

17VARIANCE1060

4006 Leland Road Garage



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

**Dante St. Germain, Planner I
October 2, 2017**

Requests

- **Variance:** from City of St. Matthews Development Code section 4.6.C.2.b to allow a structure to encroach into the required side yard setback

Location	Requirement	Request	Variance
Side Yard	5 ft.	2 ft.	3 ft.

Case Summary / Background

- The subject property is located in the City of St. Matthews.
- The applicant proposes to construct a new addition onto the rear of the existing one-story single-family residence, and to remove and replace the existing garage.
- The addition will take the garage out of compliance with City of St. Matthews Development Code section 9.2.P, which allowed the garage to be as close as 2 feet to the side property line as long as the garage was at least 15 feet from the rearmost portion of the house.

Case Summary / Background

- As a consequence, the rebuilt garage will need to observe a 5 foot side yard setback. The existing garage is 2 feet from the side property line, and the new garage is proposed to have the same setback.
- The applicant requests a variance to allow the existing conditions to be replicated after the addition has been constructed.

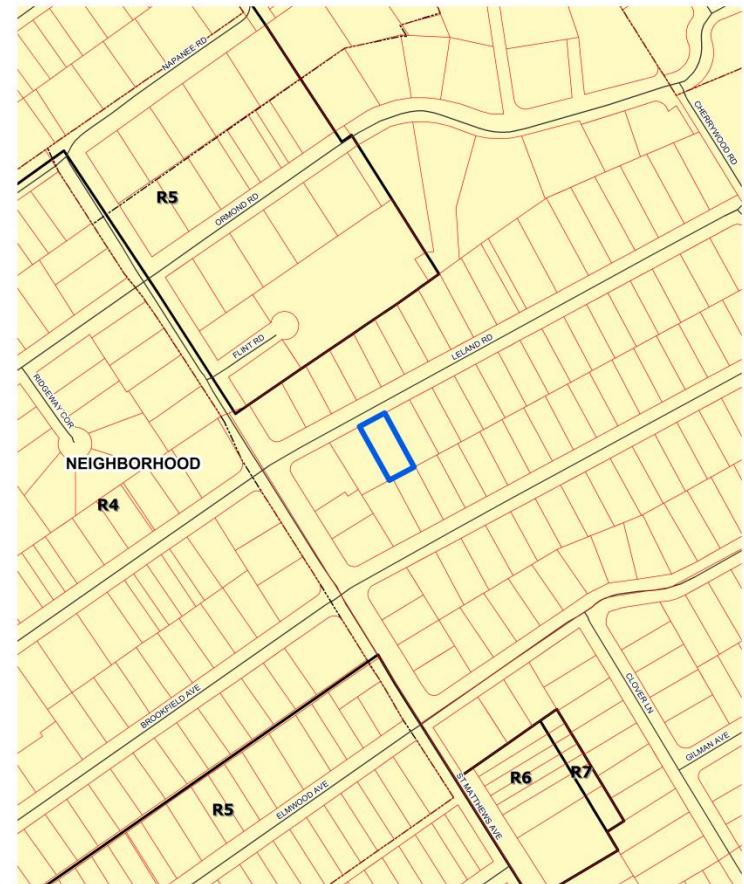
Zoning/Form Districts

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-4/Neighborhood



4006 Leland Road
feet

230
Map Created: 9/19/2017



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COUNTY METROPOLITAN SEWER DISTRICT (MSD),
LOUISVILLE WATER COMPANY (LWC),
LOUISVILLE METRO GOVERNMENT and
JEFFERSON COUNTY PROPERTY VALUATION
ADMINISTRATOR (PVA). All Rights Reserved.

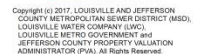
- North: Single Family Residential
- South: Single Family Residential
- East: Single Family Residential
- West: Single Family Residential



50

Map Created: 9/19/2011

Map Created: 9/19/2017



Site Photos-Subject Property



The front of the subject property.

Site Photos-Subject Property



The property to the left of the subject property.

Site Photos-Subject Property



The property to the right of the subject property.

Site Photos-Subject Property



The property across Leland Road.

