

# 18VARIANCE1087 4305 Churchill Road



**Louisville Board of Zoning Adjustment Public Hearing**

**Beth Jones, AICP, Planner II**

**October 29, 2018**

# Request

- **Variance** to permit a structure to encroach into a required side yard and to reduce the total side yard requirement (City of St. Matthews Development Code 4.7.C.2.b.)

Location	Requirement	Request	Variance
Minimum side yard setback	5 ft	0 ft	5 ft
Minimum total side yard setback	10 ft	8 ft 3 in	1 ft 9 in

# Case Summary/Background

- Site located on the north side of Churchill Road between Winchester Road and S. Hubbards Lane
- Existing garage does not conform with current side yard requirements
- No changes to the existing garage are proposed; requested variances will bring the existing garage into compliance with current code requirements

# Zoning / Form District

## Subject Site

Existing: R-5 / Neighborhood

Proposed: To remain as existing

## Adjoining Sites

R-5 / Neighborhood





# Land Use

## Subject Site

Existing: Single-Family Residential

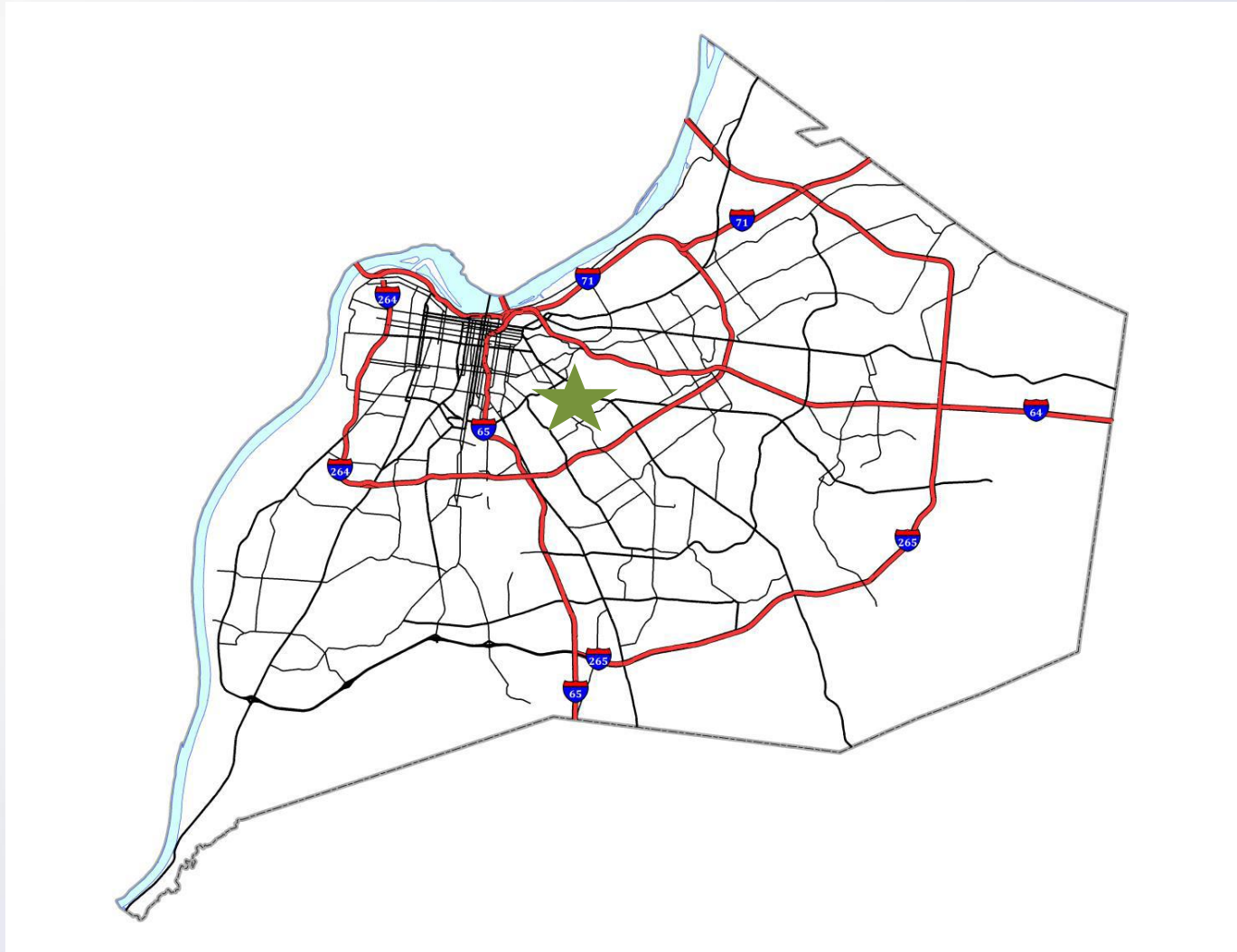
Proposed: To remain as existing

## All Adjoining Sites

Single-Family Residential



# Site Location



# Site Plan





# Site Photos



Street View



# Site Photos



Adjoining Property to East



# Site Photos



Adjoining Property to West



# Site Photos



Across Street to South



# Site Photos



Existing Garage

# Conclusions

- Staff finds that the requested variance is adequately justified and meets the standard of review
- Based upon the information in the staff report, the testimony and evidence provided at the public meeting, the Board of Zoning Adjustment must determine if the proposal meets the standards established in the LDC for the requested variance

# Required Action

## Approve or Deny

- **Variance** to permit a structure to encroach into a required side yard and to reduce the total side yard requirement (City of St. Matthews Development Code 4.7.C.2.b.)

Location	Requirement	Request	Variance
Minimum side yard setback	5 ft	0 ft	5 ft
Minimum total side yard setback	10 ft	8 ft 3 in	1 ft 9 in