

18VARIANCE1092

Colonial Drive Variance



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

**Zach Schwager, Planner I
November 5, 2018**

Request

- **Variance**: from the City of St. Matthews Land Development Code section 9.2.C to allow a structure to encroach into the required street side yard setback.

Location	Requirement	Request	Variance
Street Side Yard	13 ft.	4 ft.	9 ft.

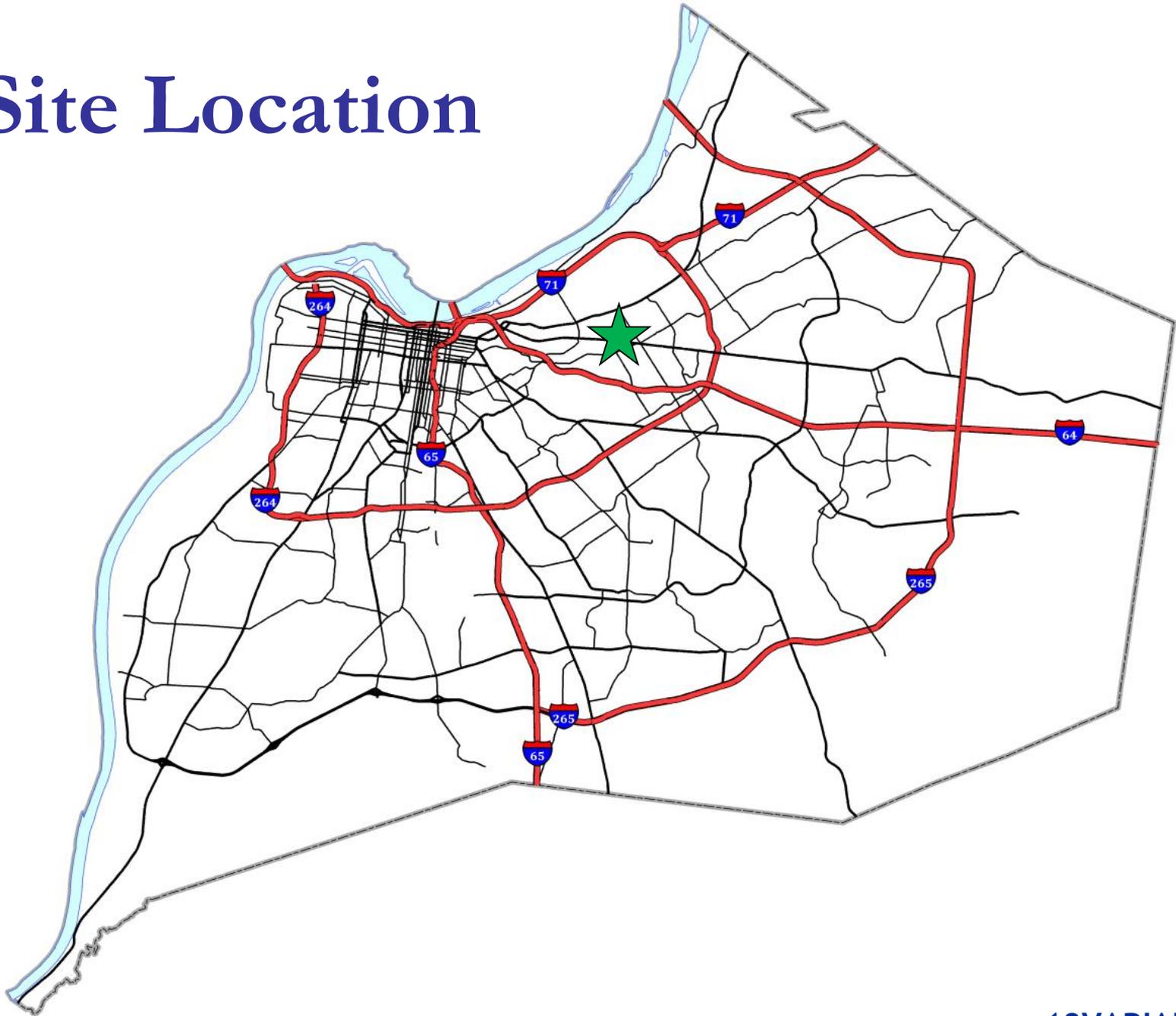
Case Summary / Background

- The subject property is located in the City of St. Matthews.
- The applicant requests a variance for a proposed carport to encroach into the street side yard.

