

18VARIANCE1018

434 Oxford Place Driveway



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

Dante St. Germain, Planner I

April 16, 2018

Requests

- **Variance:** from City of St. Matthews Development Code section 9.1.4 to allow a driveway to be used for off-street parking to exceed 20 feet in width.

Location	Requirement	Request	Variance
Driveway Width	20 ft.	34 ft.	14 ft.

Case Summary / Background

- The subject property is located in the City of St. Matthews.
- The applicant proposes to demolish the existing detached garage on the property and construct a new, three-car detached garage with a driveway 34 feet in width at the garage.
- The applicant requests a variance from the City of St. Matthews Development Code to allow the driveway to exceed 20 feet in width.

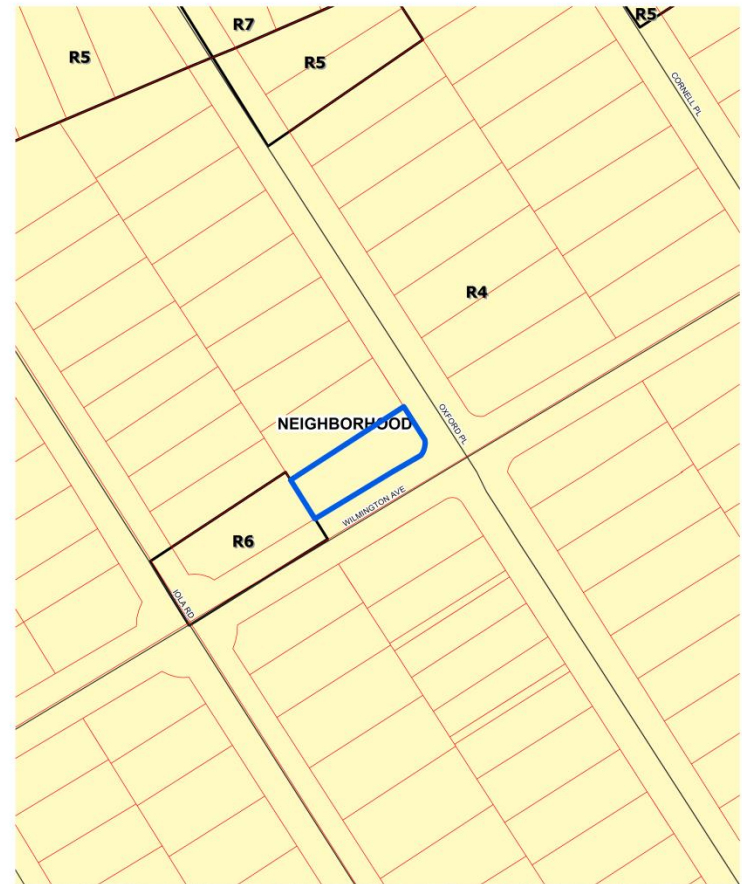
Zoning/Form Districts

Subject Property:

- Existing: R-4/Neighborhood

Adjacent Properties:

- North: R-4/Neighborhood
- South: R-4/Neighborhood
- East: R-4/Neighborhood
- West: R-6/Neighborhood



434 Oxford Place
feet

90

Map Created: 4/3/2018



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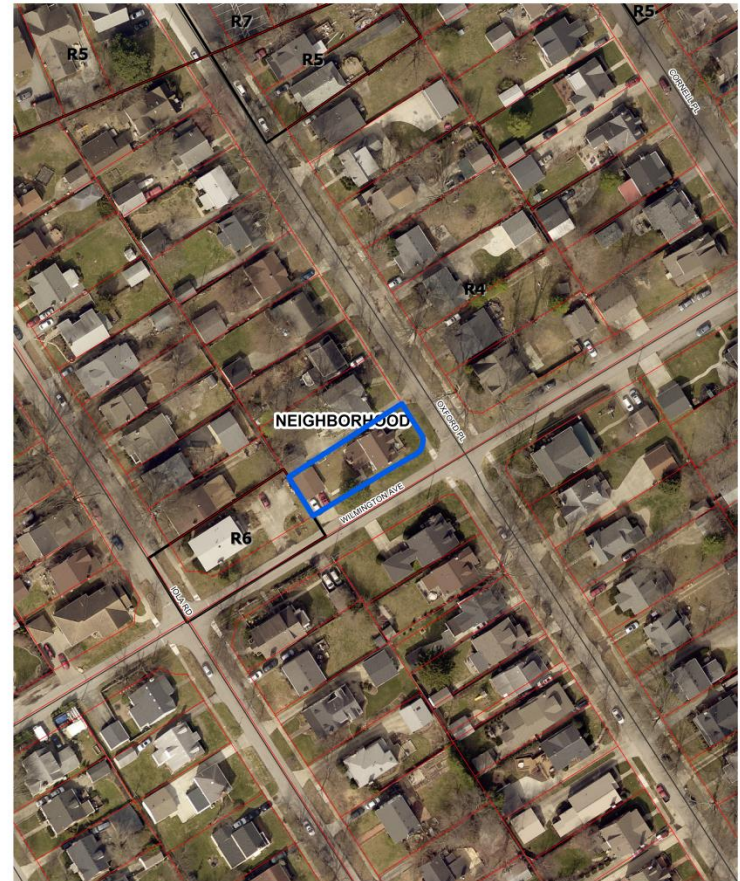
Aerial Photo/Land Use

Subject Property:

- Existing: Single Family Residential

Adjacent Properties:

- North: Single Family Residential
- South: Single Family Residential
- East: Single Family Residential
- West: Single Family Residential



434 Oxford Place
feet



90
Map Created: 4/3/2018



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Site Photos-Subject Property



The front of the subject property.

