

Case No. 15VARIANCE1074

349 Ridgeway Avenue



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

**Joel P. Dock, Planner I
November 16, 2015**

Request

- Variance from section 4.6.2.C of the Development Code to allow proposed carport and principal structure addition with porch in the street side yard (SSY).

Location	Requirement	Request	Variance
Street Side Yard (Carport)	30'	9.7'	20.3'
Street Side Yard (Addition with Porch)	30'	15'	15'

Case Summary / Background

- The subject site is located within the City of St. Matthews and is subject to the Development Code in effect as of April 2001.
- Remove an attached pergola with aluminum roof along the Dellridge Drive frontage and construct a 12' x 13.5' attached carport in place of the pergola.
- Expand the rear of the principal structure by roughly 2,100 sq. ft. including a 730 sq. ft. porch.

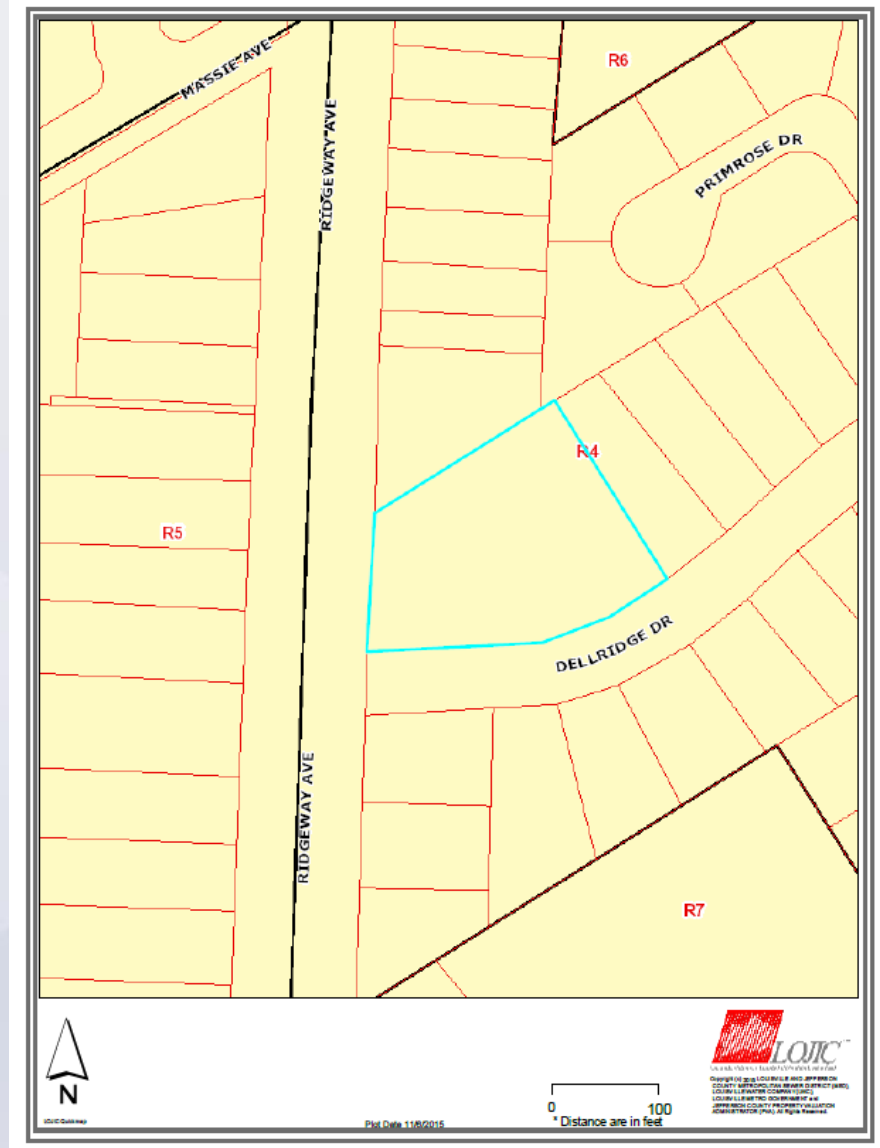
Zoning

- Subject Property:

