

17VARIANCE1031

313 Fairlawn Road



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

**Dante St. Germain, Planner I
March 20, 2017**

Requests

- **Variance:** from 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 Setback	6 ft.	0.8 ft.	5.2 ft.

Case Summary / Background

- This property is located in the City of St. Matthews.
- The applicant proposes a 168 square foot addition on the rear of the existing 1 ½ story residence. The addition will replace an existing dilapidated addition.
- The new addition will reduce the separation between the existing garage and the principal structure to 9.1 feet.

Case Summary / Background

- With a separation of less than 15 feet between the principal structure and the garage, St. Matthews Development Code requires the garage to have a setback of 6 feet. The garage is currently 0.8 feet from the side property line.
- The increase in setback due to the reduced separation increases the non-conformity of the garage setback, requiring a variance.

Zoning/Form Districts

Subject Property:

- Existing: R-4/Traditional Neighborhood
- Proposed: R-4/Traditional Neighborhood

Adjacent Properties:

- North: R-4/Traditional Neighborhood
- South: R-4 & R-5/Traditional Neighborhood
- East: R-4/Traditional Neighborhood
- West: R-4/Traditional Neighborhood



313 Fairlawn Road
feet

140
Map Created: 6/8/2017



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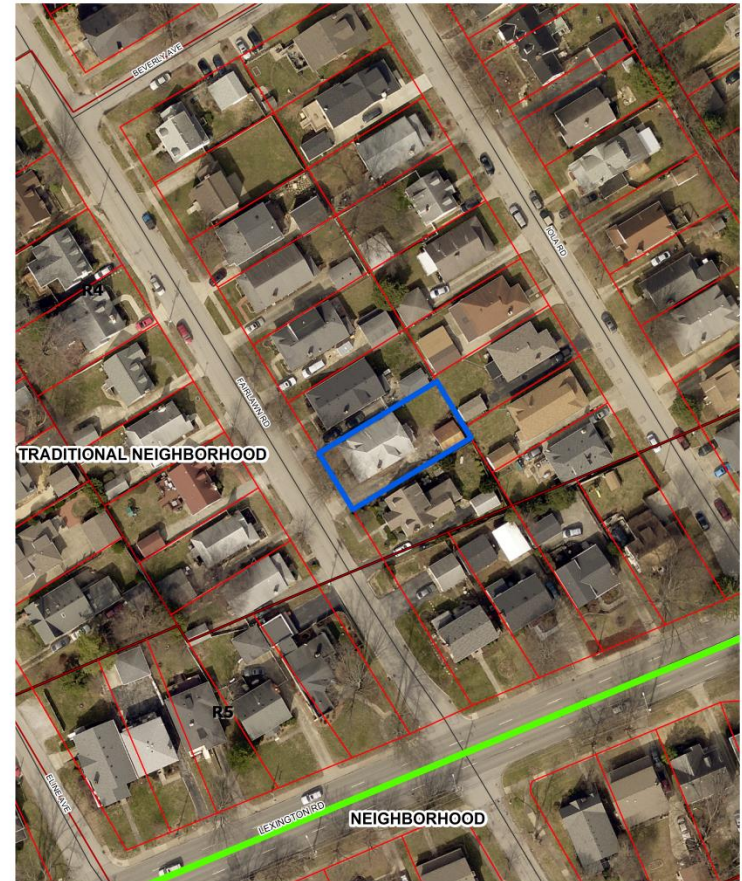
Aerial Photo/Land Use

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



313 Fairlawn Road
feet

70
Map Created: 6/8/2017



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Site Photos-Subject Property



