

Case No. 15VARIANCE1084

3724 Hanover Road



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

**Joel P. Dock, Planner I
December 21, 2015**

Request

- Variance from Article 10.1.A.2.a of the Development Code to allow a driveway to exceed the maximum width of 20' and be as much as 35' wide

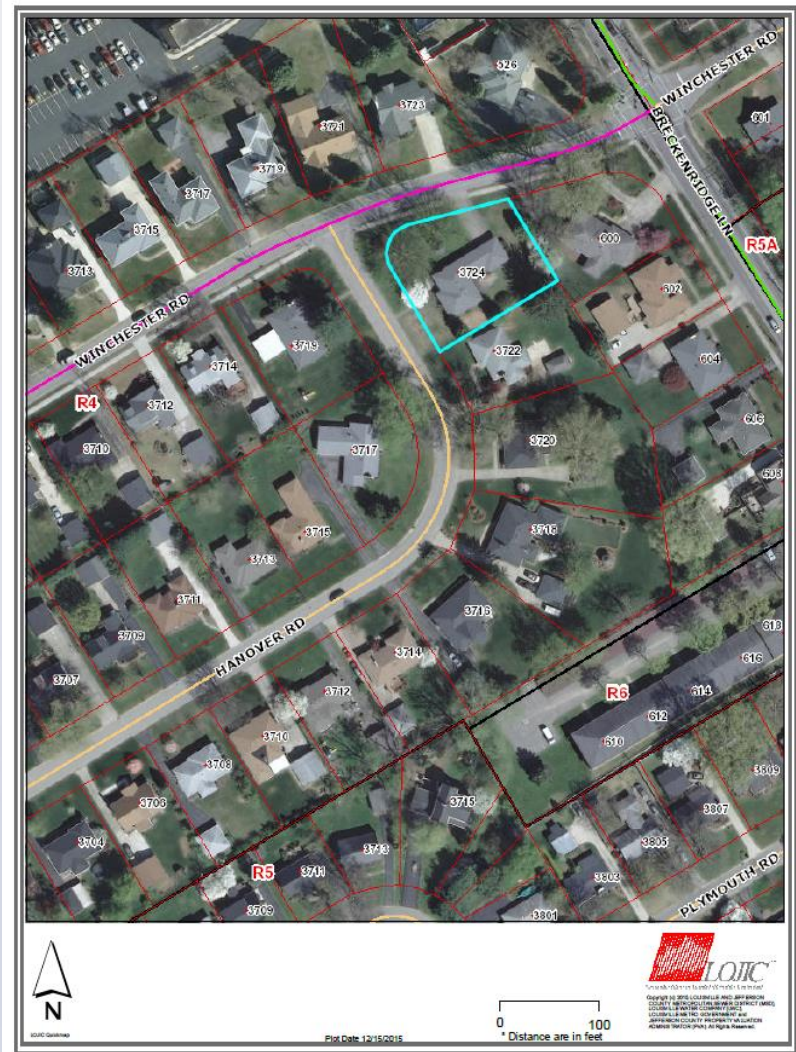
Location	Requirement	Request	Variance
Street Side Yard (Driveway)	20' max. width	35' width	15'

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.
- The applicant has proposed a 22' x 14' garage addition onto the existing garage/principal structure facing the Winchester Road street frontage.
- The garage addition (compliant with all zoning regulations in the City of St. Matthews) requires an expansion to the existing driveway to be as much as 35' wide.
- The width of the driveway will be expanded only within the boundaries of the subject site.

