

19-VARIANCE-0038

Colonial Drive Variance



Louisville Metro Board of Zoning Adjustment
Public Hearing

Zach Schwager, Planner I
October 21, 2019

Request

- **Variance:** from City of St. Matthews Development Code section 4.7.C.2.c to allow a deck to encroach into the required street side yard setback.

Location	Requirement	Request	Variance
Side Yard	25 ft.	4 ft.	21 ft.

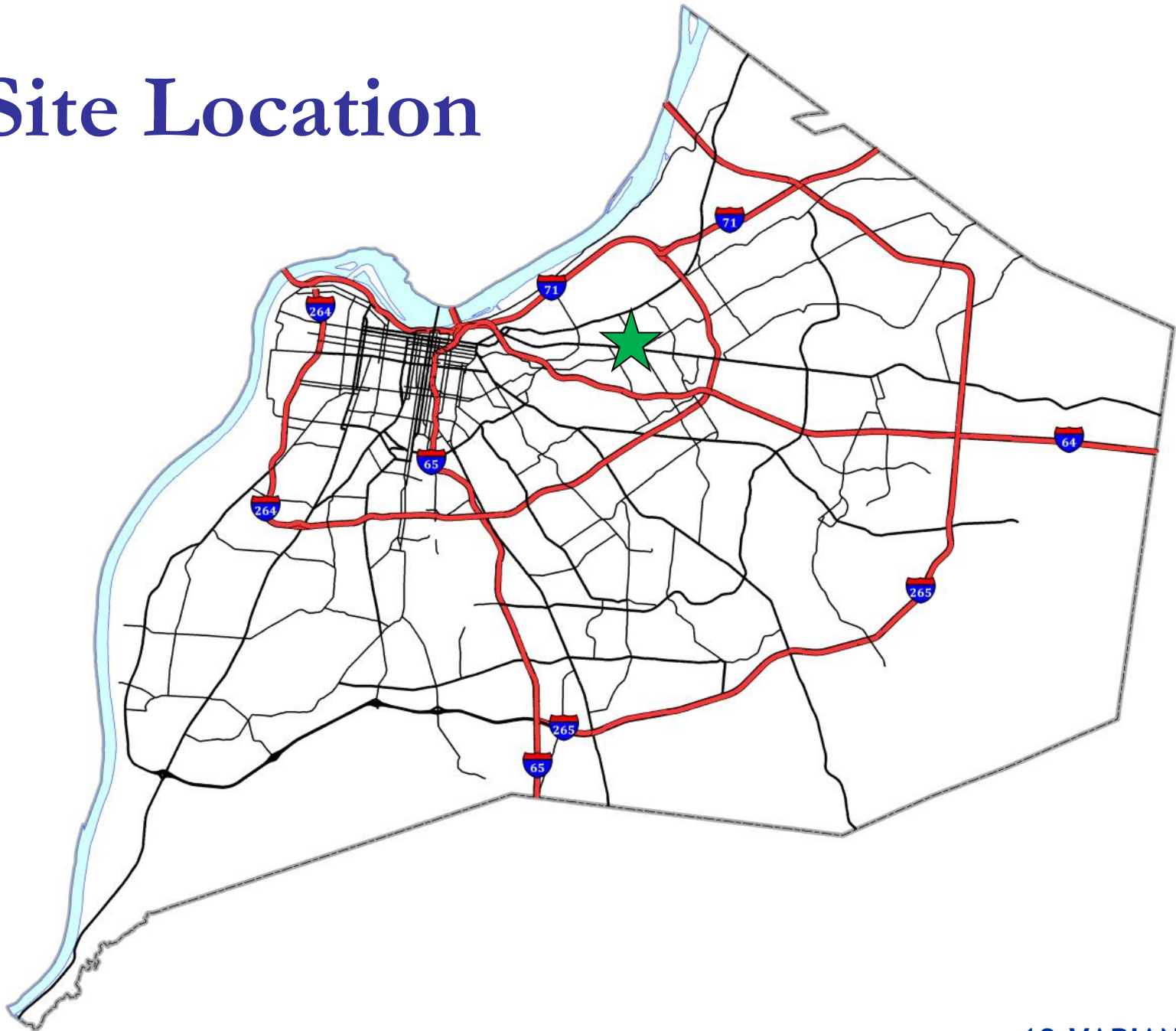
Case Summary / Background

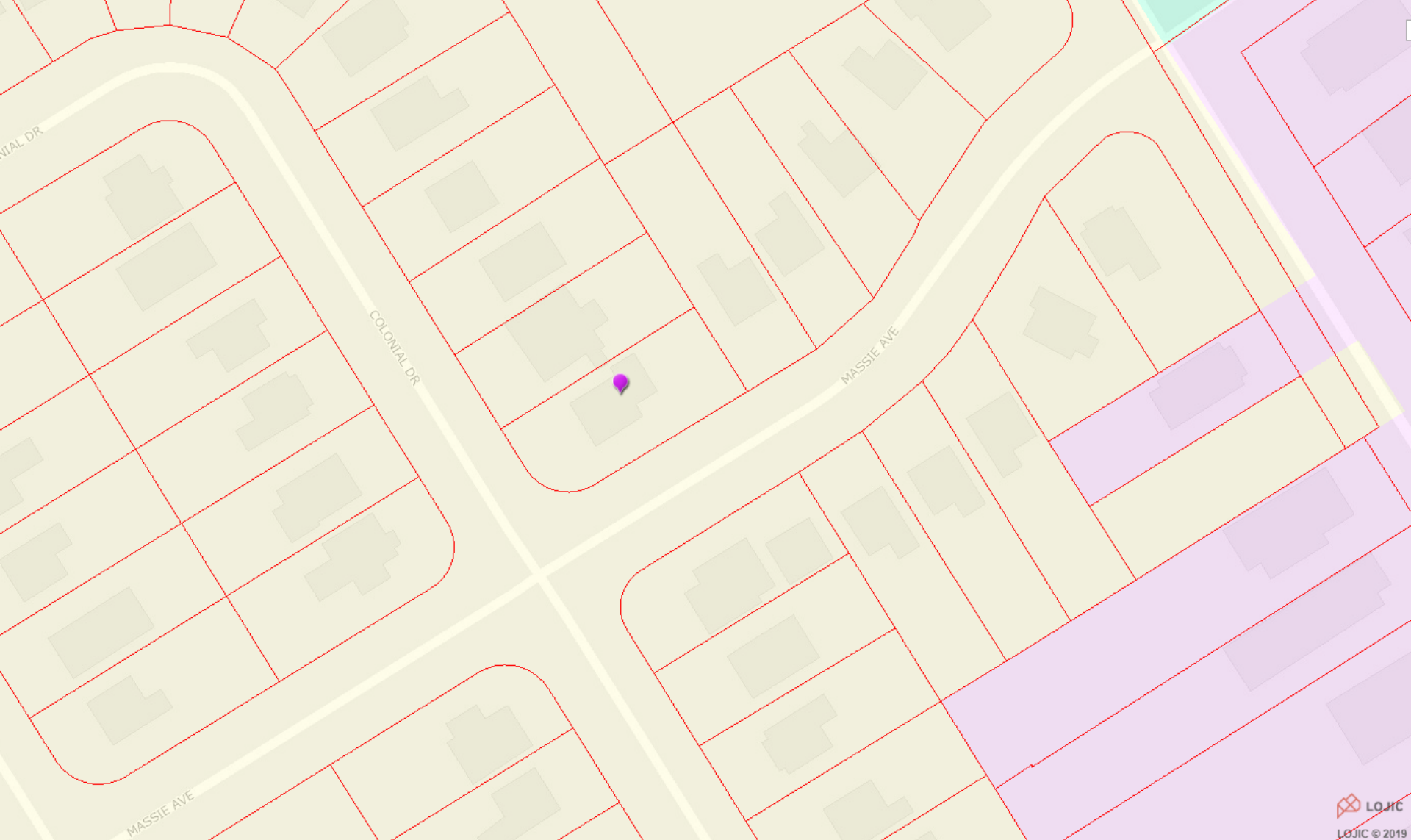
- The subject property is zoned R-5 and is in the Neighborhood Form District. It is located in the Colonial Village subdivision in the City of St. Matthews on the northeast corner of Colonial Drive and Massie Avenue and contains a 1 ½ story single-family residence.

