

16VARIANCE1078

500 Oxford Place



Louisville Metro Board of Zoning Adjustment

Public Hearing

Ross Allen, Planner I

November 7, 2016

Request(s)

- **Variance:** from the Development Code (St. Matthews Apr. 2001) Article 4 section 4.6.C.2.c to allow an attached carport to encroach 25 feet into the street side yard setback.

Location	Requirement	Request	Variance
Minimum Street Side Yard Setback	30 feet	5 feet	25 feet

Case Summary / Background

- Proposing to construct a 14 foot wide by 18 foot long attached unenclosed carport onto the existing garage as found at the rear of the house in the street side yard along Wilmington Ave.
- The original recorded plat for the Lexington Manor Subdivision (dated Dec. 8, 1925 predating the regulations of the development code), shows a ten foot build to limit line on the parcel along the Wilmington Ave.

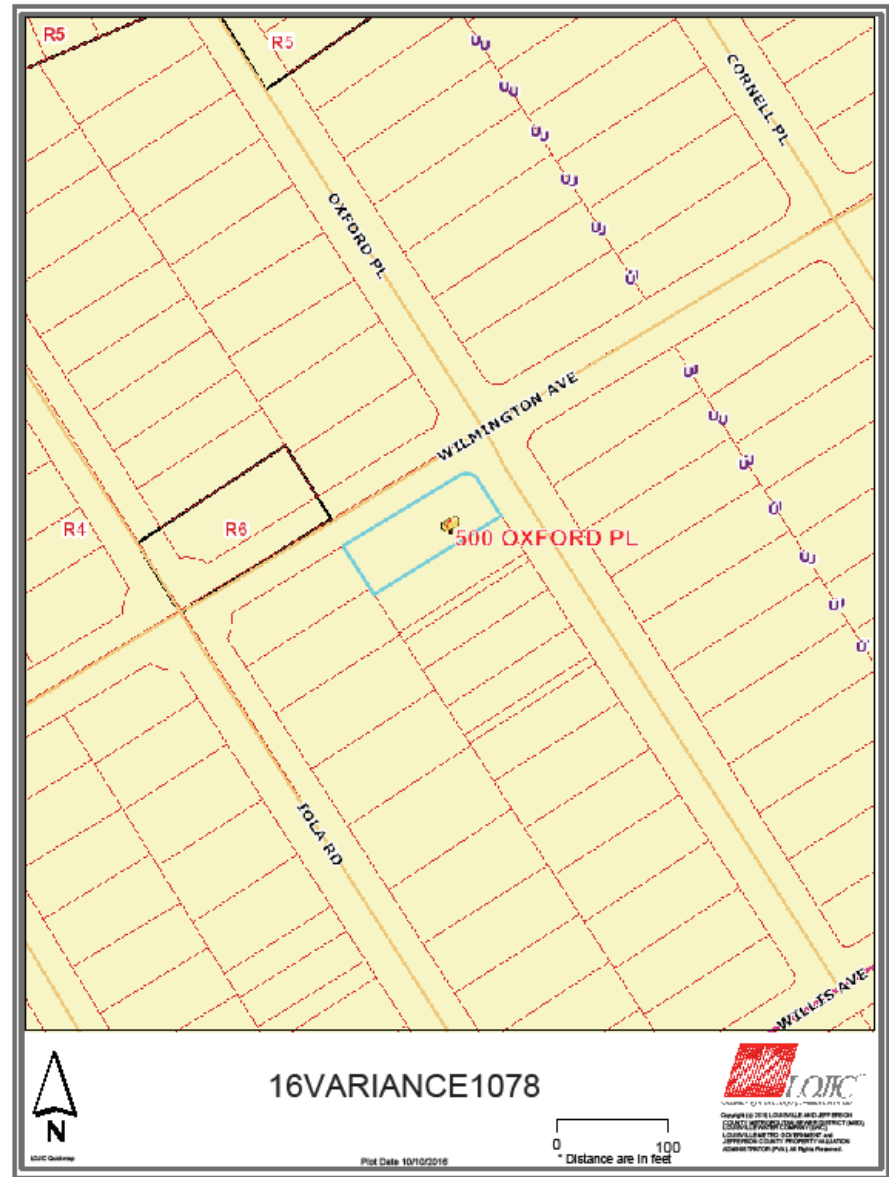
Zoning/Form Districts

Subject Property:

- Existing: R-4/Neighborhood
- Proposed: R-4/ Neighborhood

Adjacent Properties:

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



Aerial Photo/Land Use

Subject Property:

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

Adjacent Properties:

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



Site Photos-Subject Property



Looking at the street side yard from Oxford Place, Wilmington Ave. is shown along the right side.