- Existing: R-4
- Proposed: R-4

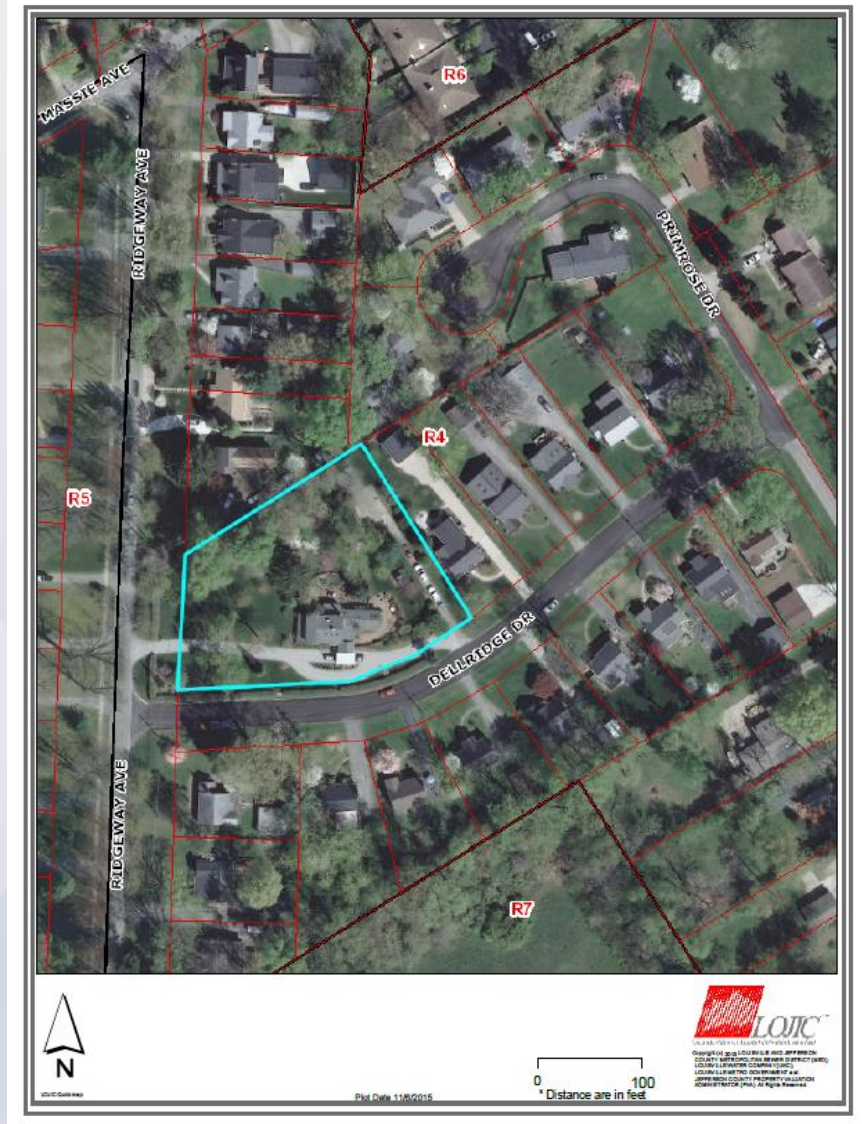
- Adjacent Properties:

- North: R-4
- South: R-4
- East: R-4
- West: R-5



Aerial Photo/Land Use

- **Subject Property:**
 - Existing: Single-family Residential
 - Proposed: Single-family Residential
- **Adjacent Properties:**
 - North: Single-family Residential
 - South: Single-family Residential
 - East: Single-family Residential
 - West: Single-family Residential