Site Photos-Subject Property

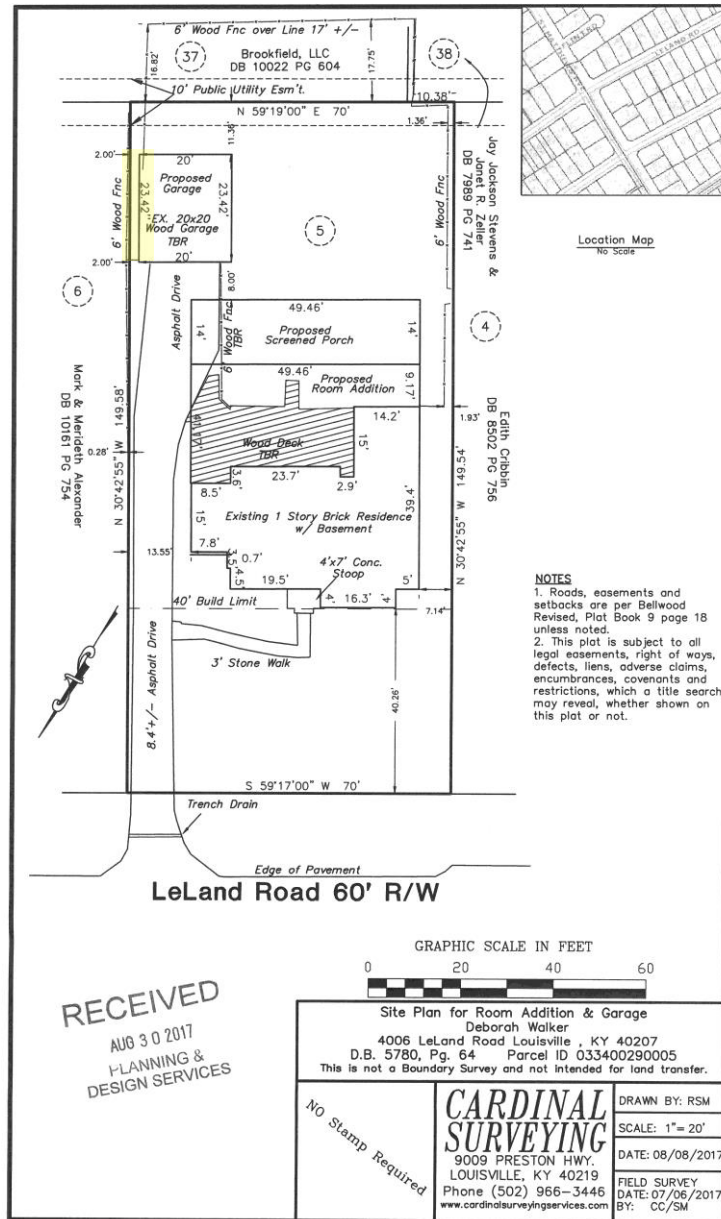


The existing garage and driveway.