Case Summary / Background

- The applicant replaced an existing deck with a new deck that encroaches the same distance and has the same footprint as the previous one. The applicant is therefore requesting a variance for the new deck to encroach into the required street side yard setback.

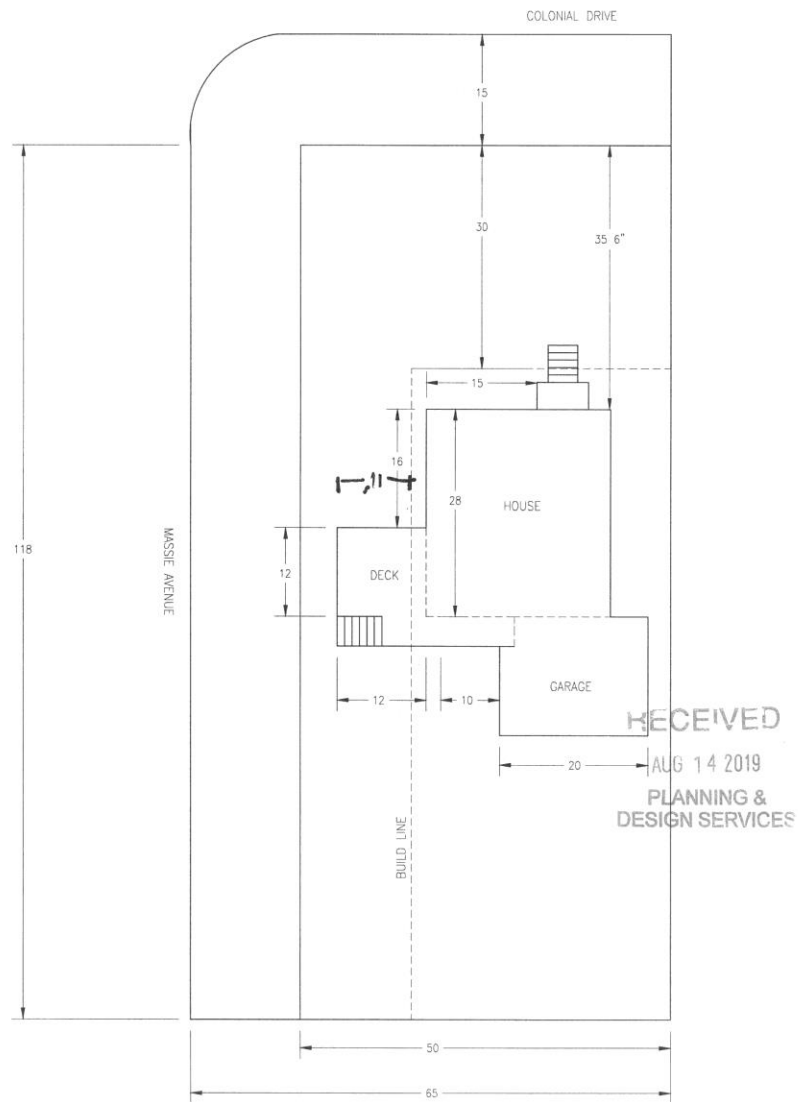
Site Location







Site Plan



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Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Conclusion

- The variance request appears to be adequately justified and meets the standard of review.
- Condition of Approval:
#1) The applicant shall submit a Minor Subdivision Plat application to Planning & Design services for review and approval to shift the 15 ft. building limit line along Massie Avenue. The approved minor plat shall be recorded with the Jefferson County Clerk prior to issuance of building permits.

Required Action

- **Variance:** from City of St. Matthews Development Code section 4.7.C.2.c to allow a deck to encroach into the required street side yard setback.
Approve/Deny

Location	Requirement	Request	Variance
Side Yard	25 ft.	4 ft.	21 ft.