

20-VARIANCE-0047
313 S. Hubbards Lane



Louisville Metro Board of Zoning Adjustment
Public Hearing

Nia Holt
June 15, 2020

Request

- **Variance:** from Land Development Code Section 4.6.C.2.b to allow a reduction in the minimum side yard requirement.

| Location | Requirement | Request | Variance |
|----------------|----------------------|----------|----------|
| West Side Yard | 6' min, 18' total | 3.30 ft. | 2.70 ft. |

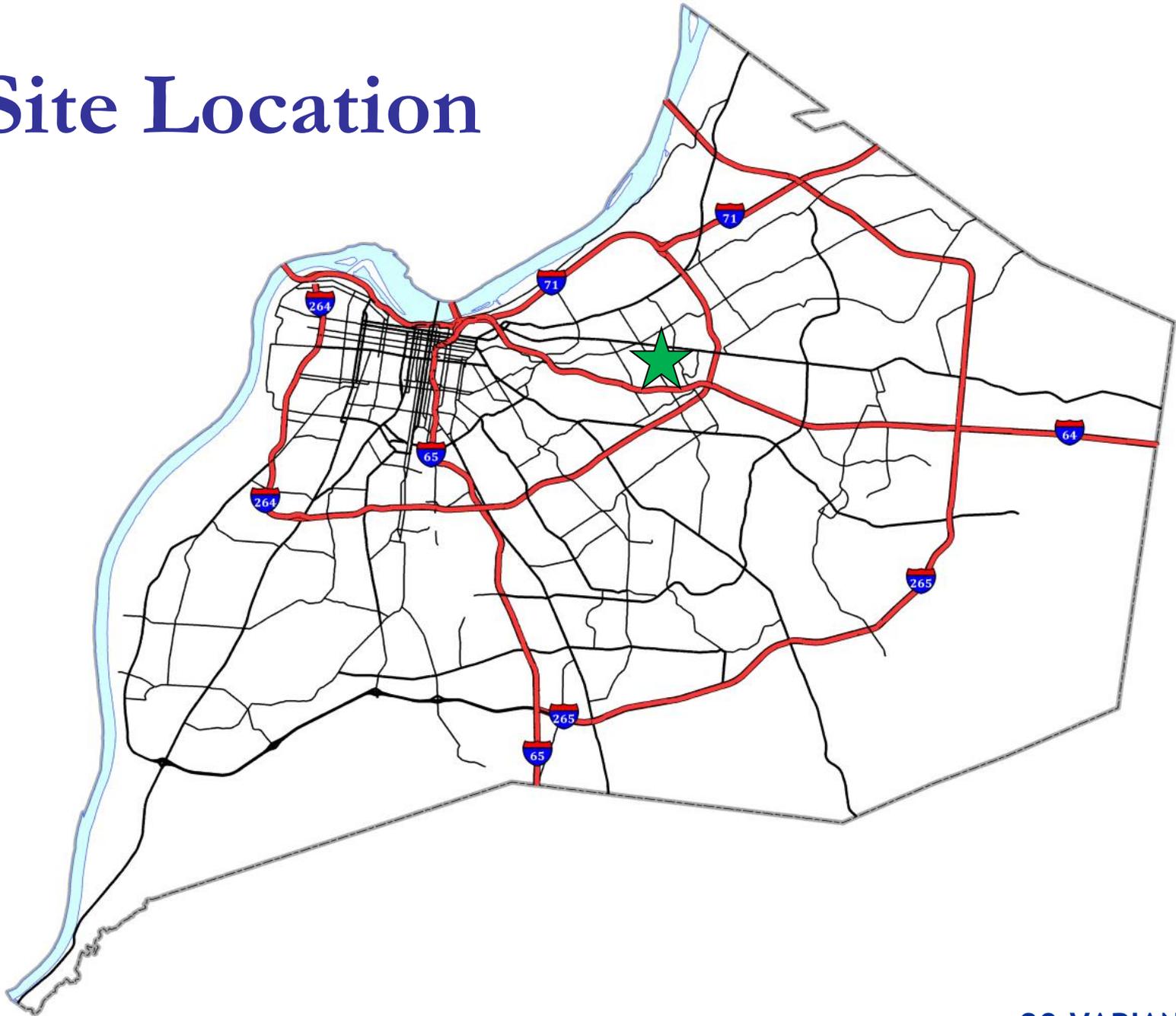
Case Summary / Background

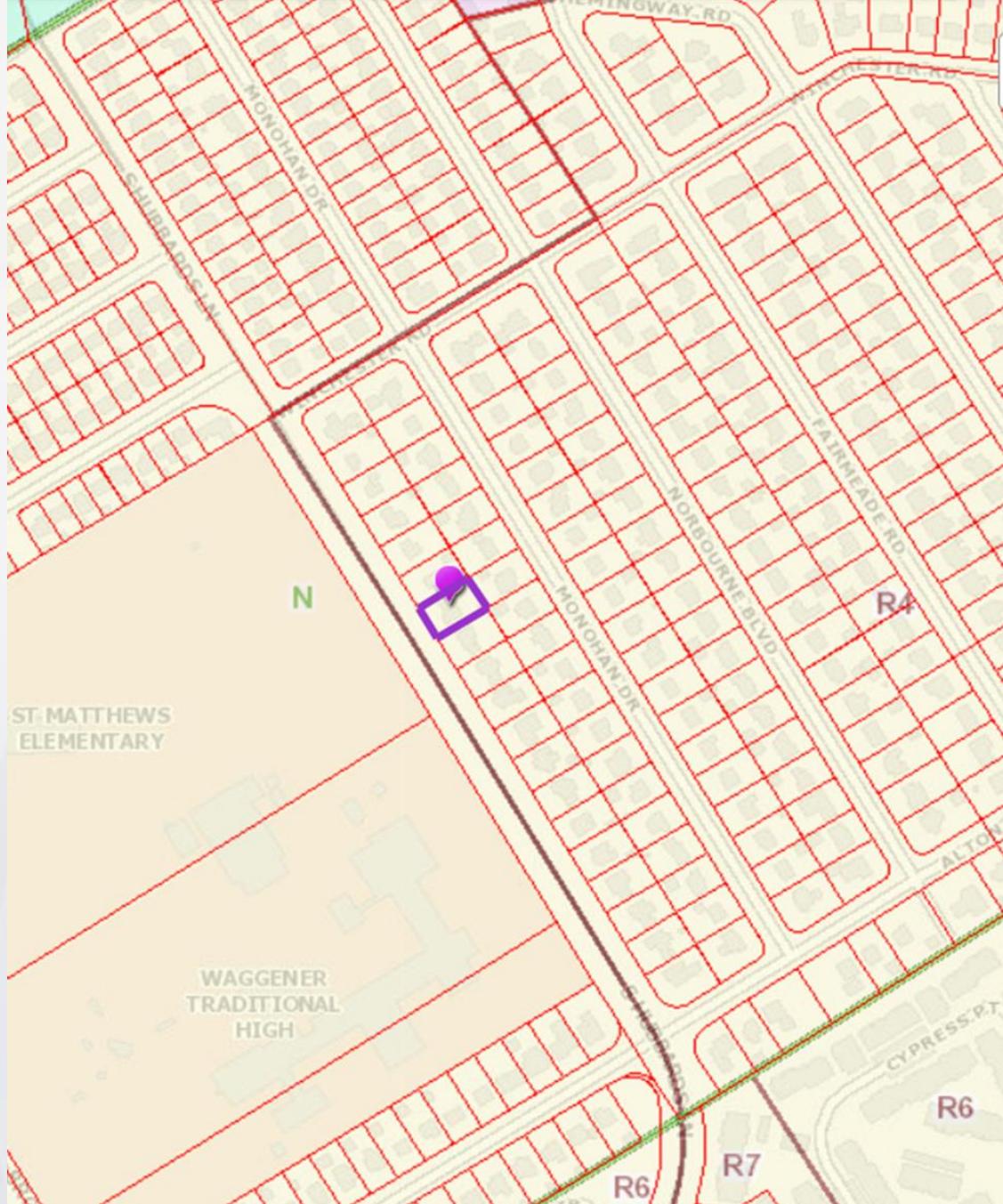
- The subject site is zoned R-4 Single-Family Residential in the Neighborhood Form District. It is under the zoning authority of the City of St. Matthews.
- The applicant is proposing to construct an attached garage on the Southwest side of the property. The site contains an existing single-family structure.