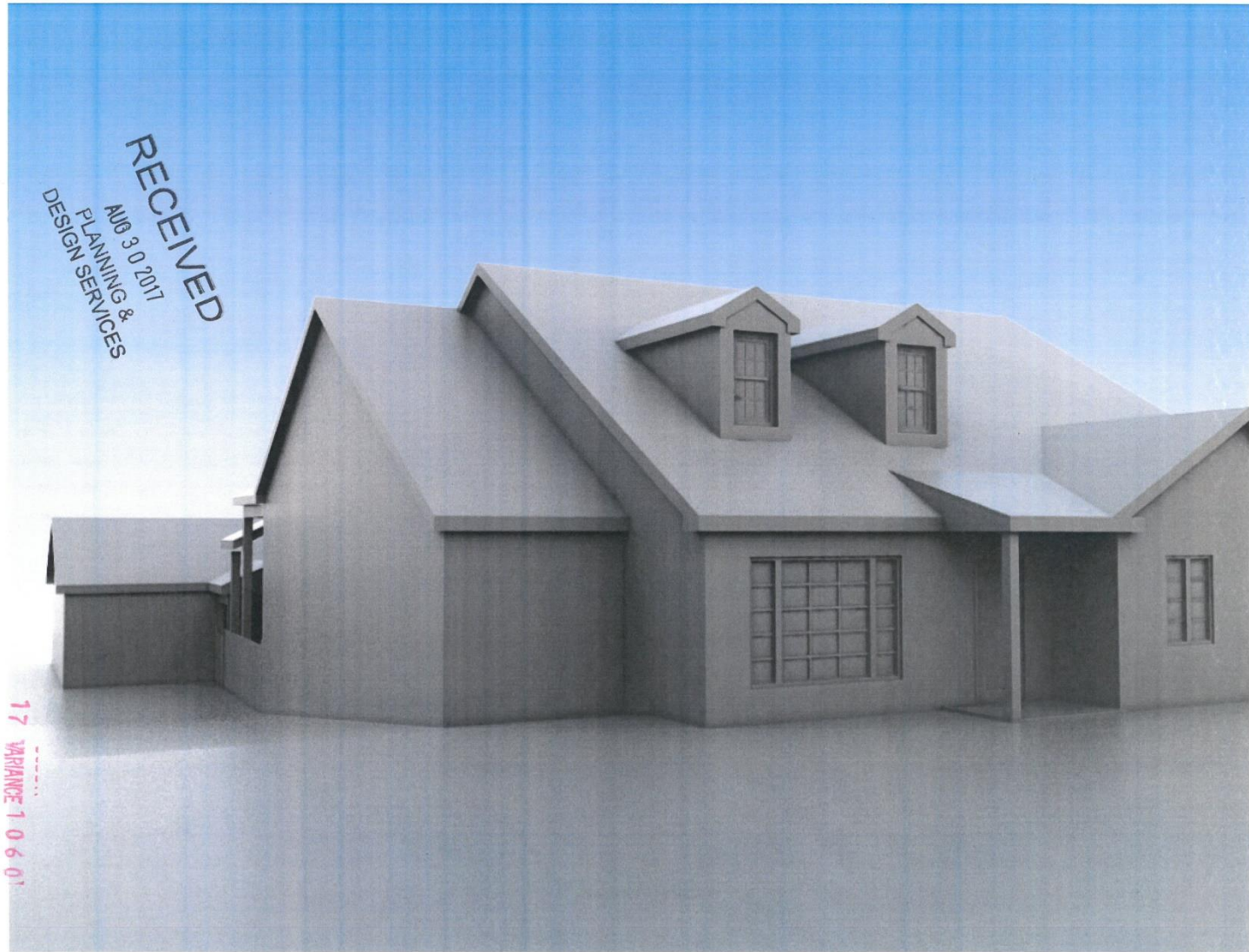
Site Photos-Subject Property



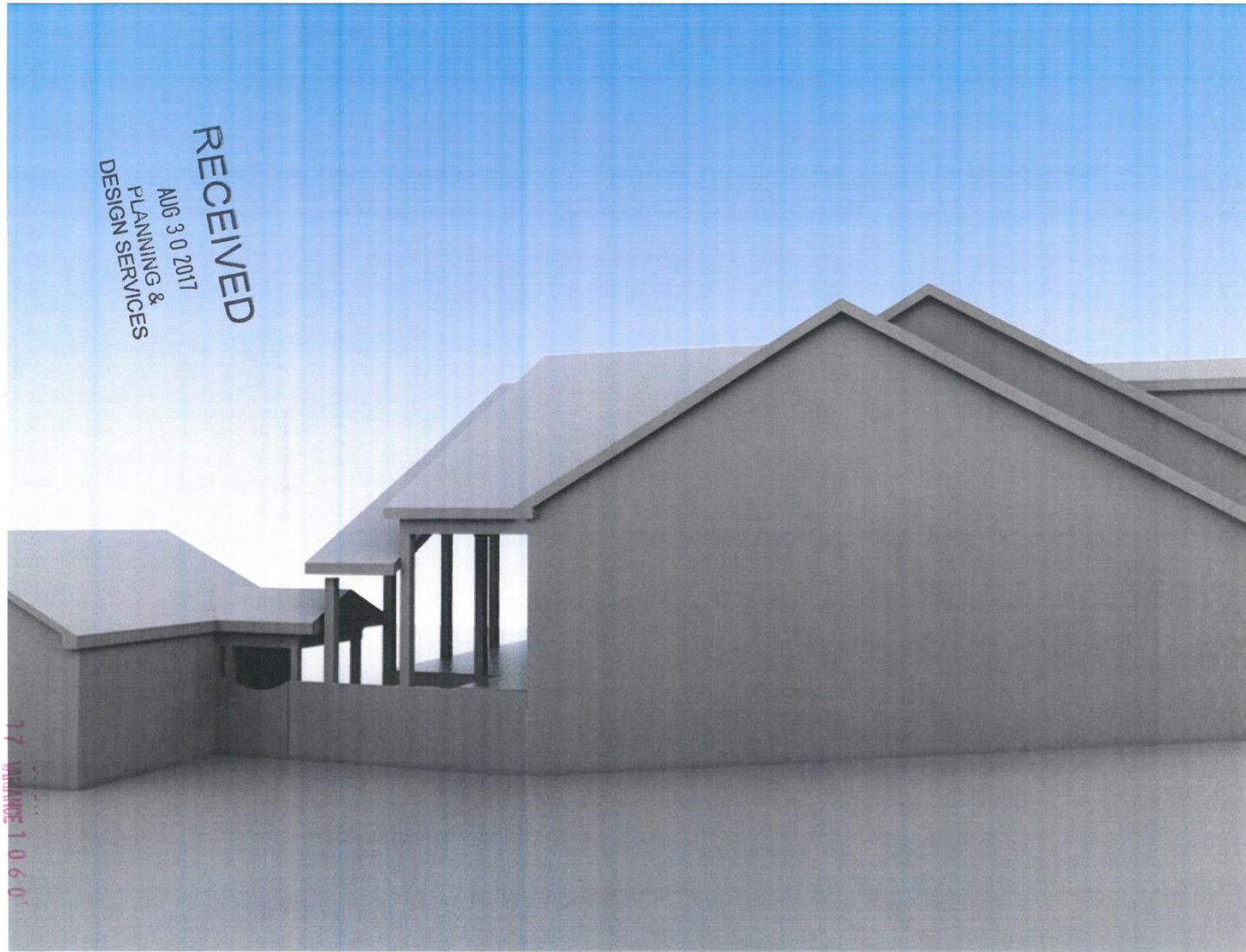
The current setback observed by the garage.



Elevations



Elevations



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 City of St. Matthews Development Code (December 2003) from section 4.6.C.2.b to allow a structure to encroach into the required side yard setback.

Required Actions

- **Variance:** from City of St. Matthews Development Code section 4.6.C.2.b to allow a structure to encroach into the required side yard setback.
Approve/Deny

Location	Requirement	Request	Variance
Side Yard	5 ft.	2 ft.	3 ft.