

19-VARIANCE-0042

Kennison Avenue Variance



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

**Zach Schwager, Planner I
October 28, 2019**

Request

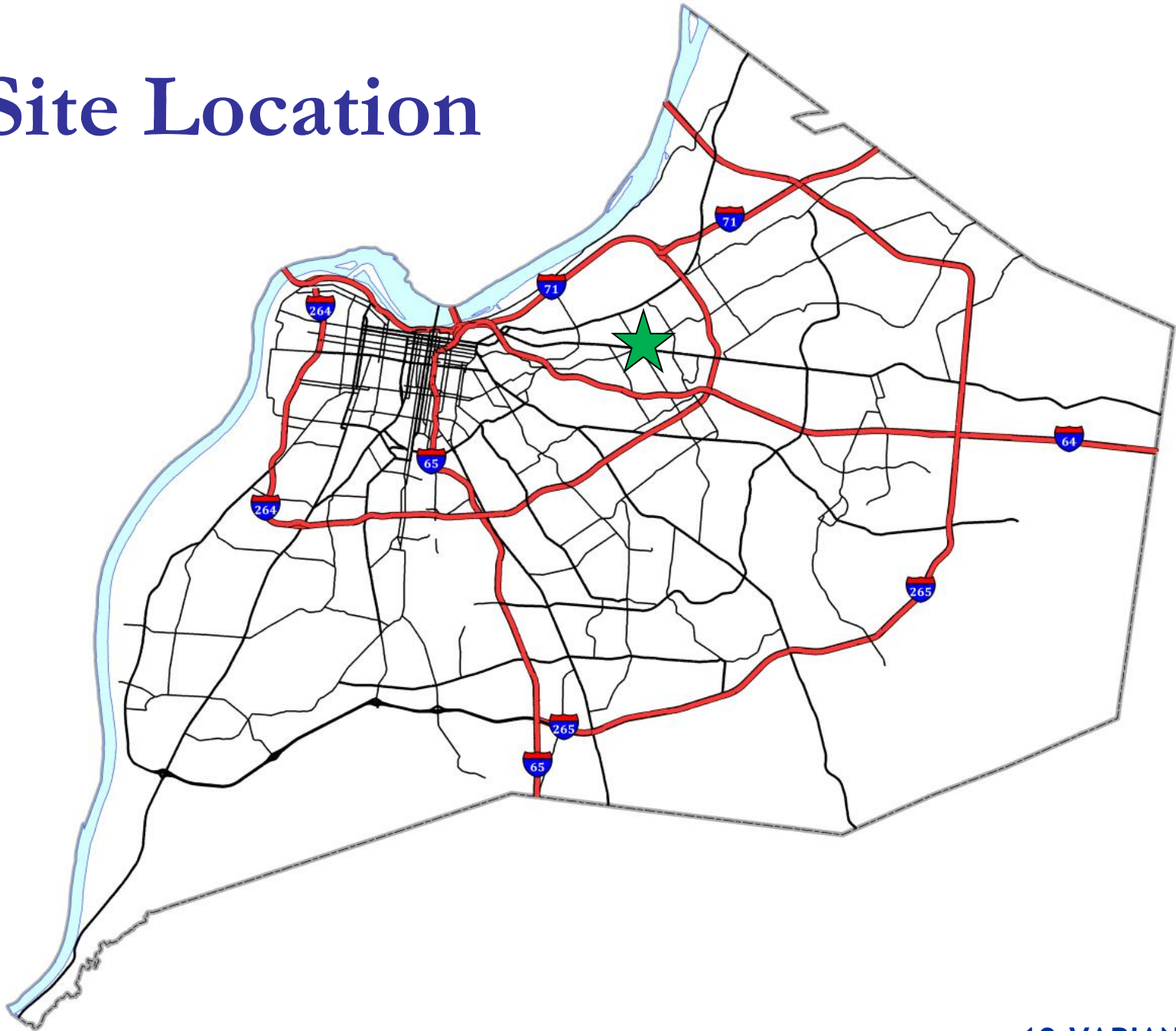
- **Variance:** from City of St. Matthews Development Code section 9.2.Q to allow a garage to encroach into the required rear yard setback.

