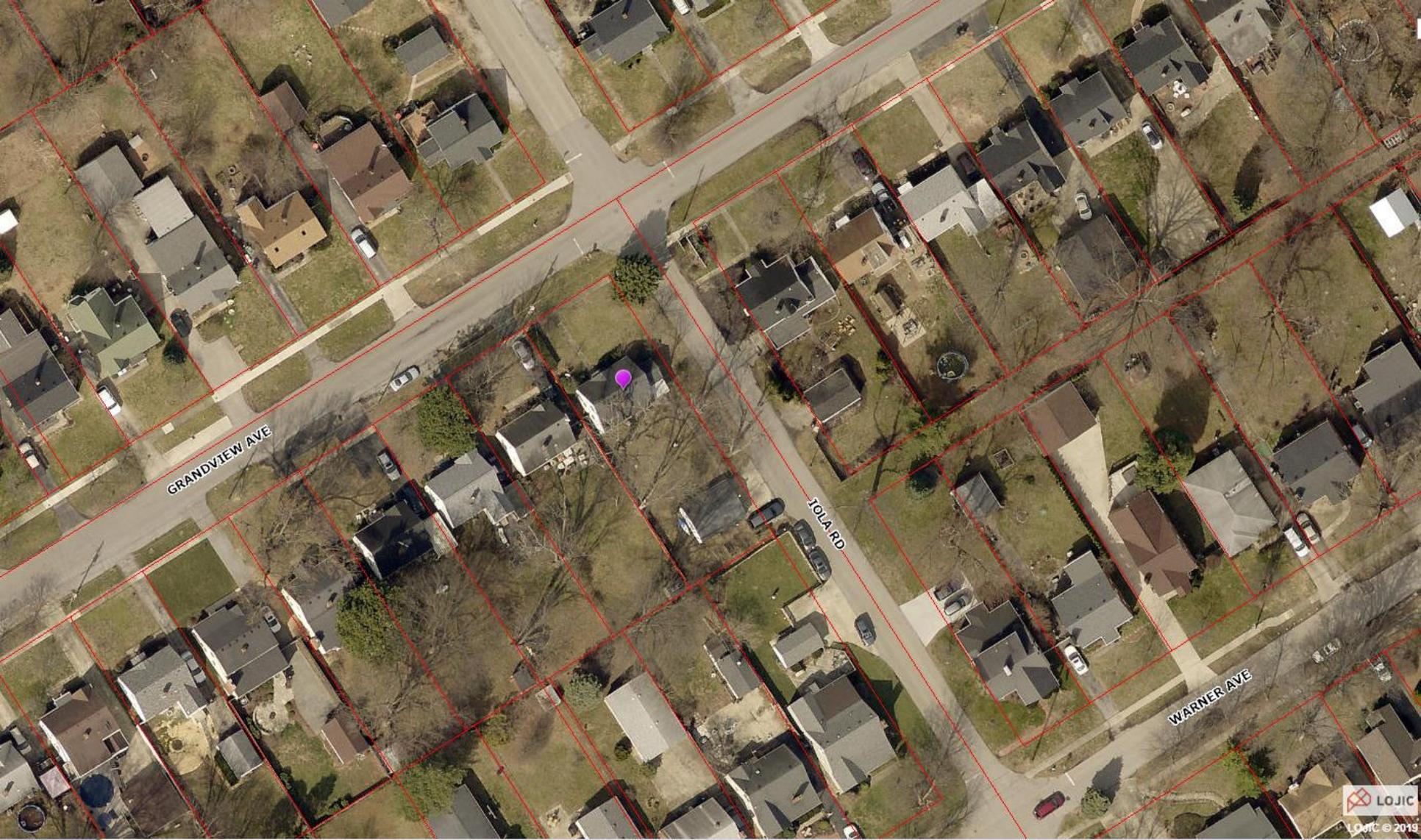
Case Summary / Background

- The subject property is zoned R-4 and is in the Neighborhood Form District. It is located in the Alhambra Heights subdivision in the City of St. Matthews on the south side of Grandview Avenue and contains a 1 ½ story single-family residence.
- The applicant is requesting a variance for a deck to encroach into the required street side yard setback.

Site Location



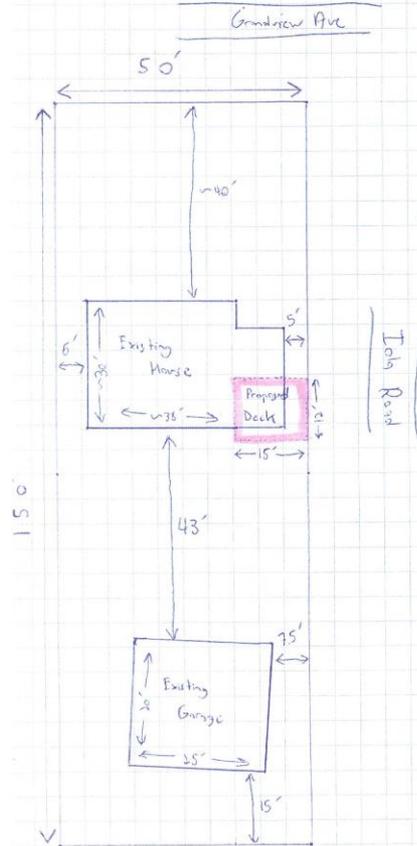




Site Plan

1" = 5 ft.
□ = 25 sq. ft. } Scale

3328 Grandview Avenue
Louisville, KY 40307
510 Res 1 Family Dwelling



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DESIGN SERVICES

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

- The variance request appears to be adequately justified and meets the standard of review.
- Condition of Approval:
#1) A survey of the eastern property line shall be completed prior to the commencement of construction activity and shall be staked in the field. No projections from the façade or building foundation shall cross the property line; any such projections shall be accommodated by stepping back the proposed structure from the property line.

Required Action

- **Variance:** from City of St. Matthews Development Code section 4.6.C.2.c to allow a deck to encroach into the required street side yard setback.
Approve/Deny

Location	Requirement	Request	Variance
Side Yard	30 ft.	0 ft.	30 ft.