

20-MVARIANCE-0001

Colonial Drive Modified Variance



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

Zach Schwager, Planner I

May 4, 2020

Request

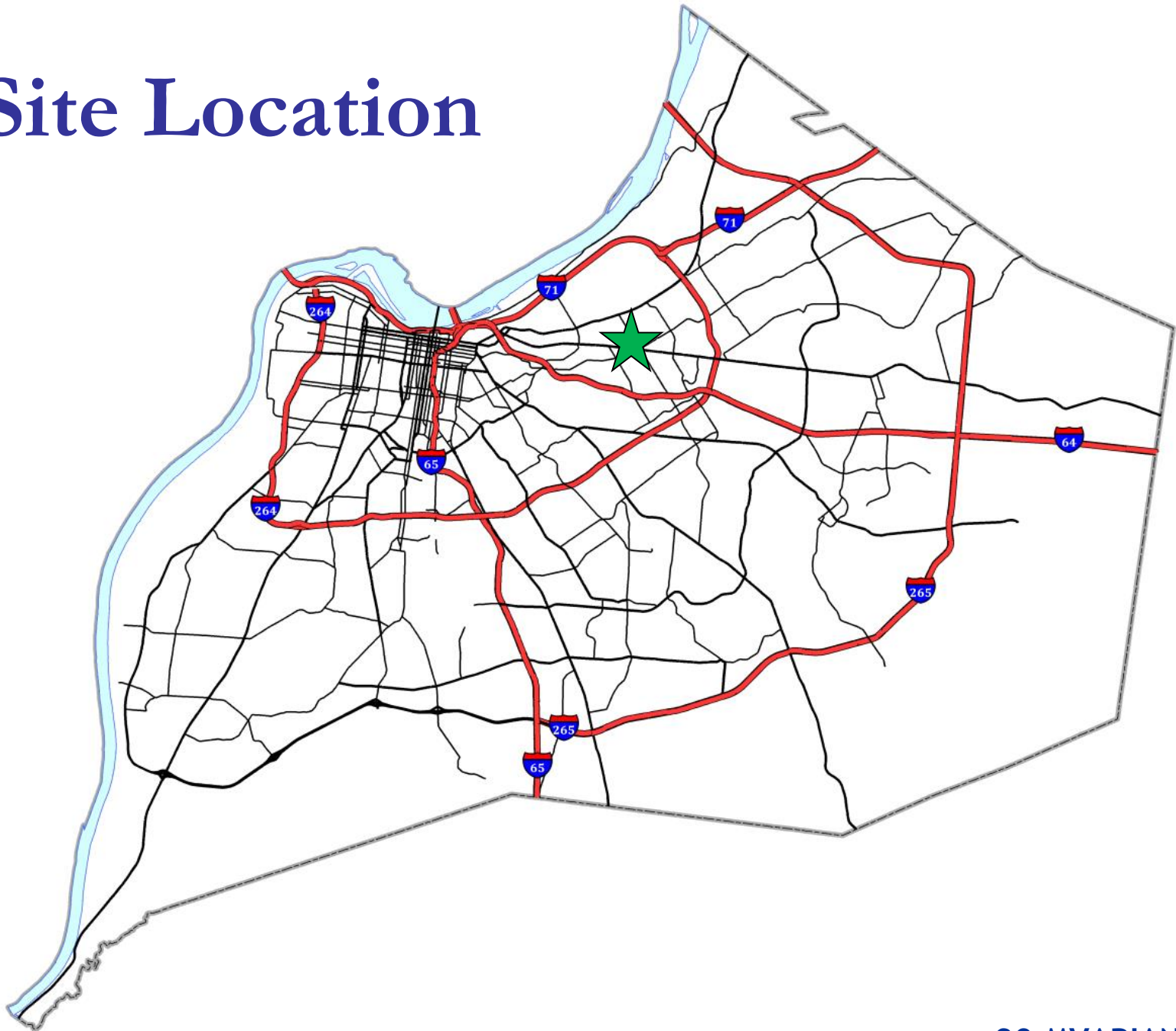
- **Variance:** from City of St. Matthews Development Code section 4.7.C.2.c to allow a deck to encroach into the required street side yard setback.