Site Photos-Subject Property



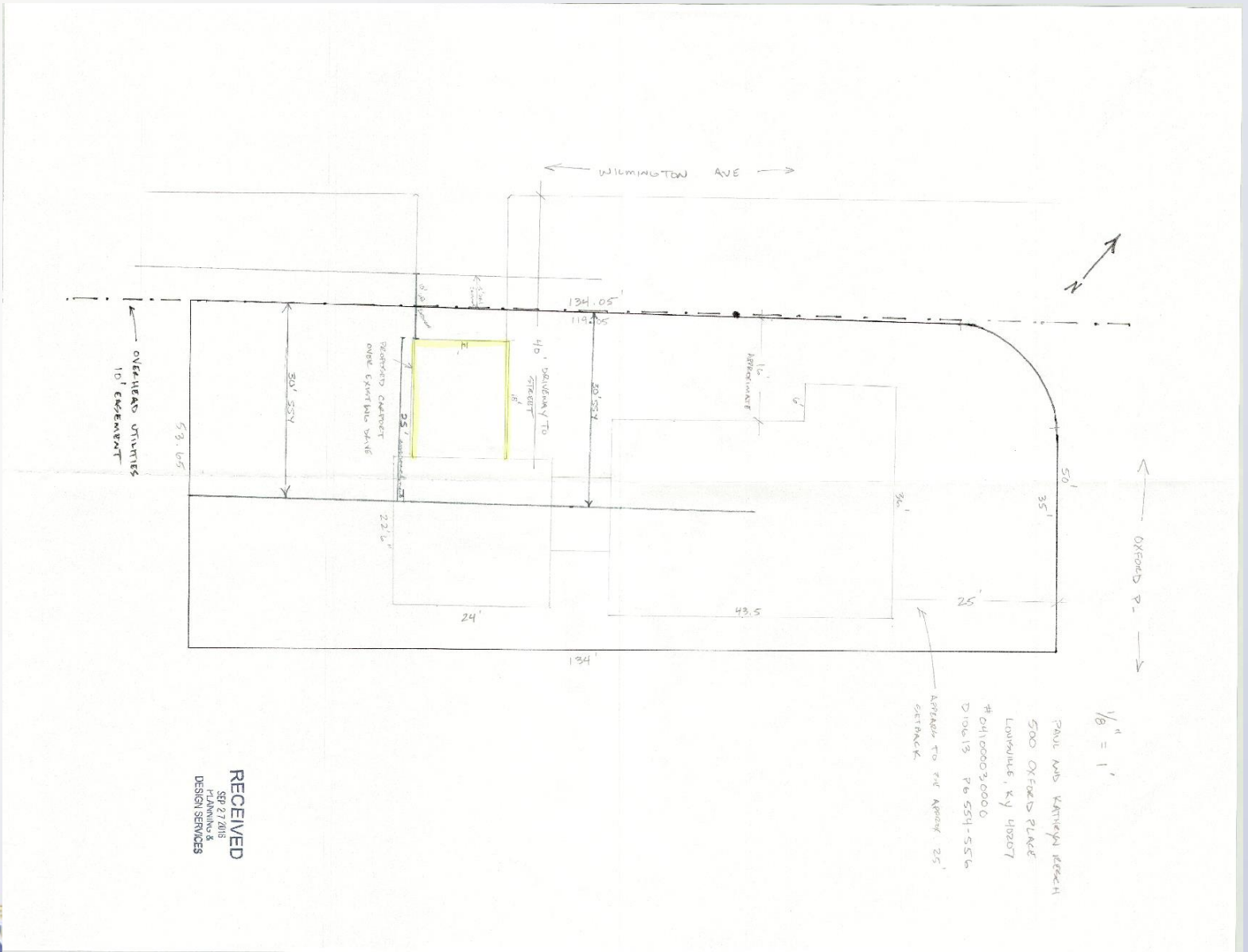
The driveway is where the proposed addition is to occur, extending out over top of the existing driveway.

