

18VARIANCE1020

420 Macon Avenue Driveway



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

Dante St. Germain, Planner I

April 30, 2018

Requests

- **Variance:** from City of St. Matthews Development Code section 9.1.4 to allow a driveway to be used for off-street parking to exceed 20 feet in width.

Location	Requirement	Request	Variance
Driveway Width	20 ft.	28 ft.	8 ft.

Case Summary / Background

- The subject property is located in the City of St. Matthews.
- The applicant proposes to demolish the existing detached garage on the property and construct a new detached garage with a driveway 28 feet in width at the garage.
- The applicant requests a variance from the City of St. Matthews Development Code to allow the driveway to exceed 20 feet in width.

Case Summary / Background

- The driveway is proposed to be 28 feet in width at the right-of-way. The applicant has been advised that structures in the right-of-way are overseen by the Department of Public Works for the City of St. Matthews, and that no variance granted by the Board will override Public Works regulations.

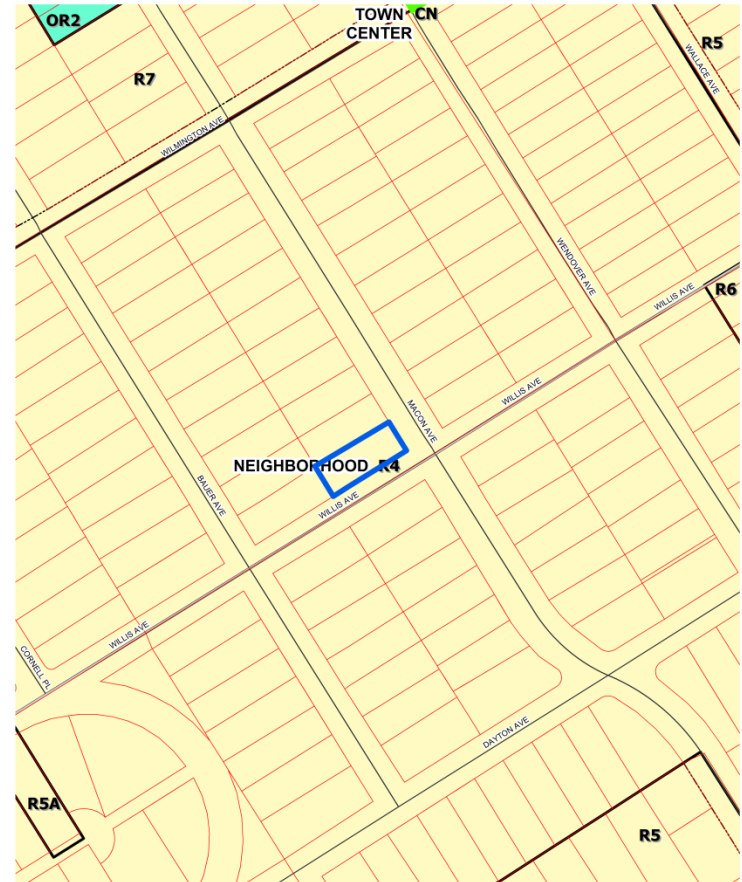
Zoning/Form Districts

Subject Property:

- Existing: R-4/Neighborhood

Adjacent Properties:

- North: R-4/Neighborhood
- South: R-4/Neighborhood
- East: R-4/Neighborhood
- West: R-4/Neighborhood



420 Macon Avenue
feet



Map Created: 4/19/2018



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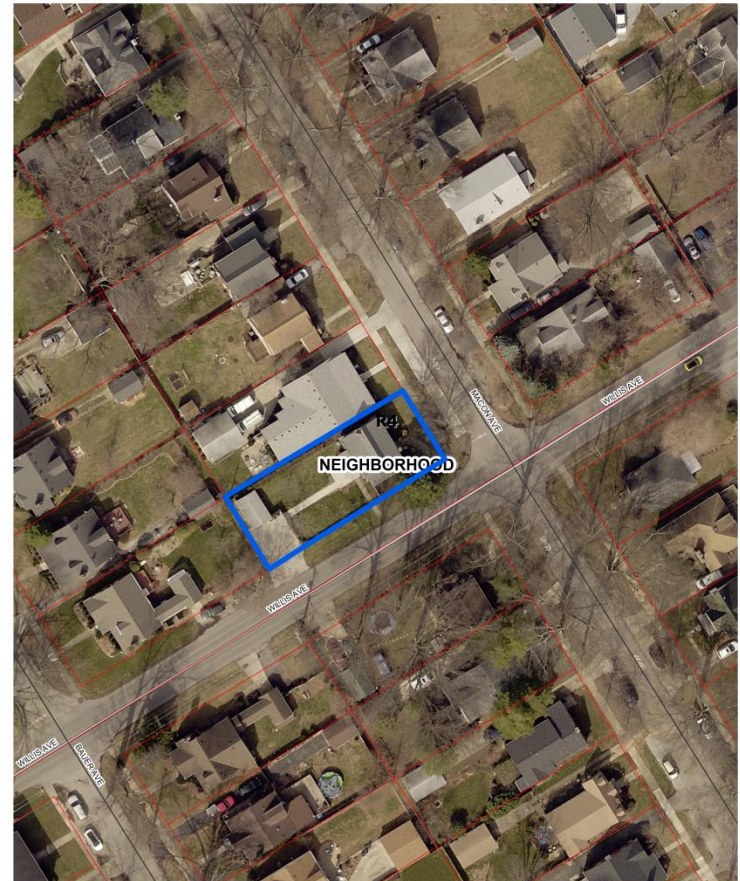
Aerial Photo/Land Use

Subject Property:

- Existing: Single Family Residential

Adjacent Properties:

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



420 Macon Avenue
feet



50

Map Created: 4/19/2018



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Site Photos-Subject Property



The front of the subject property.