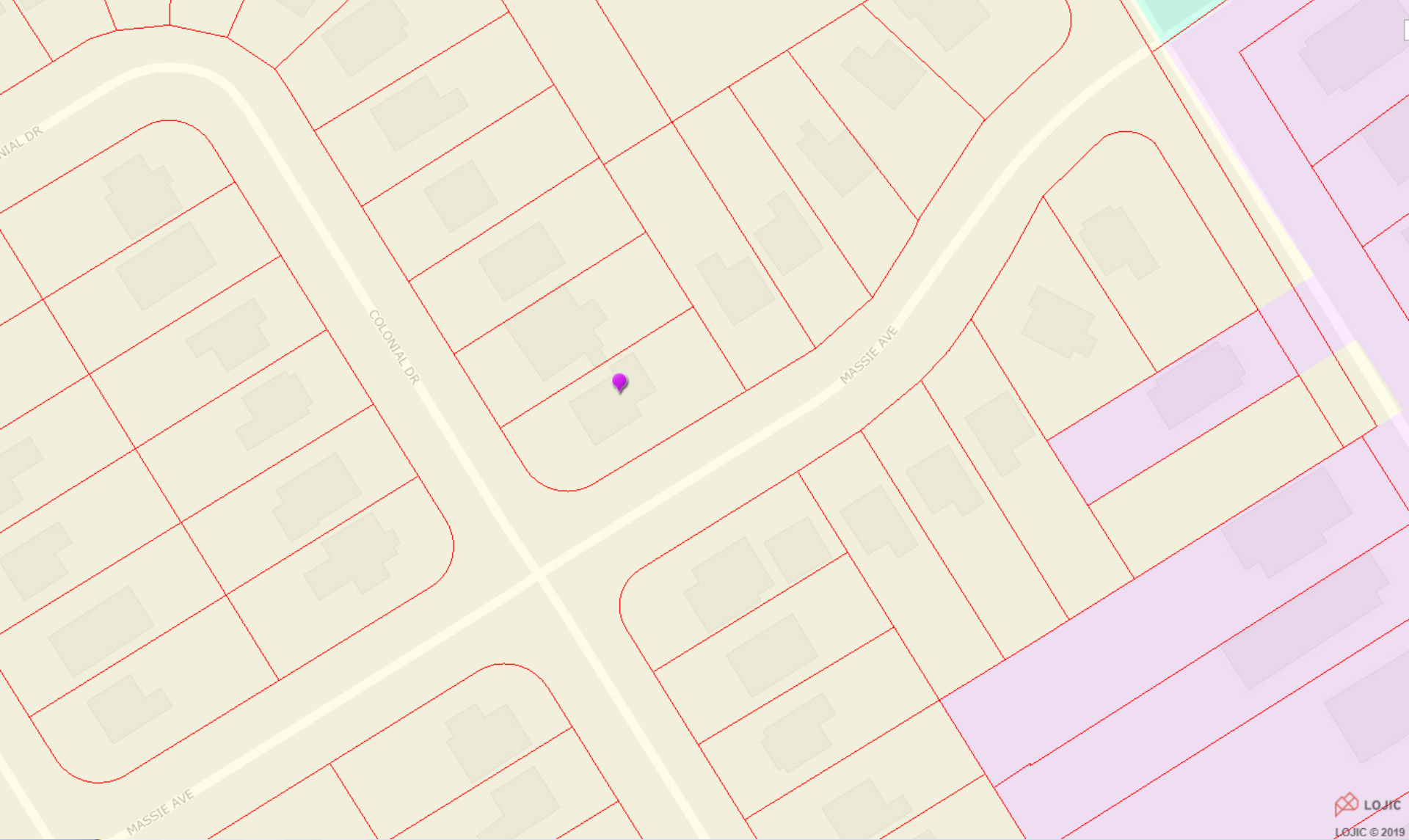
Location	Requirement	Request	Variance
Street Side Yard	25 ft.	3 ft.	22 ft.