Site Photos-Subject Property



The property to the right of the subject property.

Site Photos-Subject Property



The property to the left of the subject property across Wilmington Avenue.

Site Photos-Subject Property



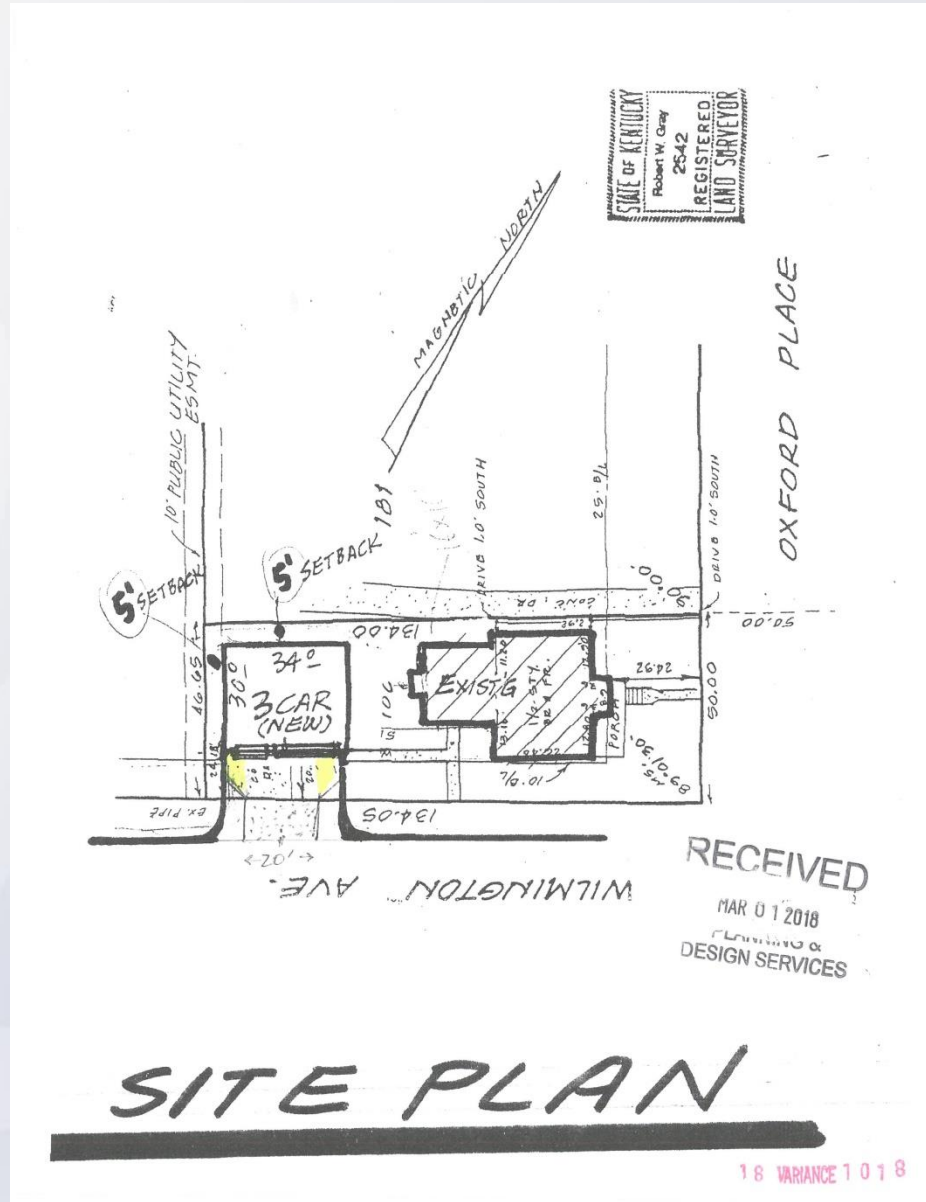
The property across Oxford Place.

Site Photos-Subject Property



The garage to be removed and the location of the requested variance.

Site Plan



Conclusions

- The variance request appears to be adequately justified and meets the standard of review.
- Must determine if the proposal meets the standard of review for granting a variance as established in the City of St. Matthews Development Code, from section 9.1.4 to allow a driveway to be used for off-street parking to exceed 20 feet in width.

Required Actions

- **Variance:** from City of St. Matthews Development Code section 9.1.4 to allow a driveway to exceed 20 feet in width. Approve/Deny

Location	Requirement	Request	Variance
Driveway Width	20 ft.	34 ft.	14 ft.