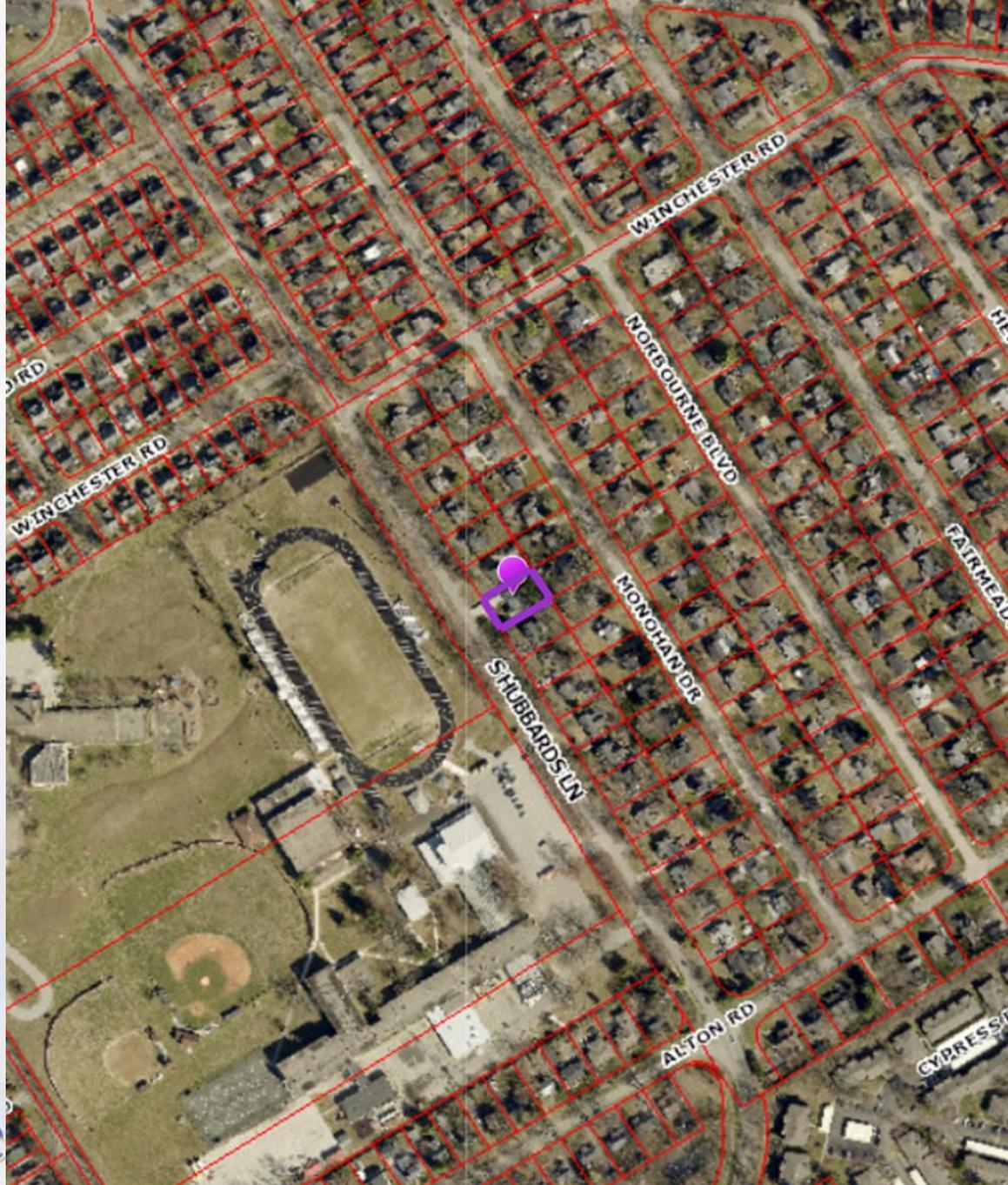
Case Summary / Background

- The applicant has submitted a minor subdivision plat to shift the existing building limit line. Should the Board approve this variance they will need to add a condition which requires the minor plat to be recorded before construction begins.