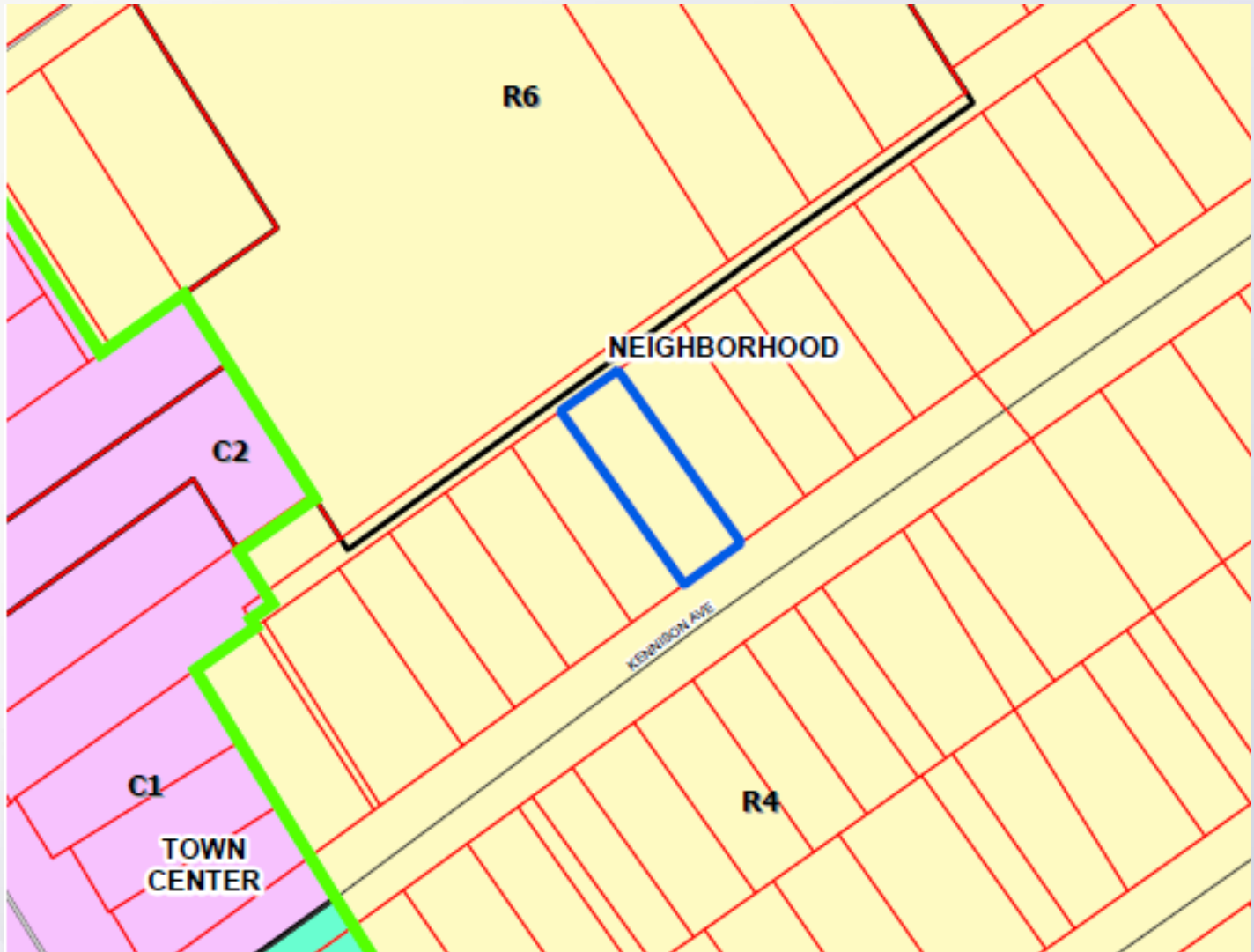
Location	Requirement	Request	Variance
Side Yard	5 ft.	2 ft.	3 ft.

Case Summary / Background

- The subject property is zoned R-4 and is in the Neighborhood Form District. It is located in the Chenoweth Place subdivision in the City of St. Matthews on the north side of Kennison Avenue and contains a two story single-family residence.
- The applicant is requesting a variance for a garage to encroach into the required rear yard setback.

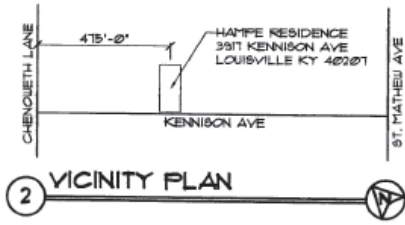
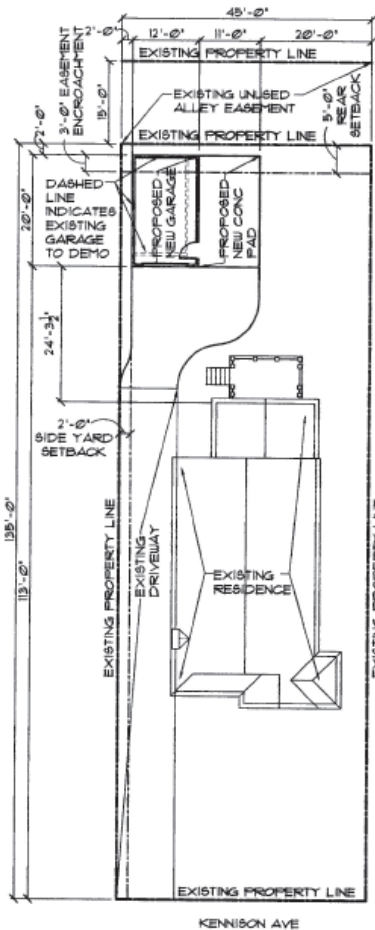
Site Location