View from Ridgeway Avenue



11/03/2015 13:56

Dellridge Drive on Right



11/03/2015 13:57

Rear of Residence

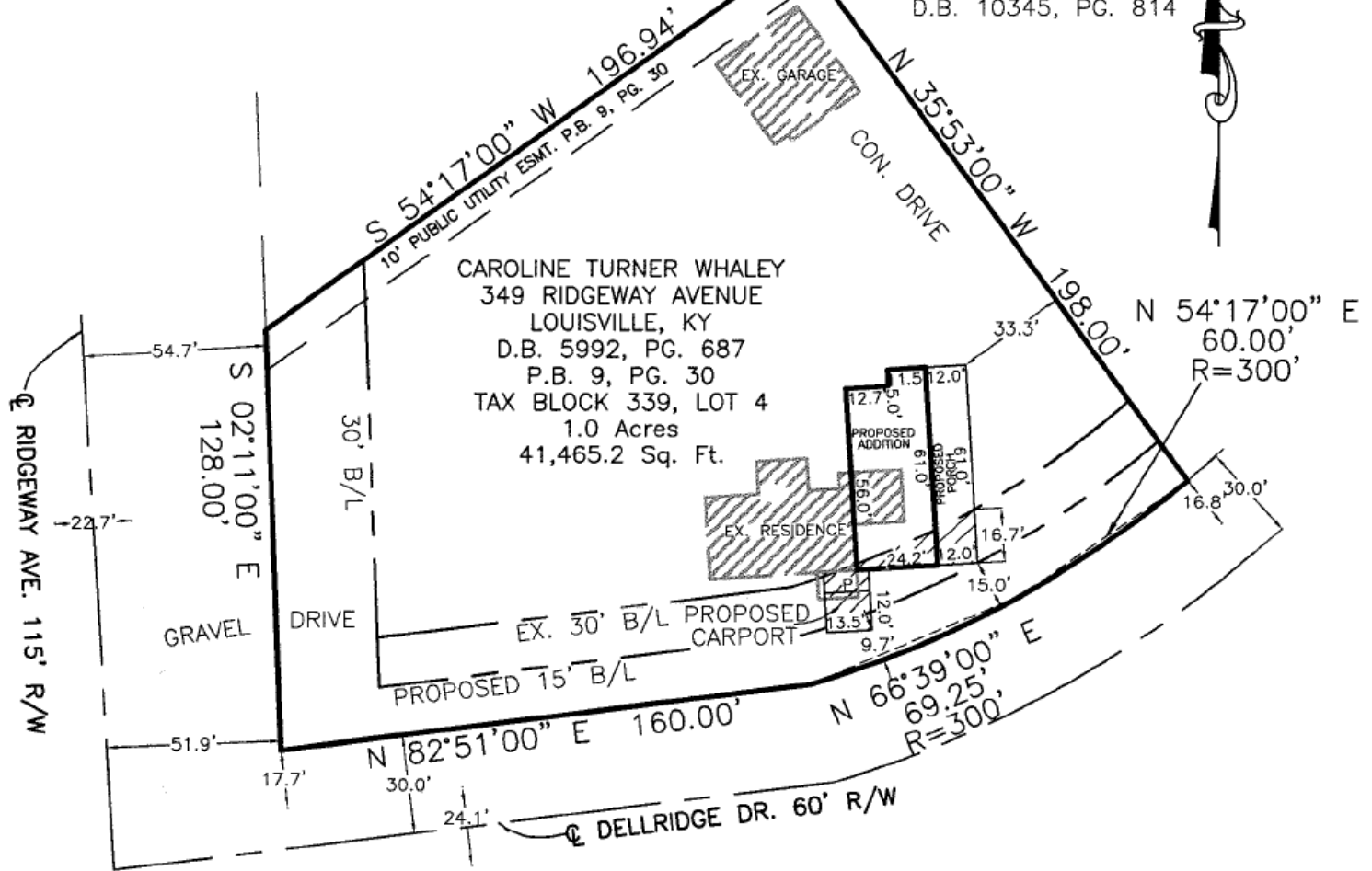



View from Southeast on Dellridge Dr



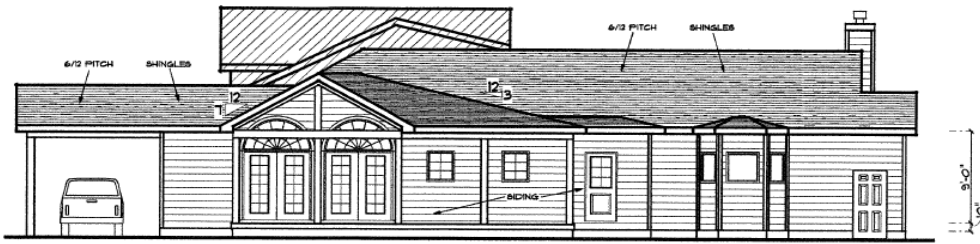
LYNNE BOWEN-LOWE
WOLF W. COWEN
D.B. 6435, PG. 535

LYNNE BOWEN-LOWE
REVOCABLE TRUST
D.B. 10345, PG. 814



 - PROPOSED ENCROACHMENT AREA = 566 SQ.FT.

STARTING CONSTRUCTION

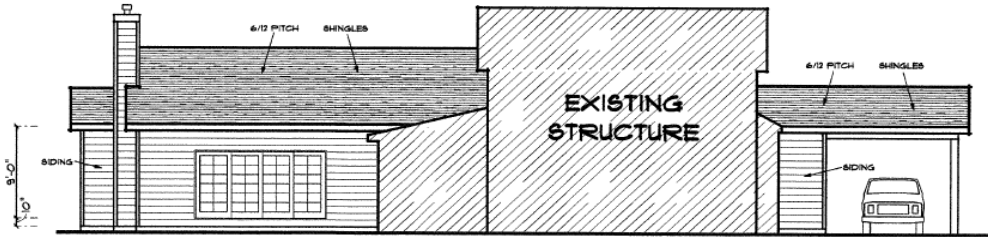


REAR ELEVATION

RECEIVED

OCT 16 2015

PLANNING & DESIGN SERVICES



FRONT ELEVATION

FACING DRIVEWAY



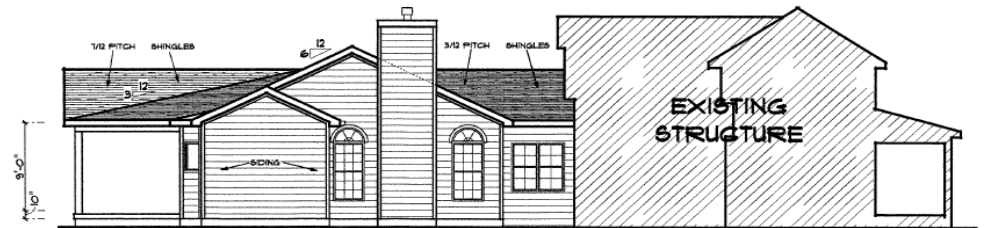
RIGHT SIDE ELEVATION

(Facing Dellridge Dr.)

RECEIVED

OCT 16 2015

PLANNING & DESIGN SERVICES



LEFT SIDE ELEVATION

(opposite Dellridge Dr.)

Applicable Plans & Policies

- Development Code for City of St. Matthews

Technical Review

- Permit and construction of the proposed structures require the approval of submitted minor subdivision plat application, case 15MINORPLAT1159, pending the outcome of this hearing.

Staff Analysis and Conclusions

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

Required Actions

- APPROVE or DENY the Variance from section 4.6.2.C of the Development Code to allow proposed carport and principal structure addition with porch in the street side yard (SSY).