

18VARIANCE1115

Grandview Avenue Variance



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

**Zach Schwager, Planner I
January 22, 2019**

Request

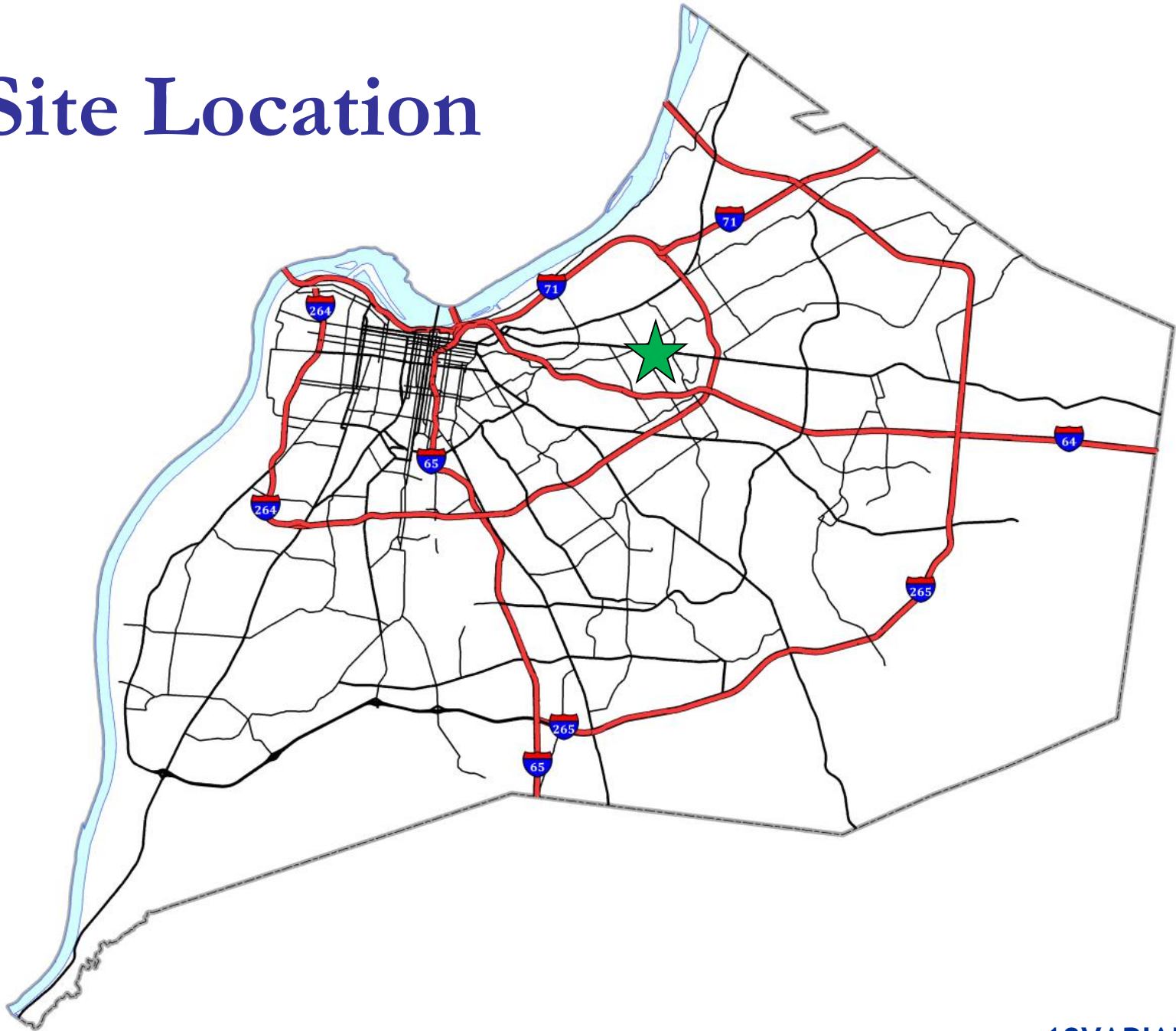
- **Variance:** from City of St. Matthews Development Code section 4.6.C.2.a to allow a structure to encroach into the required front yard setback.

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

Case Summary / Background

- The subject property is located in the City of St. Matthews.
- The applicant requests a variance for an existing structure to encroach into the front yard setback.

