

18VARIANCE1012

224 Norbourne Boulevard



Louisville Board of Zoning Adjustment Public Hearing

Beth Jones, AICP, Planner II

May 7, 2018

Request

- **Variance** to permit a structure to encroach into a required side yard and to reduce the total side yard requirement (City of St. Matthews Development Code 4.7.C.2.b.)

| Location | Requirement | Request | Variance |
|---------------------------------|-------------|-----------|-----------|
| Minimum side yard setback | 5 ft | 1 ft | 4 ft |
| Minimum total side yard setback | 10 ft | 6 ft 5 in | 3 ft 7 in |

Case Summary/Background

- Site located on west side of Norbourne Blvd between Winchester Road and Monohan Drive
- Applicant proposes to build a two-car detached garage to replace an existing one-car garage
- Existing garage does not conform to current side yard requirements
- An existing deck will be removed to accommodate the garage
- Proposed location will cause eaves and gutters to be located on property line

Zoning / Form District

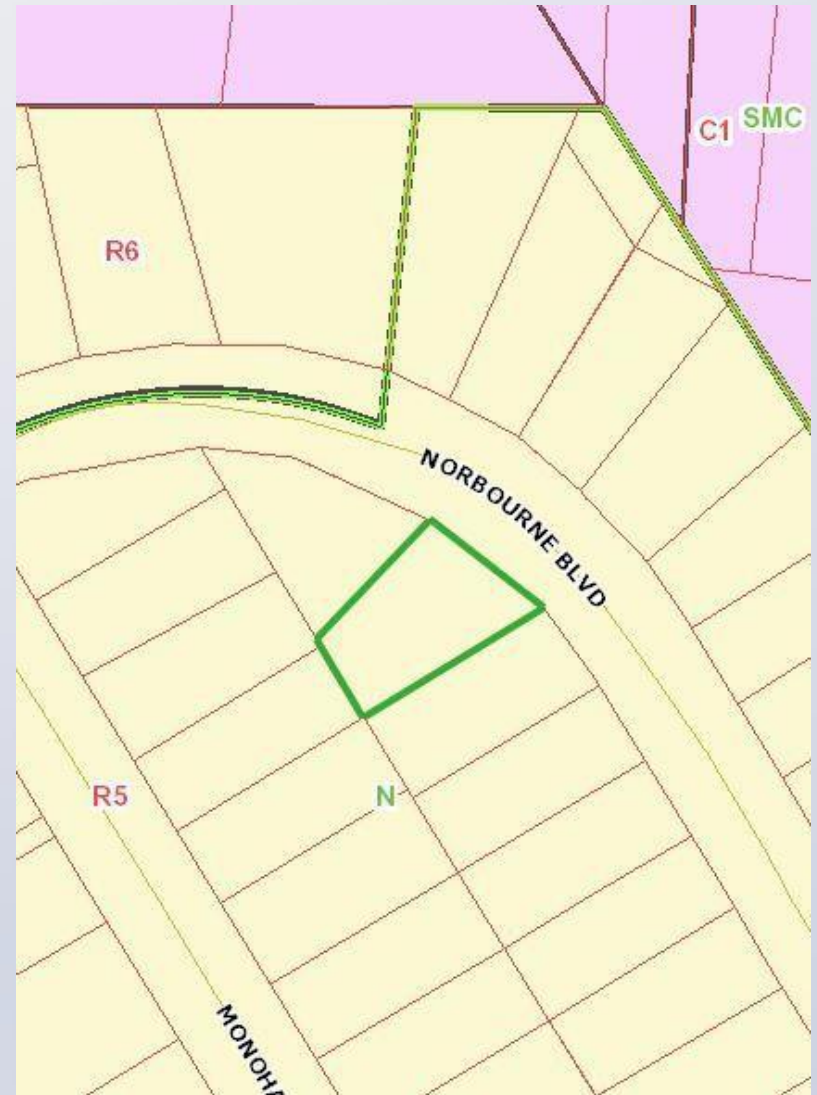
Subject Site:

Existing: R-5 / Neighborhood

Proposed: To remain as existing

Adjoining Sites:

R-5 / Neighborhood



Land Use

Subject Site

Existing: Single-Family Residential

Proposed: To remain as existing

All Adjoining Sites

Single-Family Residential



Site Photos



Street View

Site Photos



Adjoining Property to East

Site Photos



Adjoining Property to West

Site Photos



Across Street to South

Site Photos



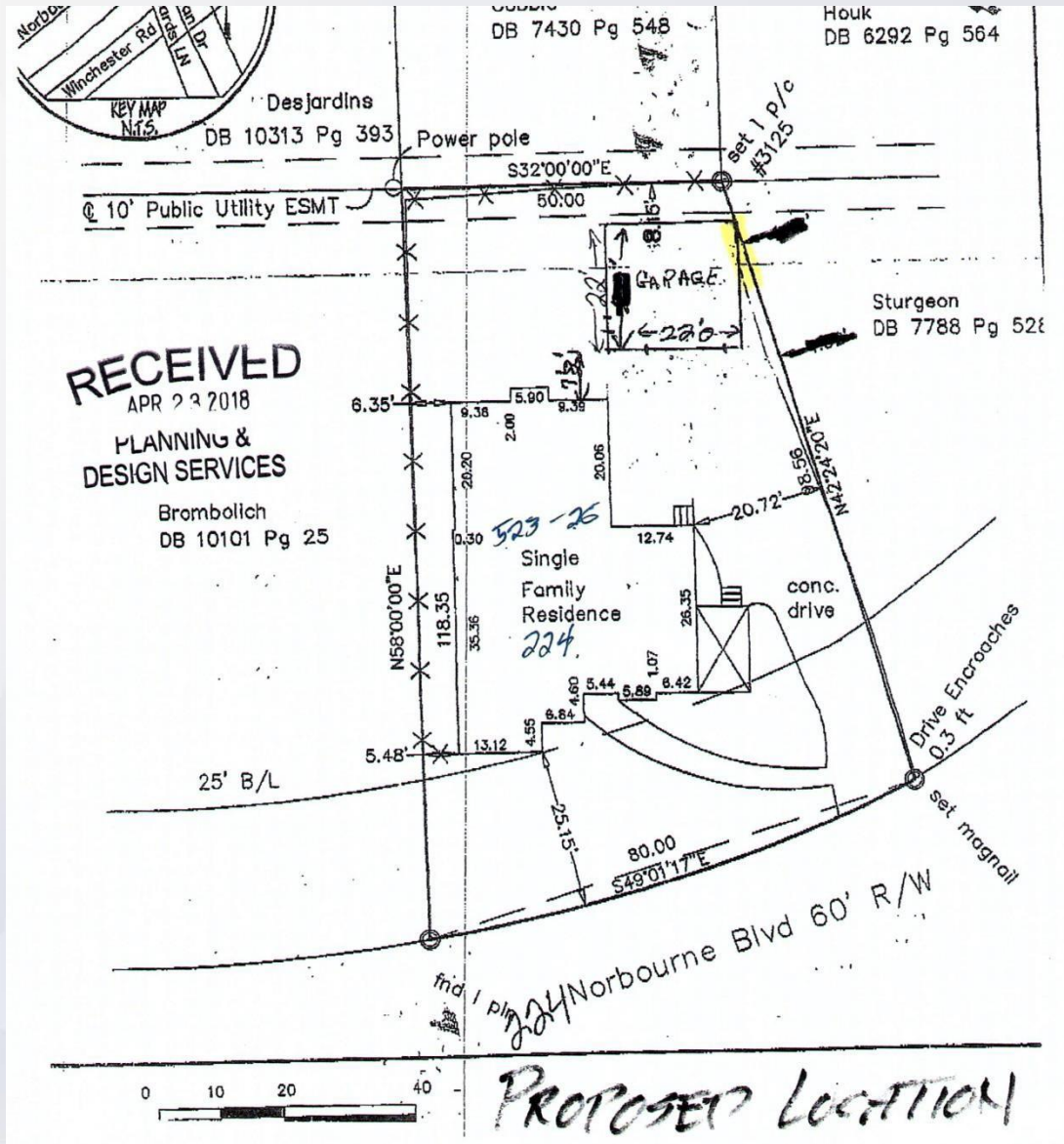
Existing Garage

Site Photos



Existing Garage

Development Plan



Conclusions

- Based upon the information in the staff report, the testimony and evidence provided at the public meeting, the Board of Zoning Adjustment must determine if the proposal meets the standards established in the LDC for the requested variance

Required Action

Approve or Deny

- **Variance** to permit a structure to encroach into a required side yard and to reduce the total side yard requirement (City of St. Matthews Development Code 4.7.C.2.b.)

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