

17VARIANCE1042

3826 Staebler Avenue Garage



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

**Dante St. Germain, Planner I
August 21, 2017**

Requests

- **Variance:** from St. Matthews Development Code section 4.7.C.2.b to allow a structure to encroach into the required side yard setback

Location	Requirement	Request	Variance
Side Yard Setback	5 feet	2.33 feet	2.67 feet

Case Summary / Background

- The subject property is located in the City of St. Matthews.
- The applicant is renovating the principal structure and proposes a 132 square foot addition to the rear of the structure.
- The existing detached garage is 2' 4" from the side property line, encroaching into the 5' side yard setback.
- The variance request brings the property into compliance so that the applicant can obtain a building permit from the City of St. Matthews.

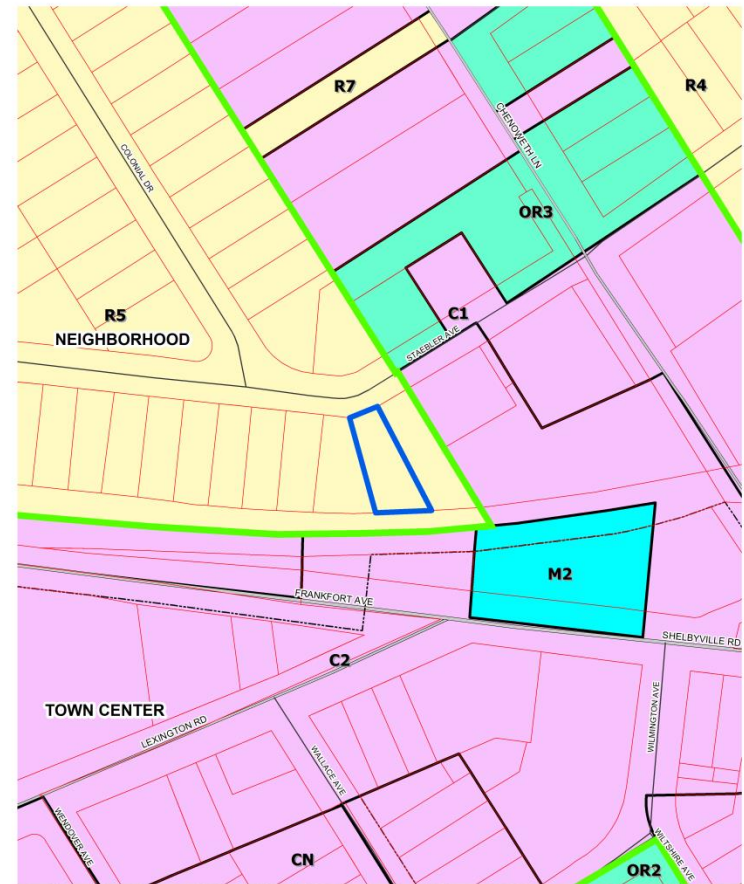
Zoning/Form Districts

Subject Property:

- Existing: R-5/Neighborhood
- Proposed: R-5/Neighborhood

Adjacent Properties:

- North: R-5 & OR-3/
Neighborhood & Town
Center
- South: C-2/Town Center
- East: R-5/Neighborhood
- West: R-5 & C-2/
Neighborhood & Town
Center



3826 Staebler Avenue
feet

110
Map Created: 8/8/2017



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COUNTY METROPOLITAN SEWER DISTRICT (MSD),
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JEFFERSON COUNTY PROPERTY VALUATION
ADMINISTRATOR (PVA). All Rights Reserved.

Aerial Photo/Land Use

Subject Property:

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

Adjacent Properties:

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



3826 Staebler Avenue
feet

110
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Site Photos-Subject Property



The front of the subject property.

Site Photos-Subject Property



The residence to the right of the subject property.

Site Photos-Subject Property



The property across Staebler Avenue.

Site Photos-Subject Property



The property to the left of the subject property.

Site Photos-Subject Property



The driveway leading to the garage. The right side of the garage is the subject of the variance request.