Case Summary / Background

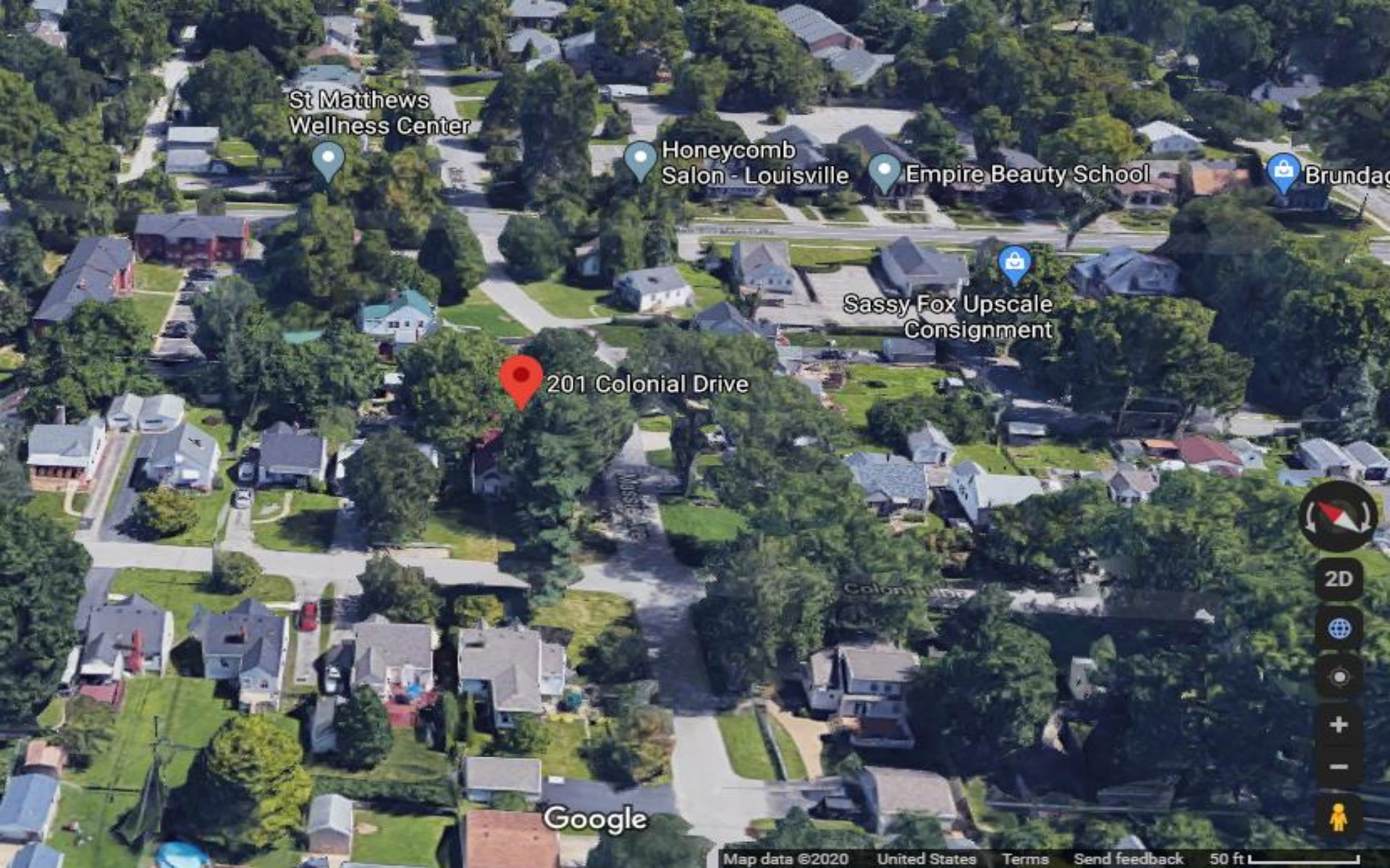
- The applicant received approval from the Board of Zoning Adjustment on October 21, 2019 to encroach 21 ft. into the street side yard setback.
- The previous variance was approved on condition that the applicant apply for a minor plat to shift the 15 ft. building limit line; during this process it was discovered that the deck was 3ft. from the street side property line and not 4 ft.

Site Location

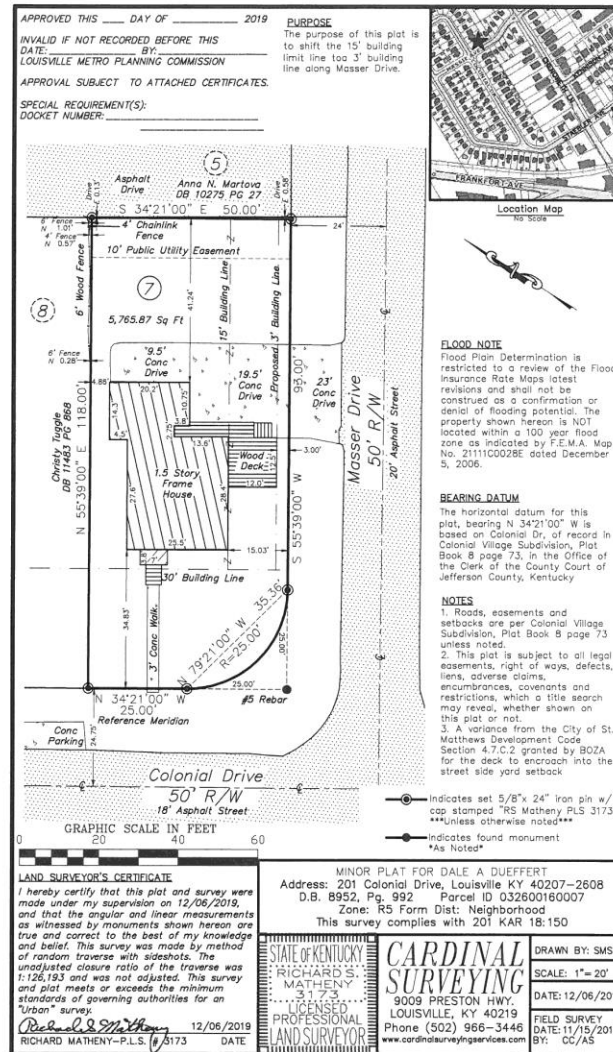








Site Plan



Site Photos-Subject Property



Site Photos-Subject Property



Conclusion

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

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

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