

17VARIANCE1037

404 Macon Ave Garage



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

Dante St. Germain, Planner I

July 24, 2017

Requests

- **Variance:** from St. Matthews Development Code section 9.2.Q to allow more than 30% of a required rear yard area to be occupied by structures.

Location	Requirement	Request	Variance
Rear Yard Area Occupied by Structures	30% (337.5 sf)	42.67% (480 sf)	12.67% (142.5 sf)

Case Summary / Background

- The subject property is located in the City of St. Matthews.
- It is currently occupied by a 1 ½ story residence. The applicant proposes a garage to the rear of the residence.
- For this lot, the St. Matthews Development Code requires a rear yard of 1,125 sf. The applicant proposes to occupy 480 sf of the yard with structures (42.67%). The Development Code allows 30%.

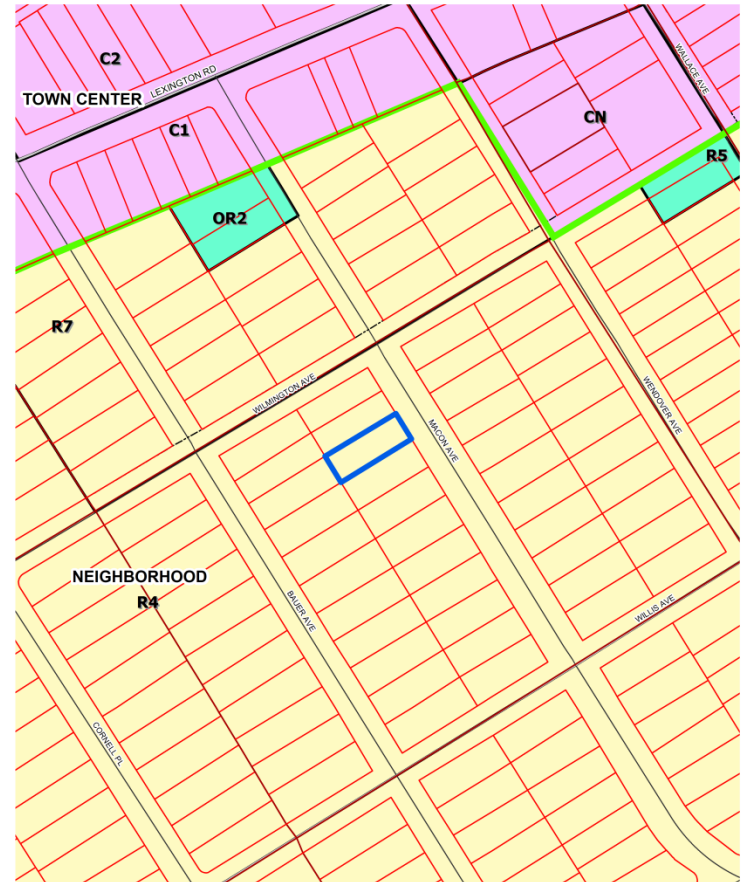
Zoning/Form Districts

Subject Property:

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

Adjacent Properties:

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



404 Macon Ave
feet



140
Map Created: 7/11/2017



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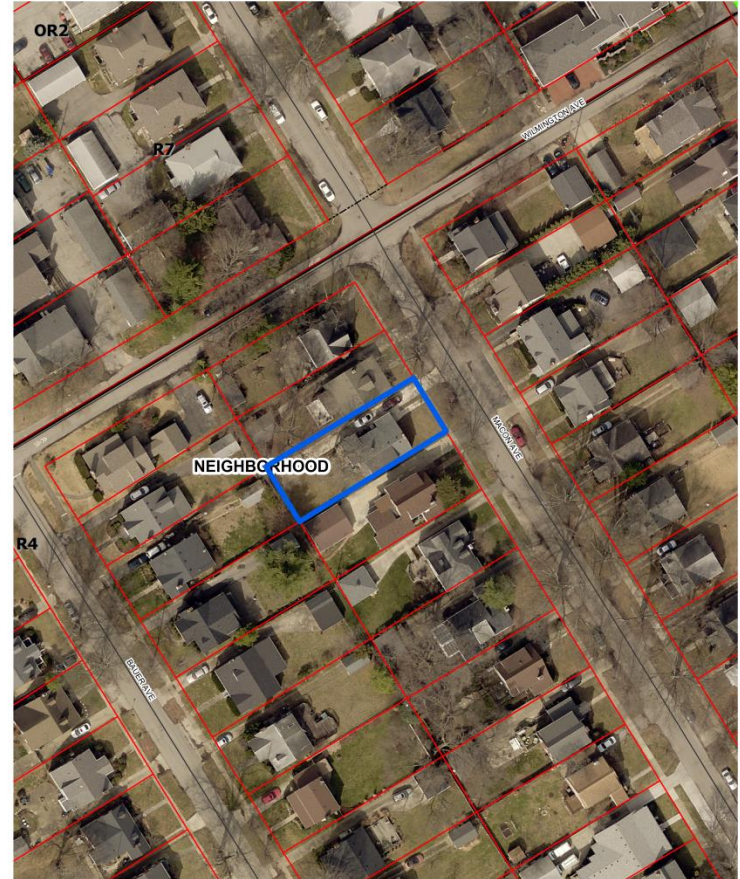
Aerial Photo/Land Use

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



404 Macon Ave
feet

70

Map Created: 7/11/2017



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Site Photos-Subject Property



The front of the subject property.

Site Photos-Subject Property



The residence across Macon Ave.

Site Photos-Subject Property



The residence to the left of the subject property.

Site Photos-Subject Property



The residence to the right of the subject property.

Site Photos-Subject Property



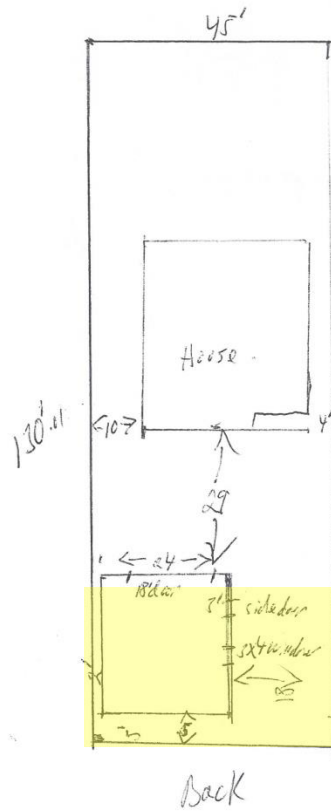
The existing rear yard where the garage is to be constructed.

Site Photos-Subject Property



The existing garage on the property next door.

Site Plan



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PLANNING &
DESIGN SERVICES

1" = 20ft

17 VARIANCE 1037

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 Development Code (Dec. 2003) from section 9.2.Q to allow more than 30% of a required rear yard to be occupied by structures.

Required Actions

- **Variance:** from Development Code section 9.2.Q to allow more than 30% of a required rear yard to be occupied by structures. Approve/Deny

Location	Requirement	Request	Variance
Rear Yard Area Occupied by Structures	30% (337.5 sf)	42.67% (480 sf)	12.67% (142.5 sf)