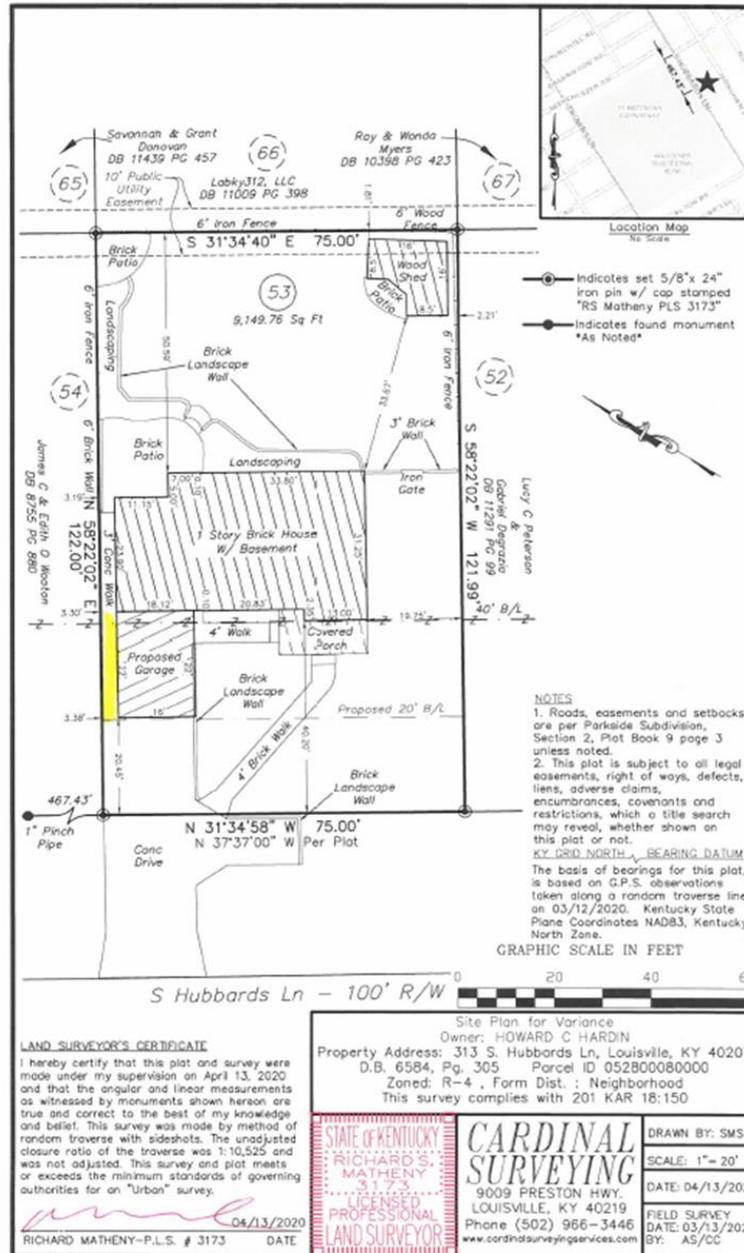
Site Location



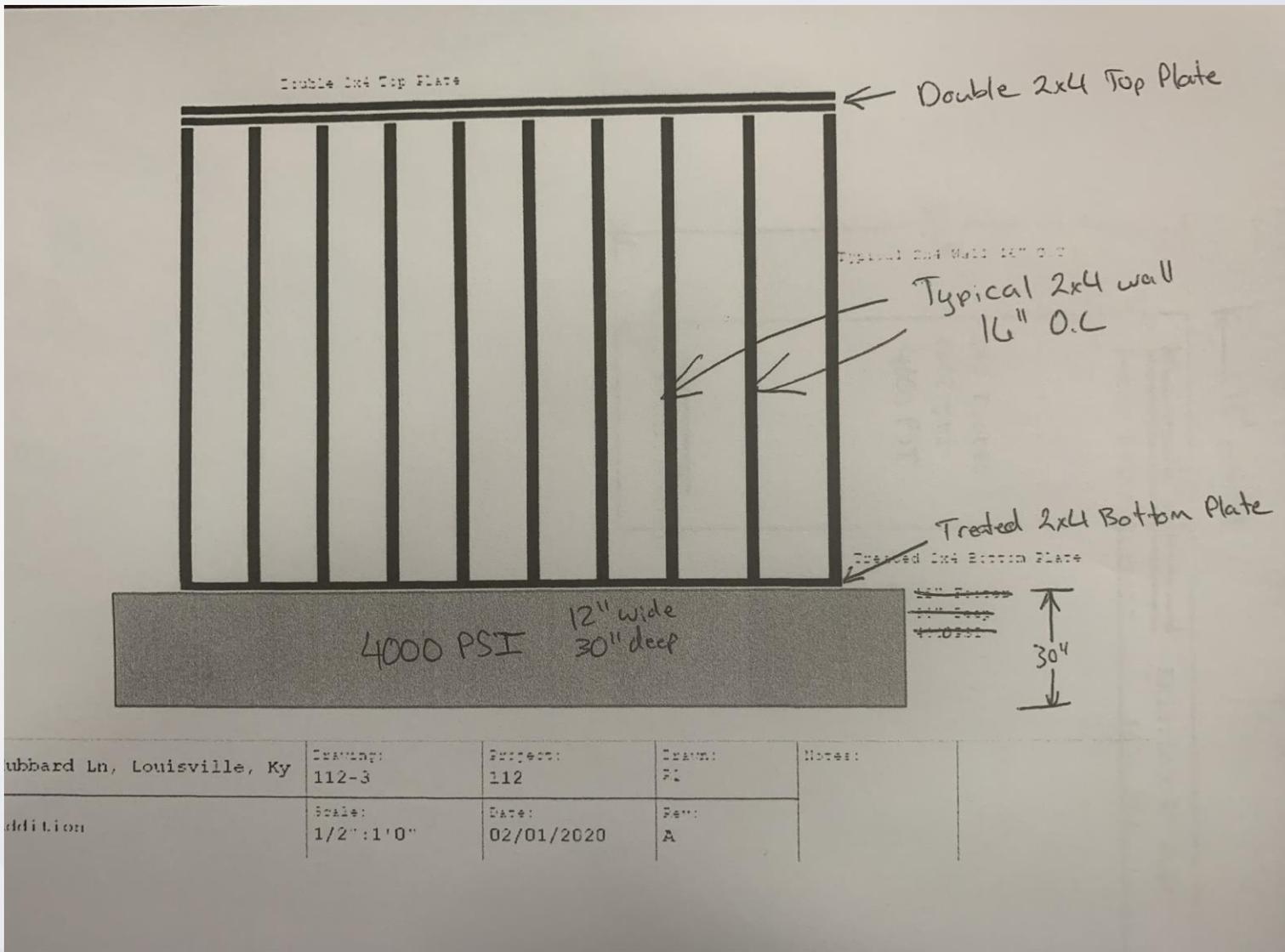




Site Plan



Elevations

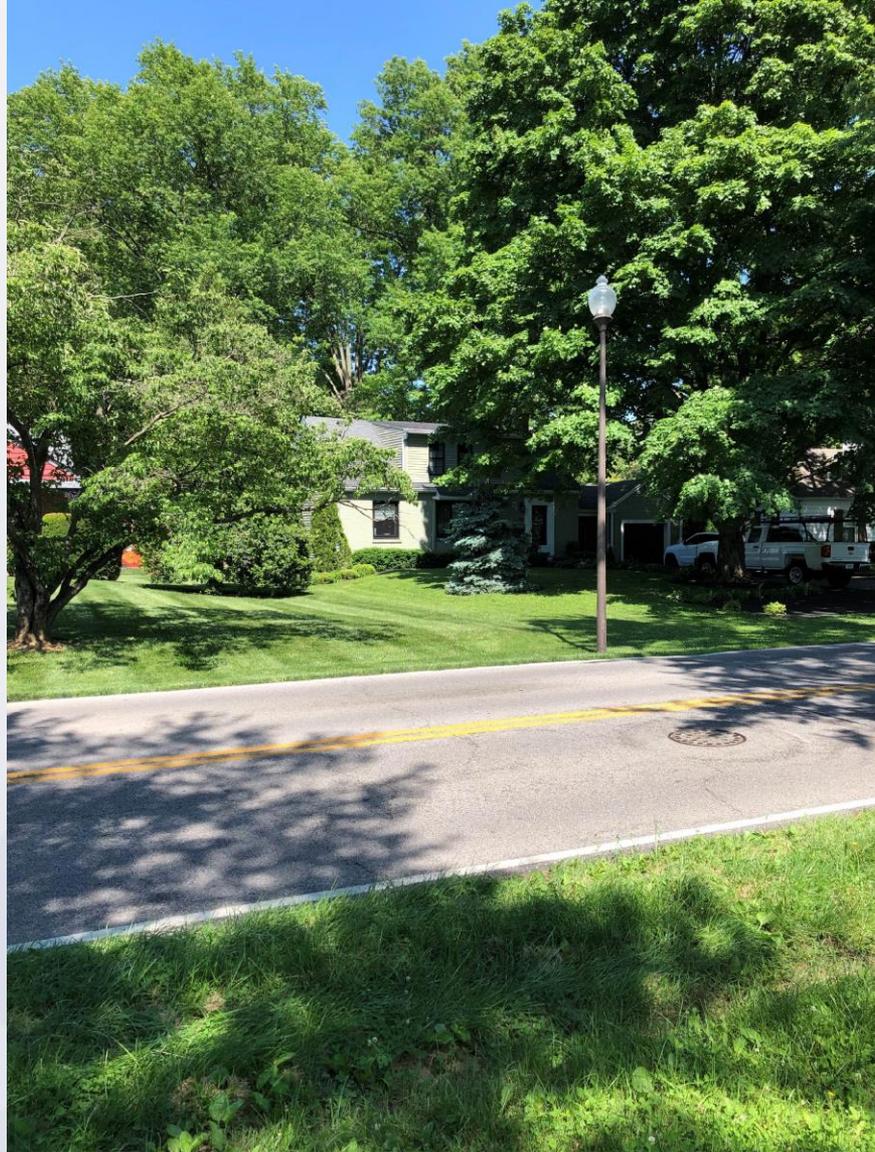


Site Photos-Subject Property



Front of subject property.

Site Photos-Adjacent Property



Property to the right.

Site Photos-Adjacent Property



Property to the left.

Site Photos - Subject Property



Site Photos - Subject Property



Variance Area

Site Photos - Subject Property



Variance Area

Conclusion

- Staff finds that the requested variance is adequately justified and meets the standard of review.

Required Action

- **Variance**: from Land Development Code Section 4.6.C.2.b to allow a reduction in the minimum side yard requirement. Approve/Deny

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