Site Photos-Subject Property



The property to the left of the subject property across Willis Avenue.

Site Photos-Subject Property



The property to the right of the subject property.

Site Photos-Subject Property



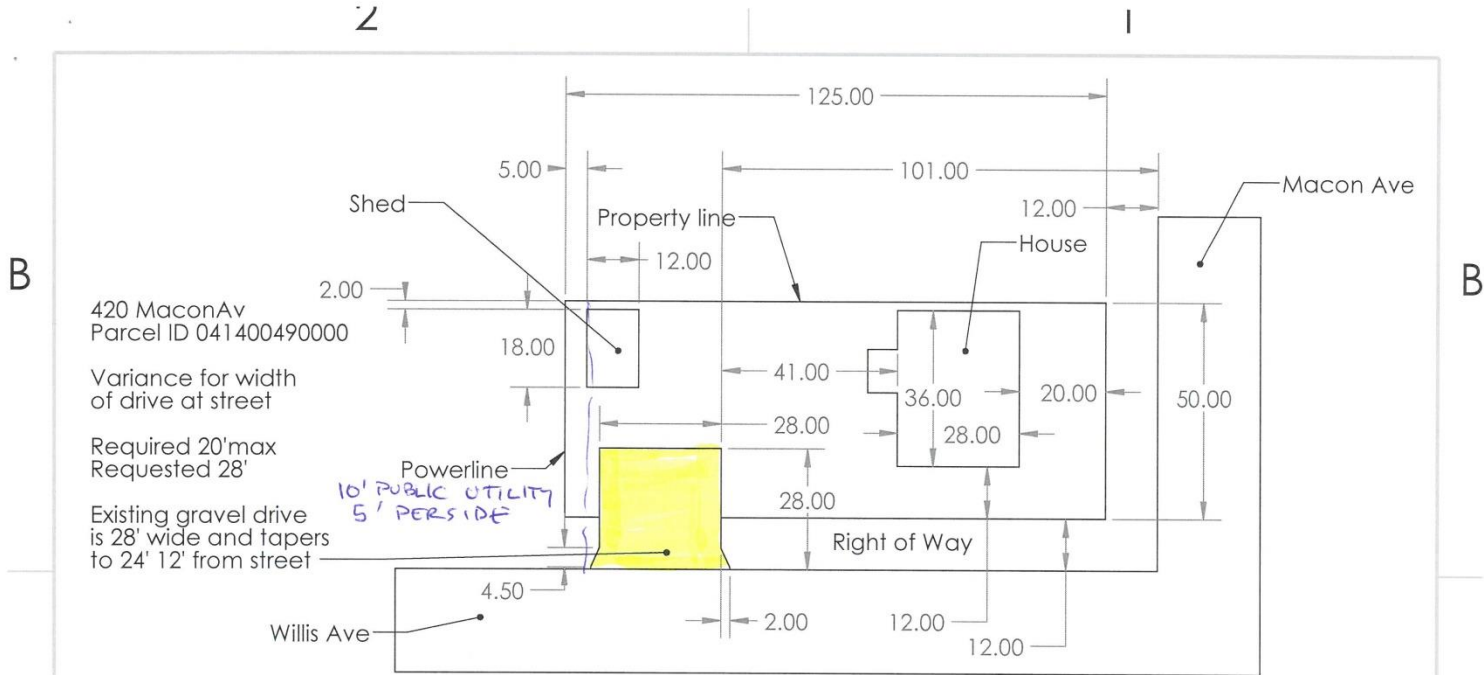
The property across Macon Avenue.

Site Photos-Subject Property



The location of the requested variance.

Site Plan



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UNLESS OTHERWISE SPECIFIED:		NAME	DATE
DIMENSIONS ARE IN INCHES			
TOLERANCES:			
FRACTIONAL ±			
ANGULAR: MACH ± BEND ±			
TWO PLACE DECIMAL ±			
THREE PLACE DECIMAL ±			
INTERPRET GEOMETRIC TOLERANCING PER:			
MATERIAL			
FINISH			
APPLICATION	DO NOT SCALE DRAWING		

DRAWN			
CHECKED			
ENG APPR.			
MFG APPR.			
Q.A.			
COMMENTS:			
TITLE:			
SIZE	DWG. NO.	REV	
420 Macon Ave St Matthe			
SCALE: 1/4" = 1'-0"	WEIGHT:	SHEET 1 OF 1	

1:32 18 VARIANCE 1020



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, from section 9.1.4 to allow a driveway to be used for off-street parking to exceed 20 feet in width.

Required Actions

- **Variance:** from City of St. Matthews Development Code section 9.1.4 to allow a driveway to exceed 20 feet in width. Approve/Deny

Location	Requirement	Request	Variance
Driveway Width	20 ft.	28 ft.	8 ft.