Case Summary / Background

- Section 9.2.C of the City of St. Matthews Land Development Code states, “The buildable width of a corner lot nonconforming as to minimum width or area (including lots approved by the Planning Commission under section 8.3 C. of these regulations) shall not be reduced to less than thirty two (32) feet by the application of the required side yard on the street side. Nothing in this section shall be construed to allow reduction of any other required side yard.”
- The subject property is nonconforming in area (required area is 6,000 sq. ft. and the subject property is 5,900 sq. ft.).

Site Location



Zoning/Form Districts

Subject Property:

- Existing: R-5/Neighborhood

Adjacent Properties:

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



200 Colonial Drive
feet



Map Created: 10/25/2018



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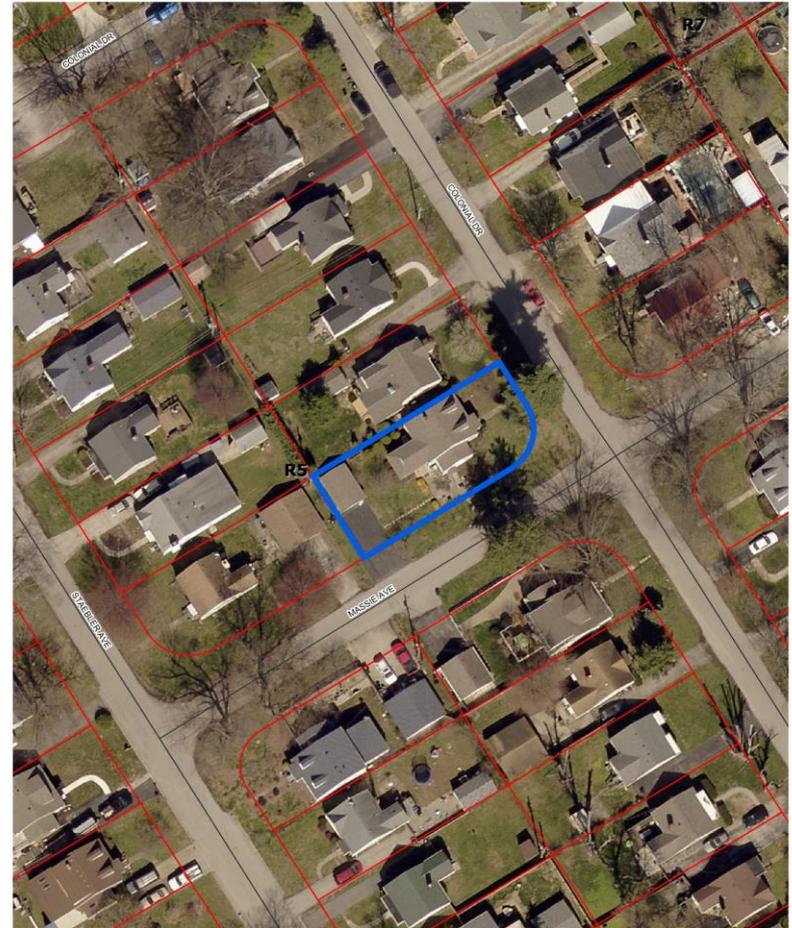
Aerial Photo/Land Use