Site Plan



HAMPE RESIDENCE
3917 KENNISON AVE
LOUISVILLE KY 40207
PARCEL ID: 027900310010
ZONE: R4 - SINGLE FAMILY
FORM DISTRICT: NEIGHBORHOOD

VARIANCE FOR
REAR YARD SETBACK
REQUIRED: 5FT
REQUESTED: 2FT (EXISTING)

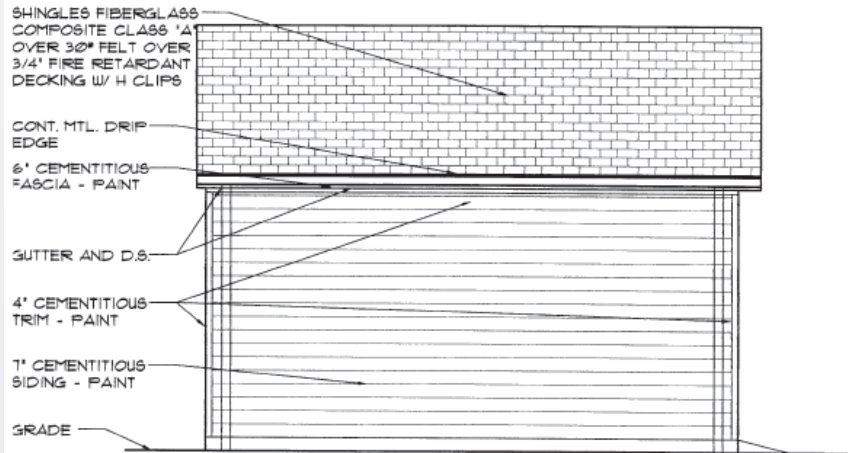
RECEIVED
AUG 20 2019
PLANNING & ZONING
DESIGN SERVICES

1 SITE PLAN
SCALE: 1" = 20'-0"
JOB NORTH

SITE PLANS	HAMPE RESIDENCE 3917 KENNISON AVE LOUISVILLE KY 40207	GIRDLER GROUP, LLC 135 CHENOWETH LANE 40207 TEL 502.897.9303 www.girdlergroup.com
A-1 08-15-2019		

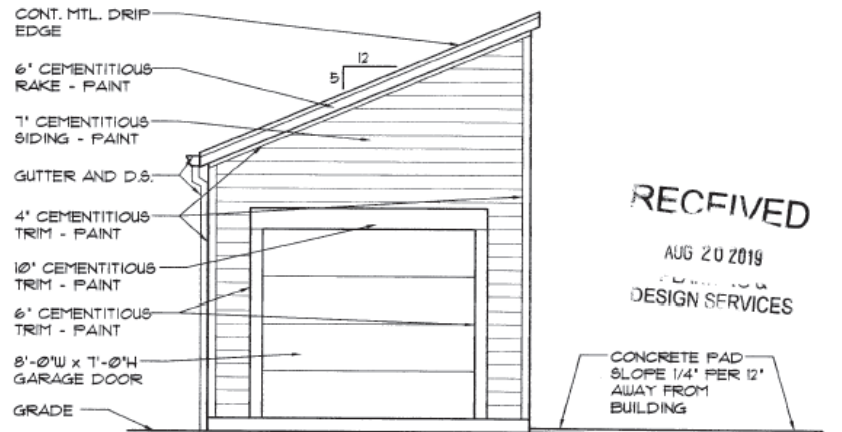


Elevations



2 BUILDING ELEVATION-WEST

SCALE: 1/4" = 1'-0"



RECEIVED
AUG 20 2019
GIRDLER GROUP
DESIGN SERVICES

CONCRETE PAD
SLOPE 1/4" PER 12"
AWAY FROM
BUILDING

1 BUILDING ELEVATION-SOUTH

SCALE: 1/4" = 1'-0"

ELEVATIONS	HAMPE RESIDENCE 3917 KENNISON AVE LOUISVILLE KY 40207	GIRDLER GROUP, LLC
A-2 08-15-2019		135 CHENOWETH LANE 40207 TEL 502.897.9303 www.girdlergroup.com

Site Photos-Subject Property



Site Photos-Subject Property



The property to the left.

Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Conclusion

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

Required Action

- **Variance:** from City of St. Matthews Development Code section 9.2.Q to allow a garage to encroach into the required rear yard setback. Approve/Deny

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