

17VARIANCE1008

3947 Grandview Avenue



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

**Dante St. Germain, Planner I
March 20, 2017**

Requests

- **Variance**: from St. Matthews Development Code section 4.6.C.2.c to allow an accessory structure to encroach into the required street side yard.
- **Variance**: from St. Matthews Development Code section 9.1.B.1.a for a fence to exceed 4' in height in a street side yard.

| Location | Requirement | Request | Variance |
|--------------------------|-------------|---------|----------|
| Street Side Yard Setback | 30 ft. | 15 ft. | 15 ft. |
| Fence Height | 4 ft. | 6 ft. | 2 ft. |

Case Summary / Background

- The applicant proposes a 816 square foot garage to the rear of the existing 1 ½ story residence on the subject property.
- The garage is proposed to be in line with the existing residence, requiring a variance to encroach into the 30' street side yard.
- The applicant also proposes a fence in the street side yard. The fence is proposed to be 6' in height, requiring a variance from Development Code limitation of 4' in a street side yard.

Zoning/Form Districts

Subject Property:

- Existing: R-4/Town Center
- Proposed: R-4/Town Center

Adjacent Properties:

- North: R-4 & OR-3/Town Center
- South: OR-3/Town Center
- East: R-5 & OR-3/Town Center & Neighborhood
- West: R-4/Town Center



3947 Grandview Ave
feet



90
Map Created: 3/8/2017



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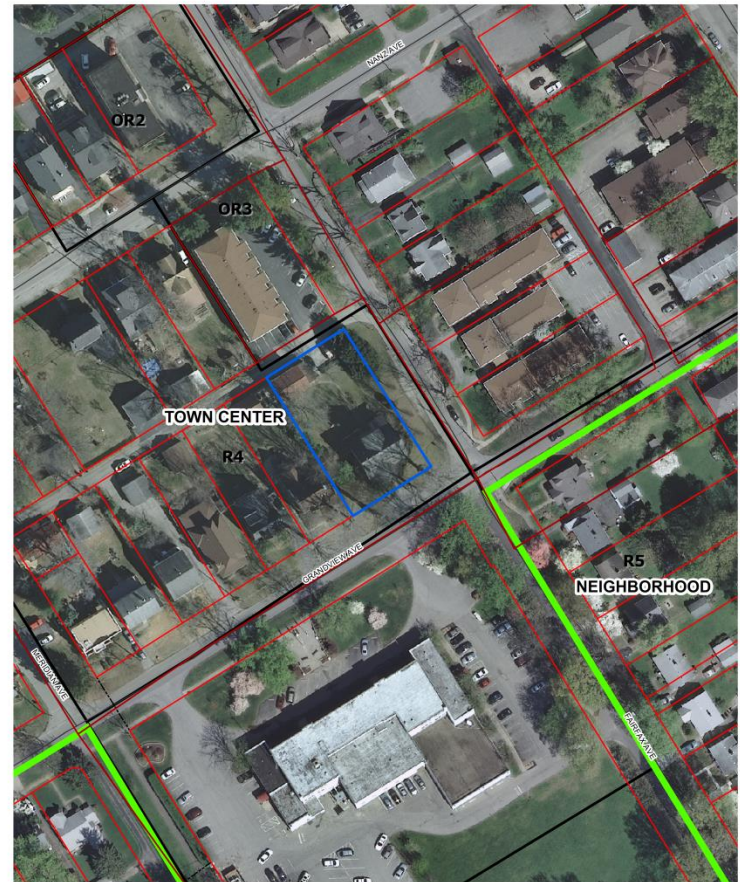
Aerial Photo/Land Use

Subject Property:

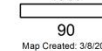
- Existing: Single Family Residential
- Proposed: Single Family Residential

Adjacent Properties:

- North: Single Family Residential & Multi Family Residential
- South: St. Matthews Branch Library
- East: Single Family Residential & Multi Family Residential
- West: Single Family Residential



3947 Grandview
feet



90

Map Created: 3/8/2017



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Site Photos-Subject Property



The front of the subject property

Site Photos-Subject Property



The rear of the subject property where the fence and garage are proposed

Site Photos-Subject Property



The rear of the subject property where the garage is proposed.

