

18VARIANCE1052

Brookfield Avenue Garage



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

**Dante St. Germain, Planner I
July 16, 2018**

Request

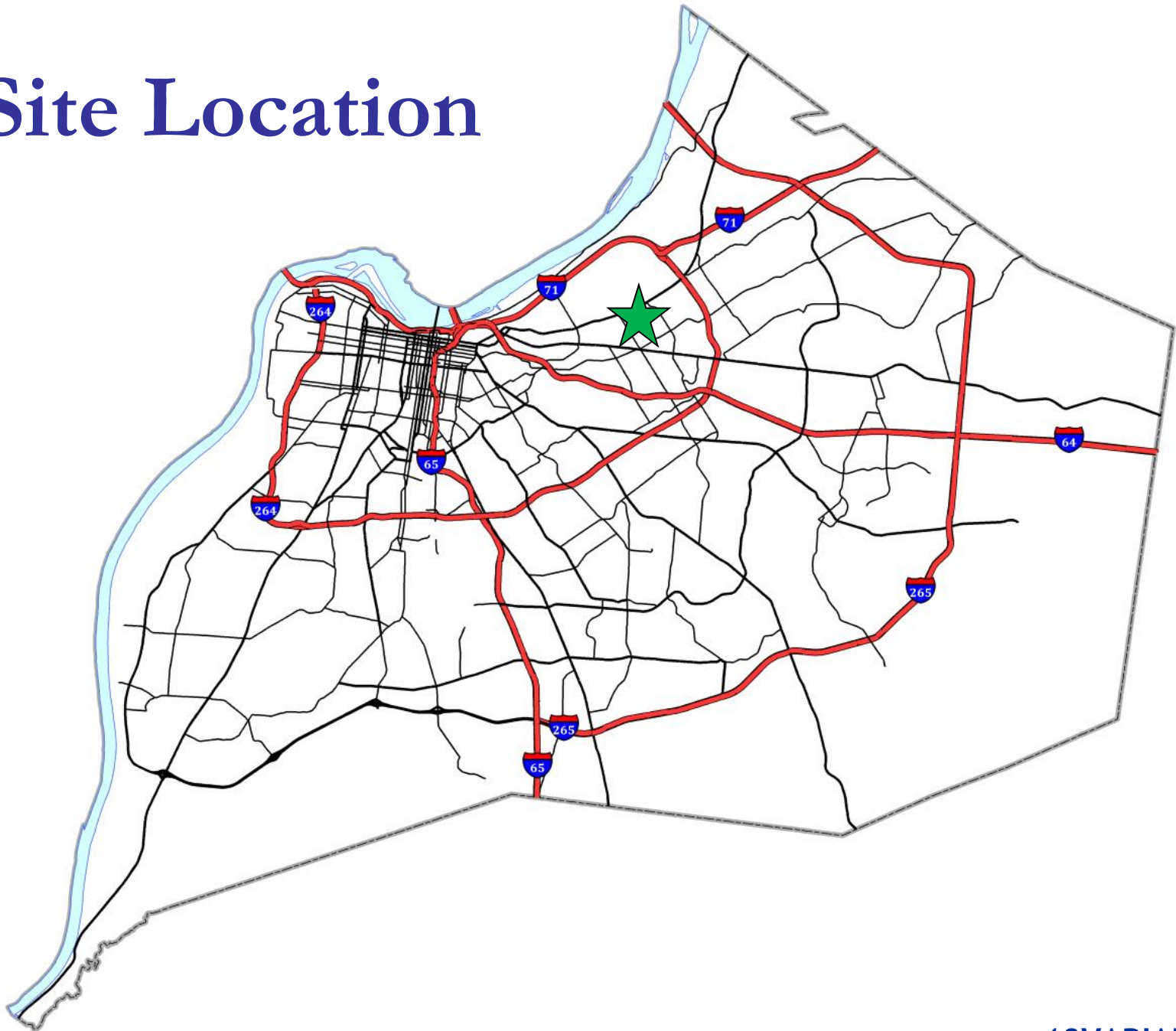
- **Variance:** from City of St. Matthews Development Code section 4.6.C.2.b to allow a structure to encroach into the required side yard setback.

Location	Requirement	Request	Variance
Side Yard Setback	5 ft.	4.5 ft.	0.5 ft.

Case Summary / Background

- The subject property is located in the City of St. Matthews.
- The garage currently exists and is greater than 15 feet from the rear of the principal structure.
- The applicant proposes to construct a new addition onto the rear of the principal structure, which will reduce the separation between the principal structure and the garage to below 15 feet.

Site Location



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



4008 Brookfield Avenue
feet

90
Map Created: 7/2/2018



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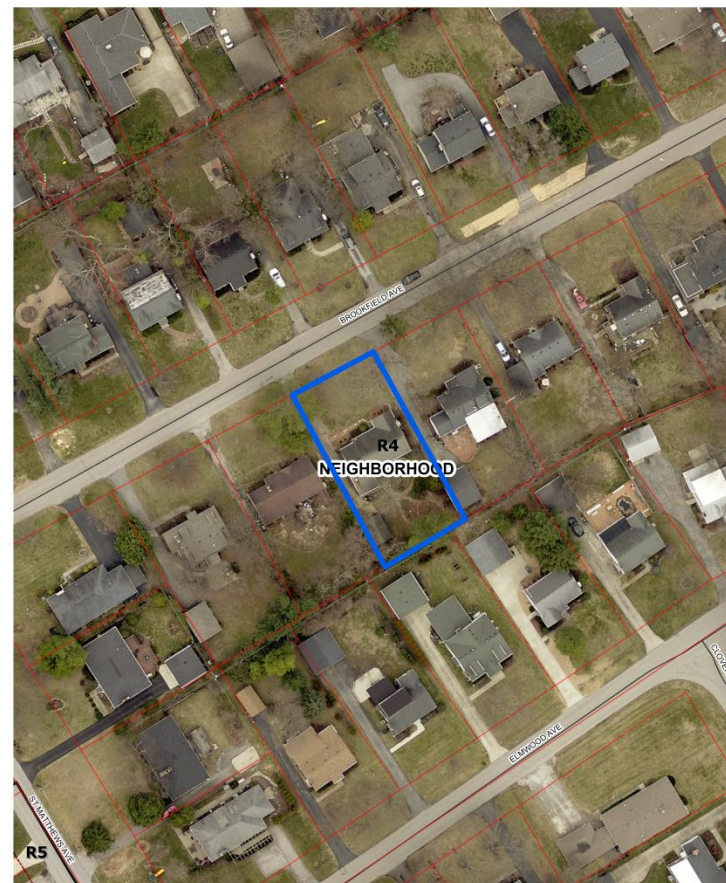
Aerial Photo/Land Use

Subject Property:

- Existing: Single Family Residential

Adjacent Properties:

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



4008 Brookfield Avenue
feet

70
Map Created: 7/2/2018



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Site Photos-Subject Property



The front of the subject property.

Site Photos-Subject Property



The existing garage.

Site Photos-Subject Property



The current setback which is proposed to be unchanged.

Conclusions

- The variance request appears to be adequately justified and meets the standard of review.

Required Actions

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

Location	Requirement	Request	Variance
Side Yard Setback	5 ft.	4.5 ft.	0.5 ft.