The front of the subject property

Site Photos-Subject Property



The property across Fairlawn Road

Site Photos-Subject Property



The property to the north-west

Site Photos-Subject Property



The property to the south-east

Site Photos-Subject Property



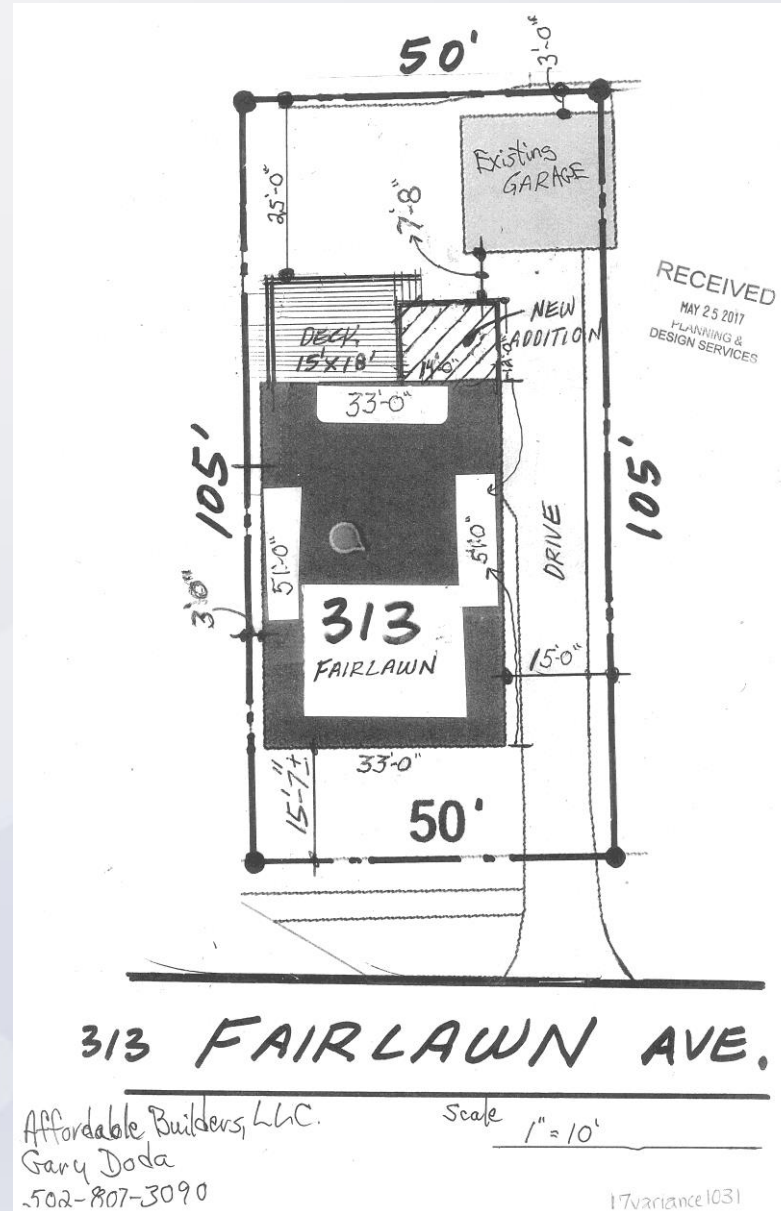
The existing dilapidated addition to be removed

Site Photos-Subject Property

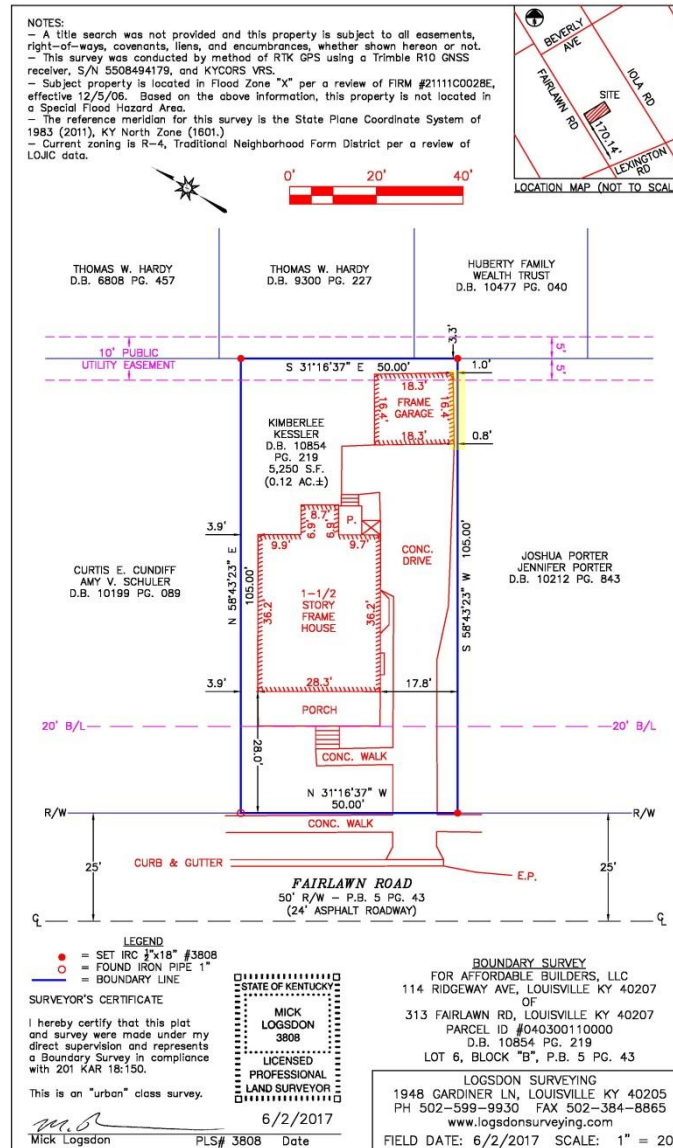


The existing garage is not to be moved

Applicant's Site Plan



Existing Conditions



Conclusions

- Must determine if the proposal meets the standard of review for granting a variance as established in the Development Code (Dec. 2003) from section 4.6.C.2.b to allow a structure to encroach into the required side yard.

Required Actions

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

Location	Requirement	Request	Variance
Side Yard Setback	6 ft.	0.8 ft.	5.2 ft.