

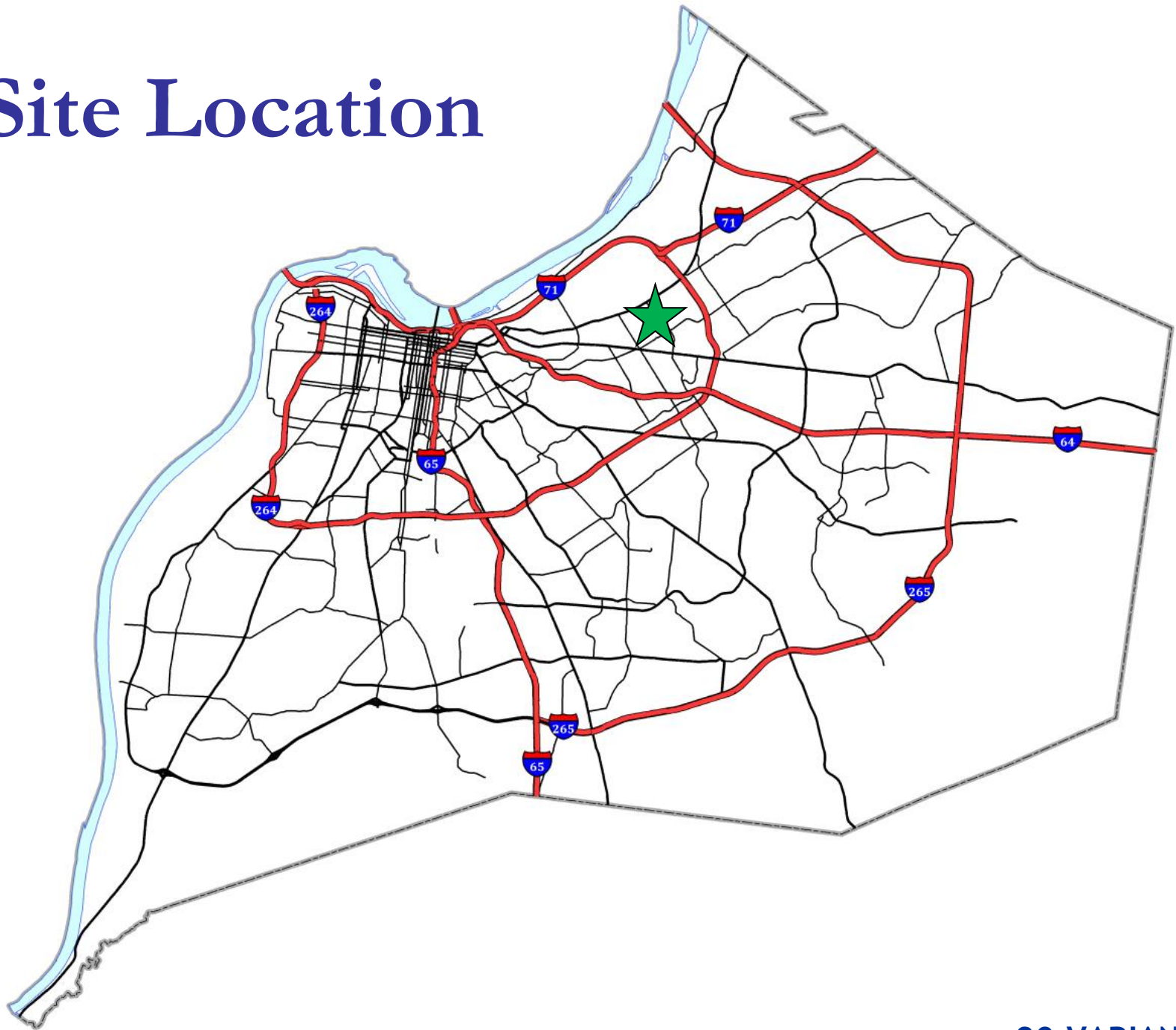
20-VARIANCE-0006
400 N. Hubbards Lane



Louisville Metro Board of Zoning Adjustment
Public Hearing

Nia Holt, Planner I
February 17, 2020

Site Location



Case Summary/Background

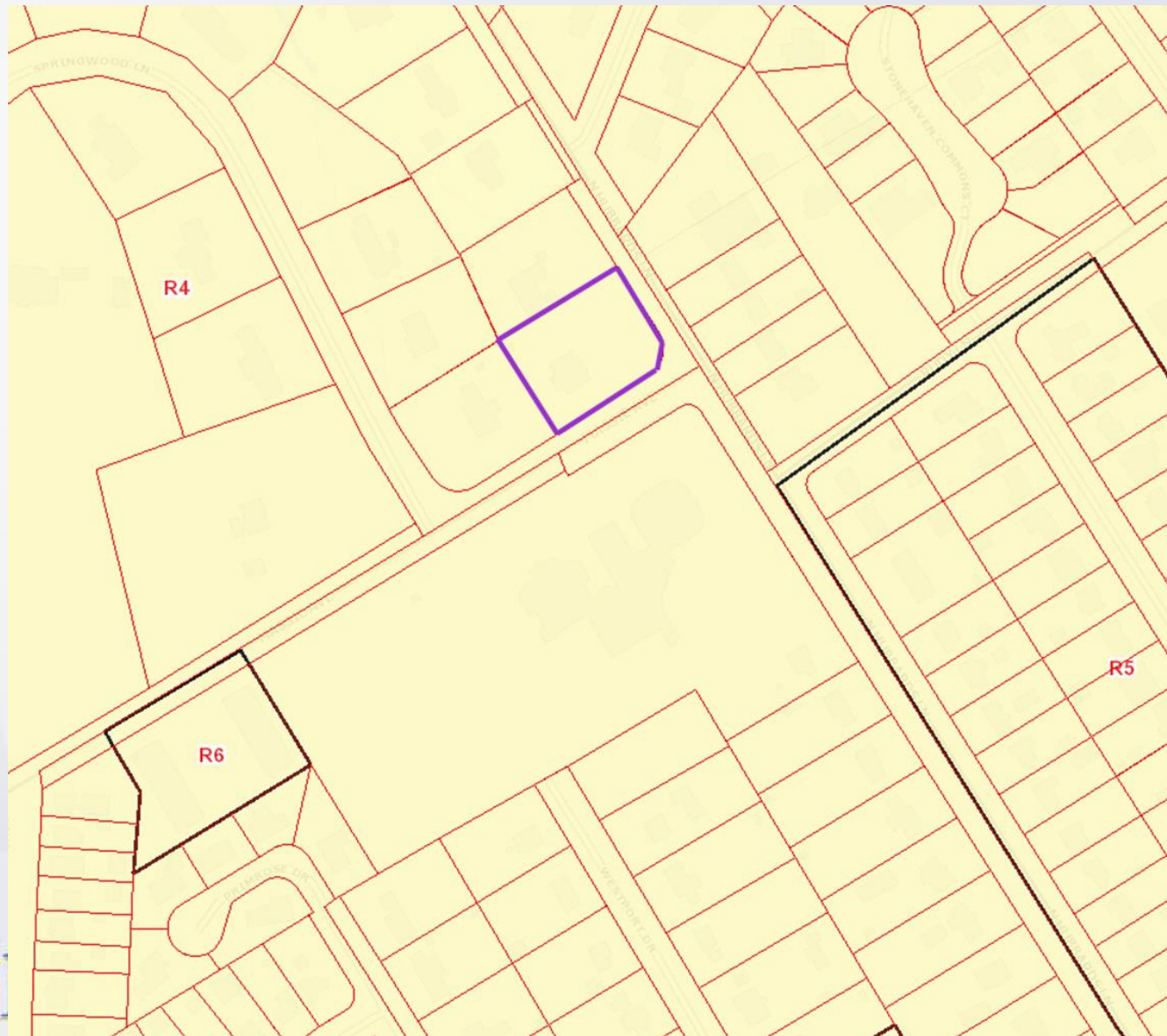
- The subject property is zoned R-4 and is a single-family residence in the Neighborhood Form District.
- The property lies within the jurisdiction of the zoning authority of the City of St. Matthews on the Southwest corner of Massie Avenue and N. Hubbards Lane.
- The applicant is proposing an attached garage which will encroach into the required street side yard setback and building limit line.

Requests

Variance: from St. Matthews' Land Development Code Section 4.6 to allow a structure to encroach into the required street side yard.

Location	Requirement	Request	Variance
Street Side Yard	30 ft.	19 ft.	11 ft.

Zoning/Form Districts



Aerial Photo/Land Use



Front of the house



Across the Street



N. Hubbards Ln

Across the Street



Massie Ave.

South View



View from Intersection



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 Land Development Code.

Required Actions

- **Approve or Deny**
- **Variance:** from St. Matthews' Land Development Code Section 4.6 to allow a structure to encroach into the required street side yard.

Location	Requirement	Request	Variance
Street Side Yard	30 ft.	19 ft.	11 ft.

- **Condition of Approval:** The applicant shall submit a Minor Subdivision Plat application to Planning & Design services for review and approval to shift the 40 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.