Site Location



Zoning/Form Districts

Subject Property:

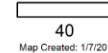
- Existing: R-4/Town Center

Adjacent Properties:

- North: R-4/Town Center
- South: OR-3/Town Center
- East: R-4/Town Center
- West: R-4/Town Center



3937 Grandview Avenue
feet



Map Created: 1/7/2019



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Aerial Photo/Land Use

Subject Property:

- Existing: Single Family Residential
- Proposed: Single Family Residential

Adjacent Properties:

- North: Single Family Residential
- South: Public/Semi-Public
- East: Single Family Residential
- West: Single Family Residential



3937 Grandview Avenue
feet

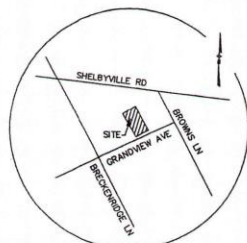
40

Map Created: 1/7/2019



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Site Plan



LOCATION MAP
NO SCALE

RECEIVED

DEC 14 2010
PLANNING &
DESIGN SERVICE

HARMONY PROPERTY
MANAGEMENT, LLC
D.B. 10169, PG. 645

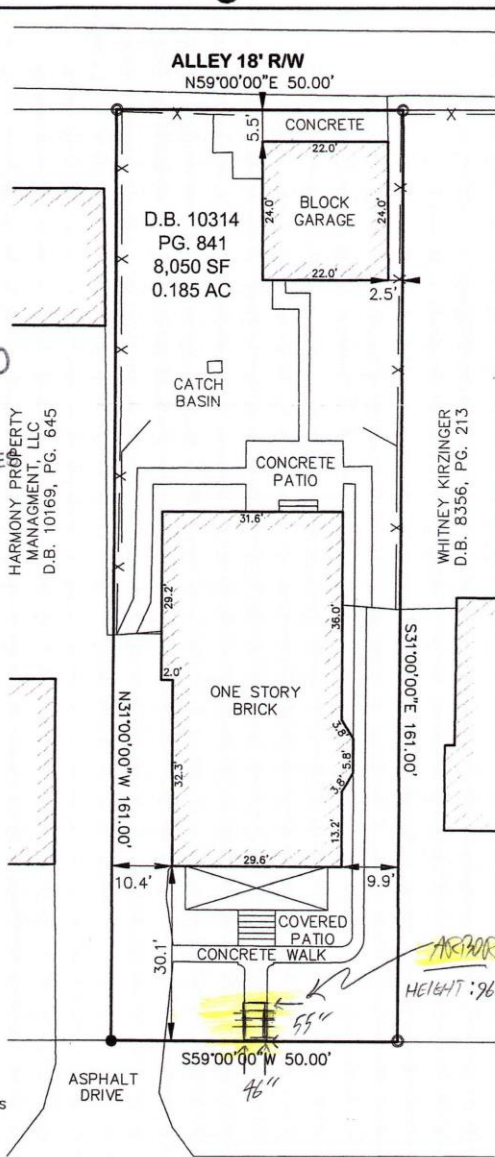
BEARING DATUM:
THE BEARING DATUM FOR THIS BOUNDARY SURVEY IS ADOPTED FROM THE MAPLEWOOD SUBDIVISION RECORDED IN PLAT BOOK 3, PAGE 32 IN THE JEFFERSON COUNTY CLERK'S OFFICE.

THIS SURVEY IS SUBJECT TO ALL LEGAL ROADWAYS, EASEMENTS, AND RIGHT OF WAYS, IF ANY, WHETHER SHOWN HEREON OR NOT.

- INDICATES FOUND 3/4" IRON PIN WITH 2" SQUARE HEAD
- INDICATES SET IRON PIN AND CAP OR MAG NAIL STAMPED "RCW JR 4050"

LAND SURVEYOR'S CERTIFICATE

I, RICHARD C. WILLIAMSON JR, HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR LICENSED IN COMPLIANCE WITH THE LAWS OF THE COMMONWEALTH OF KENTUCKY, AND I FURTHER CERTIFY THAT THIS PLAT AND SURVEY WERE MADE UNDER MY SUPERVISION ON 11/14/14, AND THAT THE DIRECTIONAL AND LINEAR MEASUREMENTS AS WITNESSED BY MONUMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. THIS SURVEY WAS MADE BY THE METHOD OF DIRECT OBSERVATION. THIS SURVEY AND PLAT MEETS OR EXCEEDS THE MINIMUM STANDARDS OF GOVERNING AUTHORITIES FOR AN URBAN SURVEY.



VARIANCE 1115



Site Photos-Subject Property



Front of subject property.

Site Photos-Subject Property



Property to the left.

Site Photos-Subject Property



Property to the right.

Site Photos-Subject Property



Property across Grandview Avenue.

Site Photos-Subject Property



Area of the requested variance.

Site Photos-Subject Property



BOZA public hearing notice sign.

Conclusion

- The variance request appears to be adequately justified and meets the standard of review.

Required Action

- **Variance:** from City of St. Matthews Development Code section 4.6.C.2.a to allow a structure to encroach into the front yard setback. Approve/Deny

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