Site Photos-Subject Property



Perspective from southeast of the subject site. Looking northwest at the proposed location of the addition.

Applicant's Site Plan

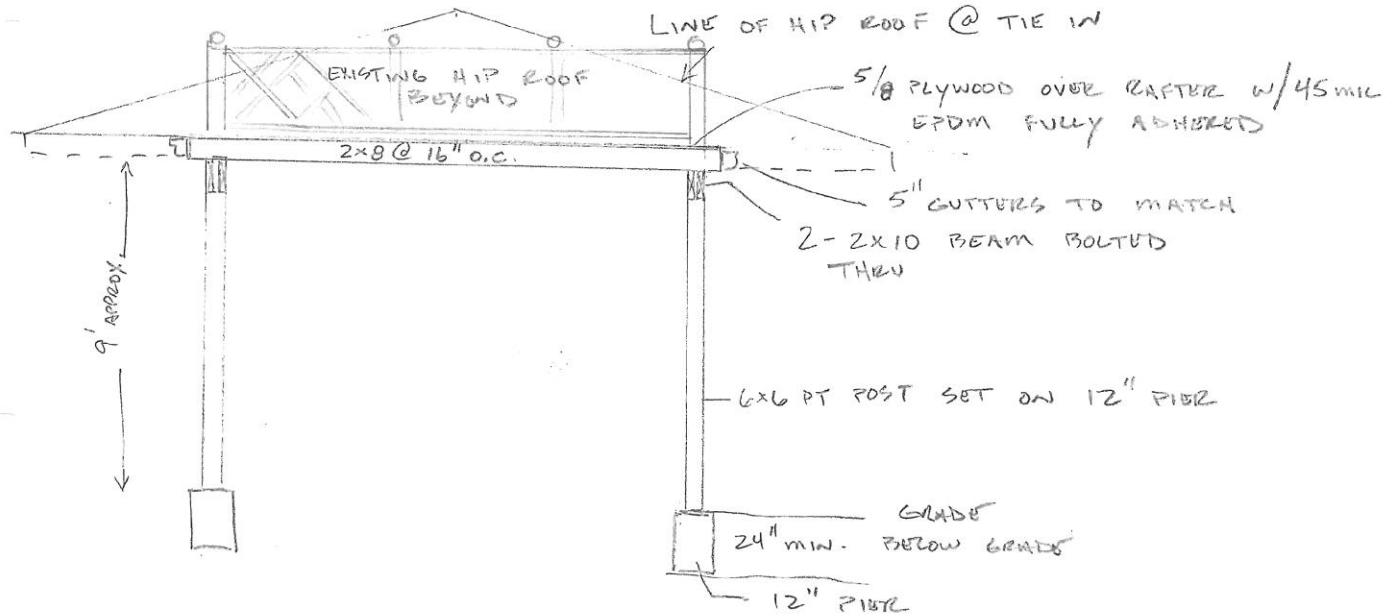


Applicant's Elevation

PAUL RESCH
500 OXFORD PLACE
LOUISVILLE, KY 40207

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Conclusions

- The variance request appears to be adequately justified and meets the standard of review.
- The Board of Zoning Adjustment must determine if the proposal meets the standard of review for granting a variance as established in the St. Matthews Development Code from Article 4 section 4.6.C.2.c to allow an attached carport to encroach 25 feet into the street side yard setback along Wilmington Ave.

Required Actions

- **Variance:** from the Development Code (St. Matthews Apr. 2001) Article 4 section 4.6.C.2.c to allow an attached carport to encroach 25 feet into the street side yard setback. **Approve/Deny**