Site Photos-Subject Property



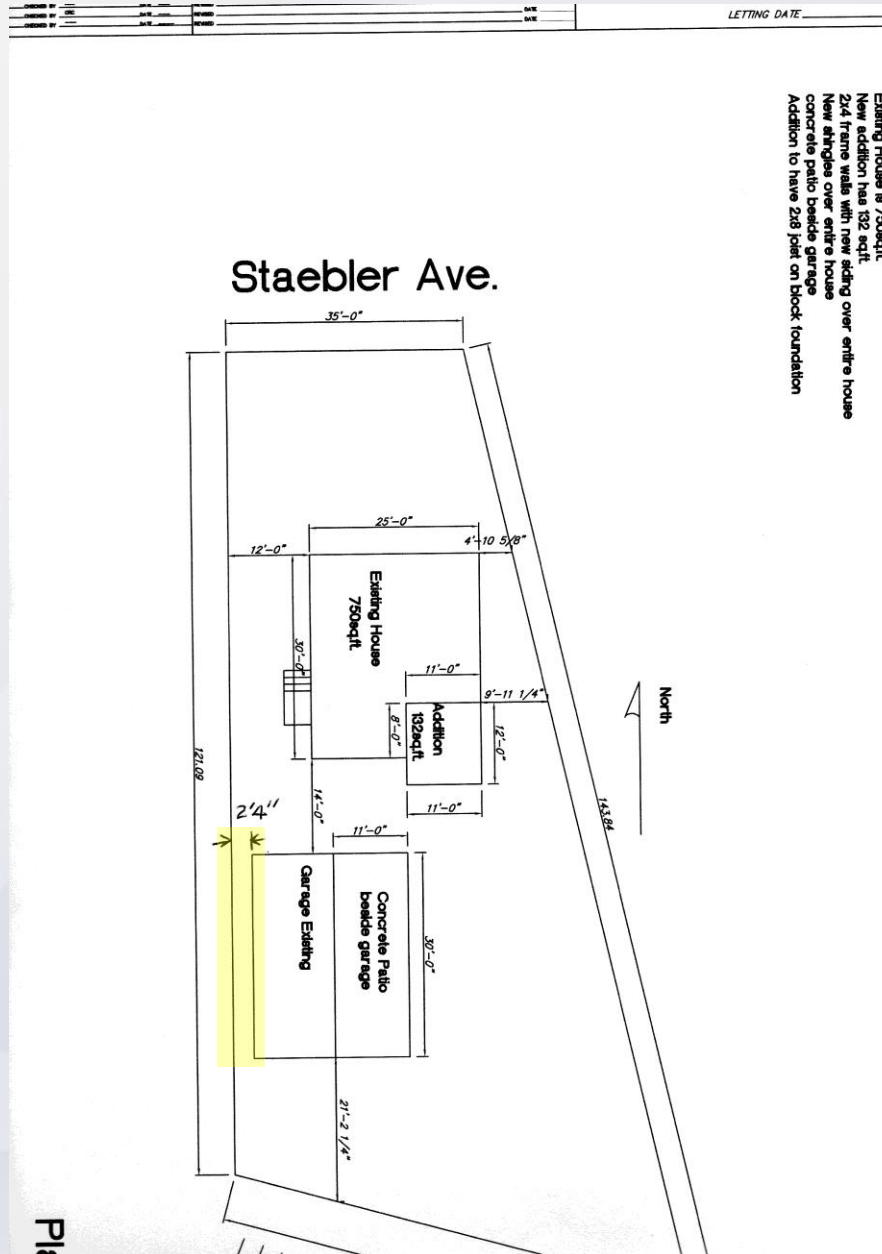
The rear of the principal structure and front of the garage.

Site Photos-Subject Property



The rear of the principal structure where the addition is proposed.

Site Plan



Existing House is 750sq.ft.
 New addition has 132 sq.ft.
 2x4 frame walls with new siding over entire house
 New shingles over entire house
 concrete patio beside garage
 Addition to have 2x8 joist on block foundation

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 St. Matthews Development Code (Dec 2003) from section 4.7.C.2.b to allow a structure to encroach into the required side yard setback.

Required Actions

- **Variance:** from St. Matthews Development Code section 4.7.C.2.b to allow a structure to encroach into the required side yard setback. Approve/Deny

Location	Requirement	Request	Variance
Side Yard Setback	5 feet	2.33 feet	2.67 feet