

17VARIANCE1007

3400 Grandview Avenue



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

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

Request

- **Variance:** from St. Matthews Development Code section 4.6.C.2.c to allow an addition to encroach into the required street side yard.

Location	Requirement	Request	Variance
Street Side Yard Setback	12 ft.	5.43 ft.	6.57 ft.

Case Summary / Background

- The applicant proposes a 554 square foot addition to the rear of the existing 1 ½ story residence on the subject property.
- The addition is proposed to be constructed between the existing residence and the garage in the rear yard, in line with these structures.
- This property is subject to the St. Matthews Development Code, which requires a 30' street side yard setback, but allows for the reduction of the street side yard on nonconforming lots. The reduced required street side yard is 12'. The addition is proposed to be 5.43' from the street side property line.

Zoning/Form Districts

Subject Property:

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

Adjacent Properties:

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



3400 Grandview Ave
feet

110
Map Created: 3/3/2017



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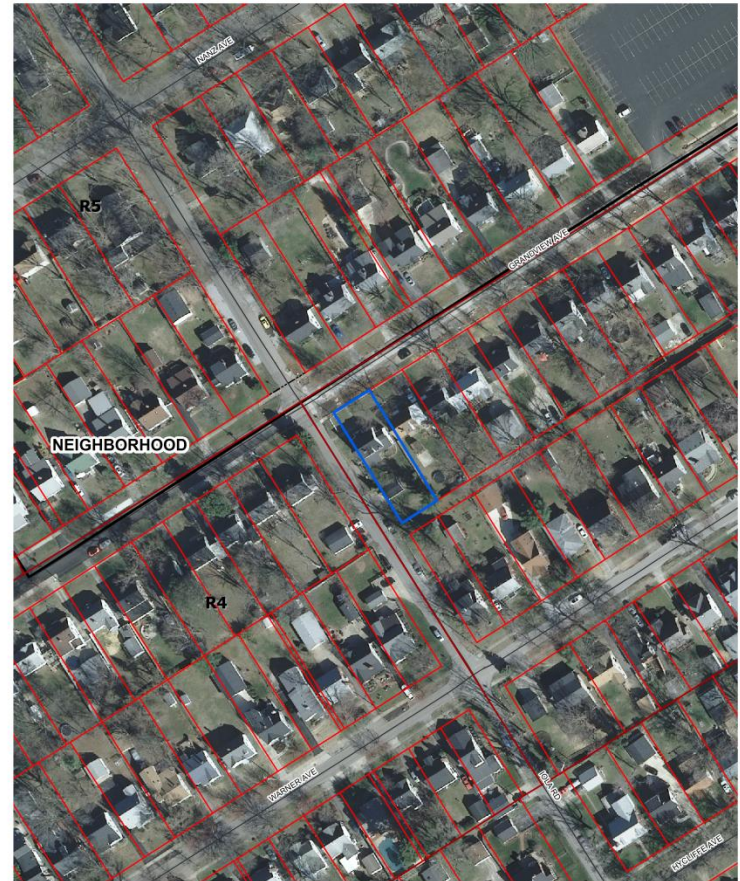
Aerial Photo/Land Use

Subject Property:

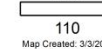
- Existing: Single Family Residential
- Proposed: Single Family Residential

Adjacent Properties:

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



3400 Grandview Ave
feet



110

Map Created: 3/3/2017



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Site Photos-Subject Property



The front of the subject property

Site Photos-Subject Property



The side of the subject property

Site Photos-Subject Property



The side of the subject property where the addition is proposed.

Site Photos-Subject Property



The side of the subject property where the addition is proposed.

Site Photos-Subject Property



The rear of the subject property and existing garage

Site Photos-Subject Property



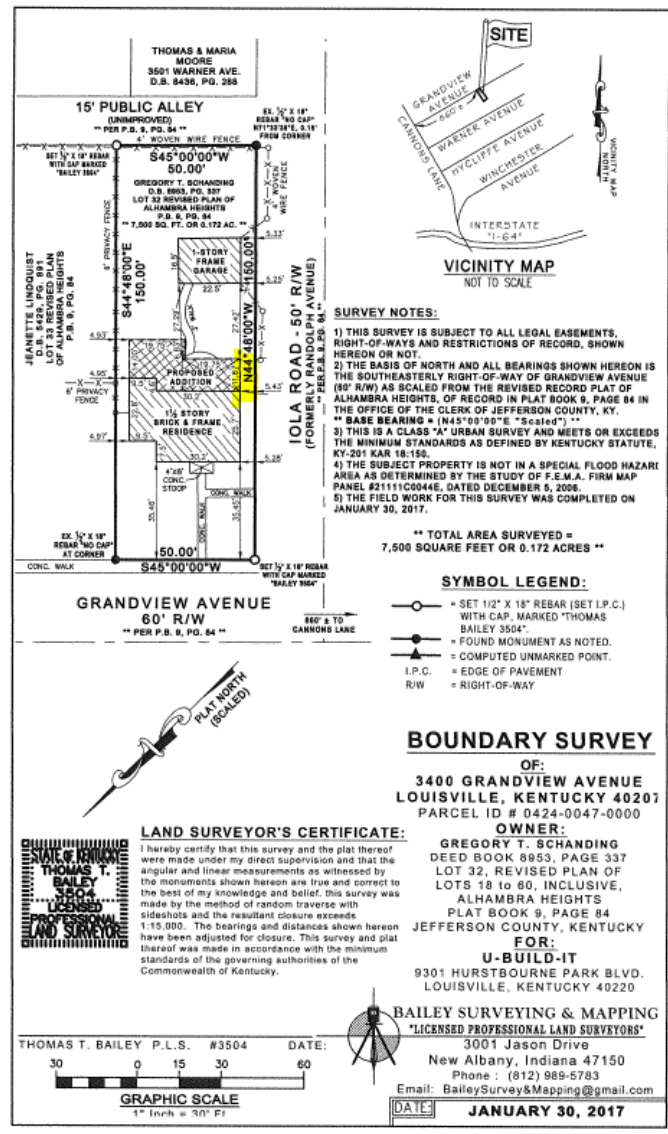
The addition is proposed to be in line with the existing structures

Site Photos-Subject Property



The addition is proposed to be in line with the existing structures

Applicant's Site Plan



Elevations

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PLANNING &
DESIGN SERVICES



The Schanding Addition

EXISTING:
FRONT ELEVATION

Barry D. Early Designs
ARCHITECTURAL RESIDENTIAL
DESIGN DRAFTING

Barry D. Early Designs, Inc. Barry D. Early, Inc.
1180 Main Street Charlestown, Indiana 47111
(317) 256-6920 or (317) 697-0041

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Elevations



LEFT SIDE ELEVATION SCALE: 1/4" = 1'-0"

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RIGHT SIDE ELEVATION SCALE: 1/4" = 1'-0"

The Shanding Additi

PROPOSED:
LEFT SIDE ELEVATION
RIGHT SIDE ELEVATION

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DESIGN DRAFTING

Turning Your Vision Into Reality. See The Vision Plan.
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17 VARIANCE 1007

Elevations

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REAR ELEVATION SCALE: 1/4" = 1'-0"

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PROPOSED:
REAR ELEVATION

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17 VARIANCE 1007

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.c to allow an addition to encroach into the required street side yard.

Required Actions

- **Variance:** from Development Code section 4.6.C.2.c to allow an addition to encroach into the required street side yard. Approve/Deny

Location	Requirement	Request	Variance
Street Side Yard Setback	12 ft.	5.43 ft.	6.57 ft.