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



Area of Variance



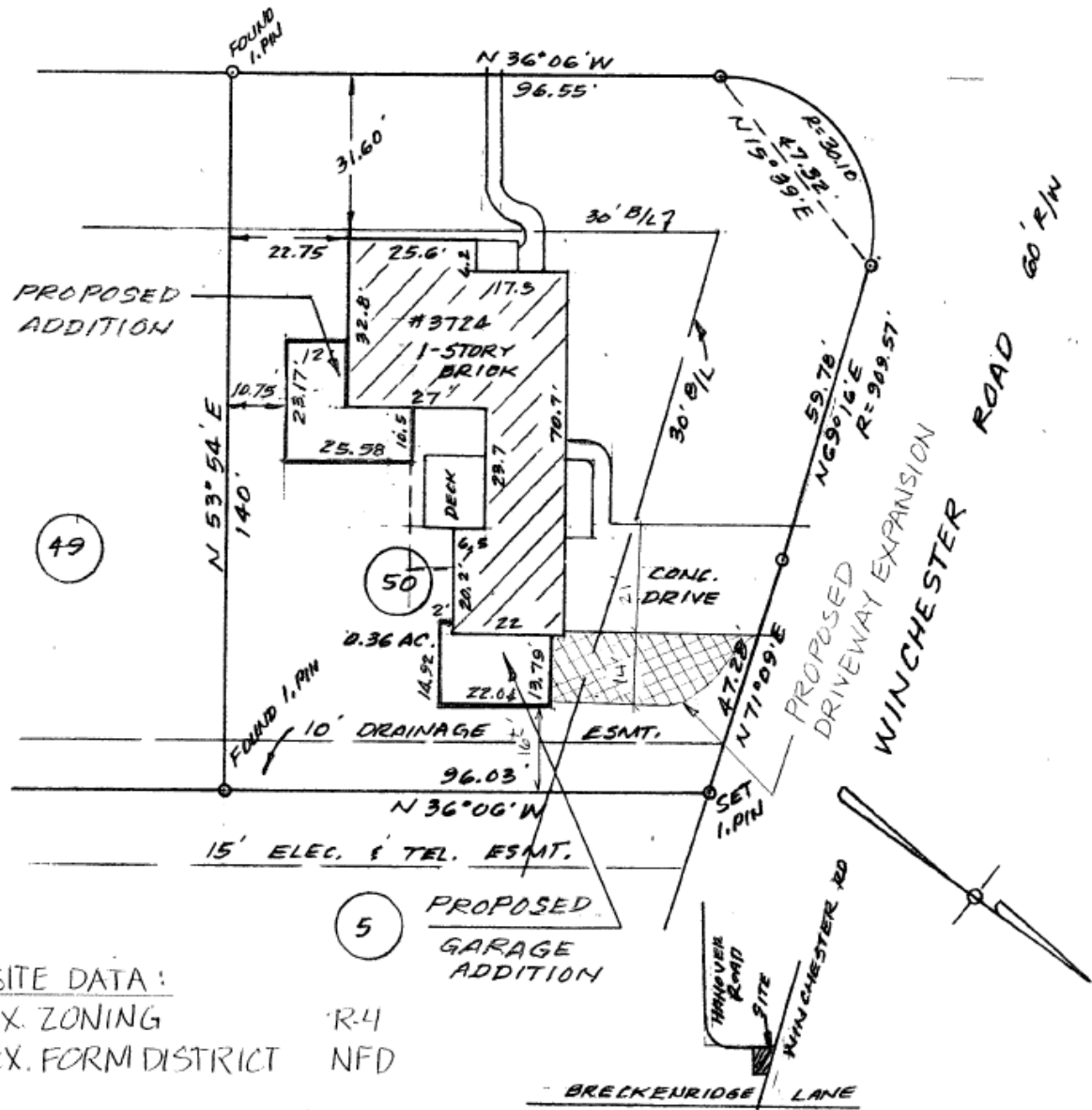
Sidewalk along Winchester, subject site on left



From Winchester, 600 Breckenridge Ln on left



HANOVER ROAD 60' R/W



SITE DATA:

EX. ZONING	R-4
EX. FORM DISTRICT	NFD

Applicable Plans & Policies

- Development Code for City of St. Matthews (April 2001)

Technical Review

- The request has no outstanding Technical Review items at this time.

Staff Analysis and Conclusions

- The variance request appears to be adequately justified and meets the standard of review. Based upon the information in the staff report, the testimony and evidence provided at the public hearing, the Board of Zoning Adjustment must determine if the proposal meets the standard for granting a variance established in the Land Development Code.

Required Actions

- APPROVE or DENY the Variance from Article 10.1.A.2.a of the Development Code to allow proposed driveway to exceed the maximum width of 20' and be as much as 35' wide