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 & Undeveloped



200 Colonial Drive
feet

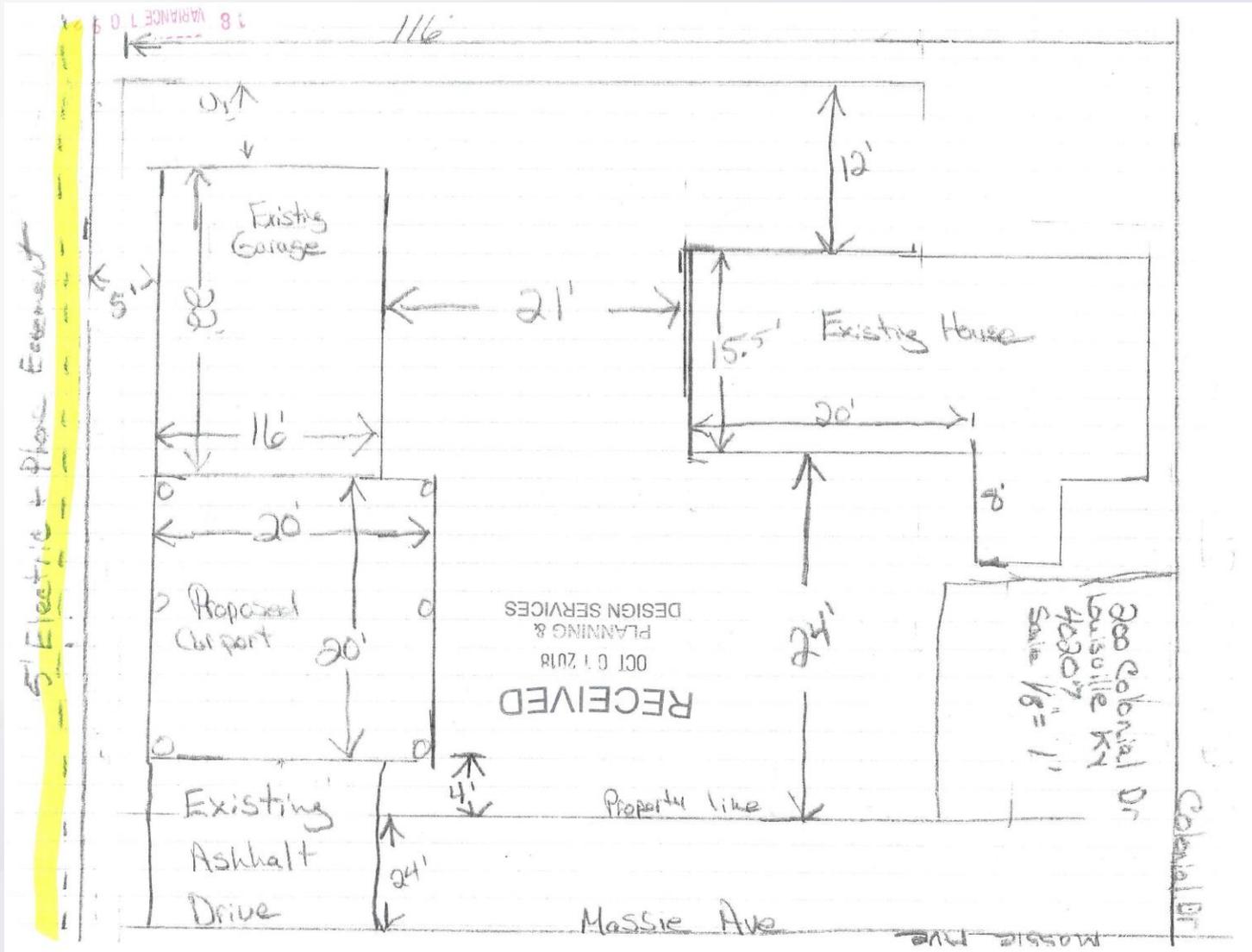
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Site Plan



5' Electric + Phone Easement

Site Photos-Subject Property



Front of subject property.

Site Photos-Subject Property



Property across Massie Avenue (left).

Site Photos-Subject Property



Property to the right.

Site Photos-Subject Property



Property across Colonial Drive.

Site Photos-Subject Property



Looking west down Massie Avenue.

Site Photos-Subject Property



Area of proposed carport.

Conclusion

- The variance request does not appear to be adequately justified and does not meet the standard of review.

Required Action

- Variance: from City of St. Matthews Land Development Code section 9.2.C to allow a structure to encroach into the street side yard setback.
Approve/Deny