Site Photos-Subject Property



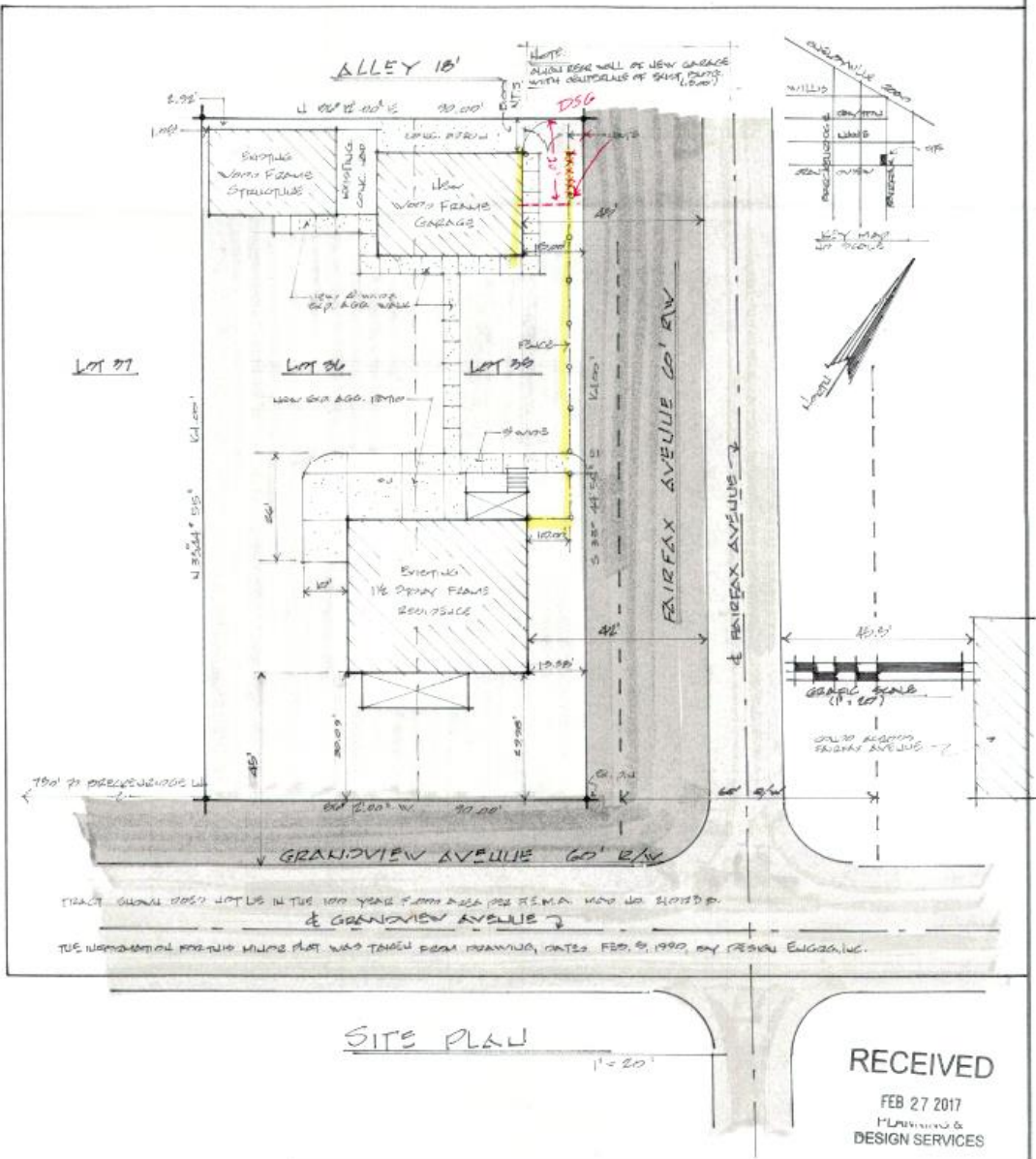
The side of the subject property where the fence is proposed.

Site Photos-Subject Property

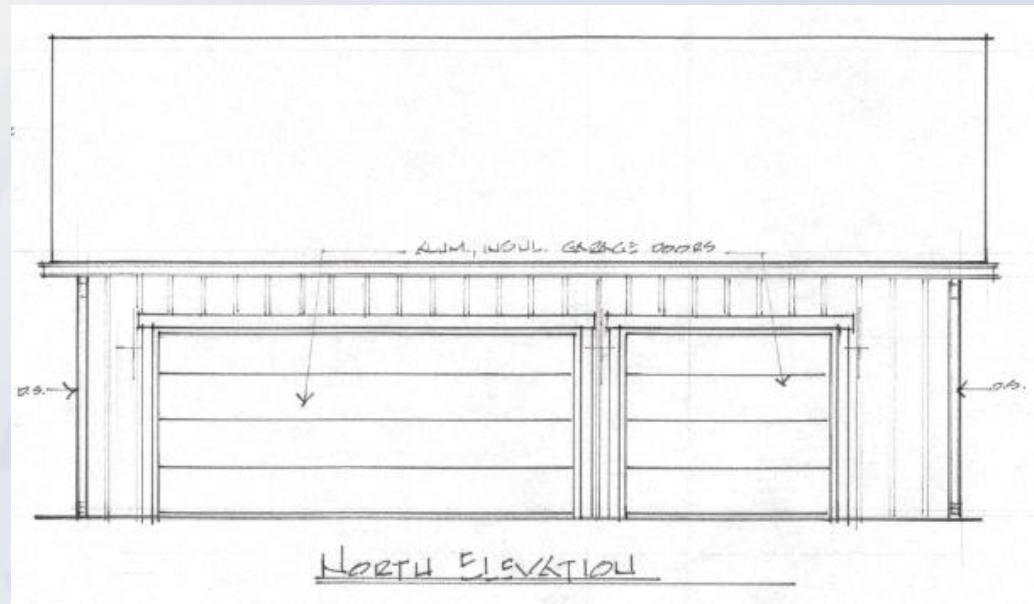


The corner of the property where the fence and garage are proposed

Applicant's Site Plan



Elevations



Photos Submitted by Applicant



Photos Submitted by Applicant



Photos Submitted by Applicant



Photos Submitted by Applicant



Photos Submitted by Applicant



Photos Submitted by Applicant



Photos Submitted by Applicant



Photos Submitted by Applicant



Conclusions

- Must determine if the proposal meets the standard of review for granting a variance as established in the Development Code (Dec. 2003) from section 4.6.C.2.c to allow an accessory structure to encroach into the required street side yard, and a variance from section 9.1.B.1.a for a fence in a required street side yard to exceed 4' in height.

Required Actions

- **Variance:** from Development Code section 4.6.C.2.c to allow an accessory structure to encroach into the required street side yard. Approve/Deny
- **Variance:** from Development Code section 4.6.C.2.c to allow a fence in the required street side yard to exceed 4' in height. Approve/Deny

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