

**20-VARIANCE-0047**  
**313 S. Hubbards Lane**



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

**Nia Holt**  
**June 15, 2020**



# Request

- **Variance:** from Land Development Code Section 4.6.C.2.b to allow a reduction in the minimum side yard requirement.

Location	Requirement	Request	Variance
West Side Yard	6' min, 18' total	3.30 ft.	2.70 ft.



# Case Summary / Background

- The subject site is zoned R-4 Single-Family Residential in the Neighborhood Form District. It is under the zoning authority of the City of St. Matthews.
- The applicant is proposing to construct an attached garage on the Southwest side of the property. The site contains an existing single-family structure.

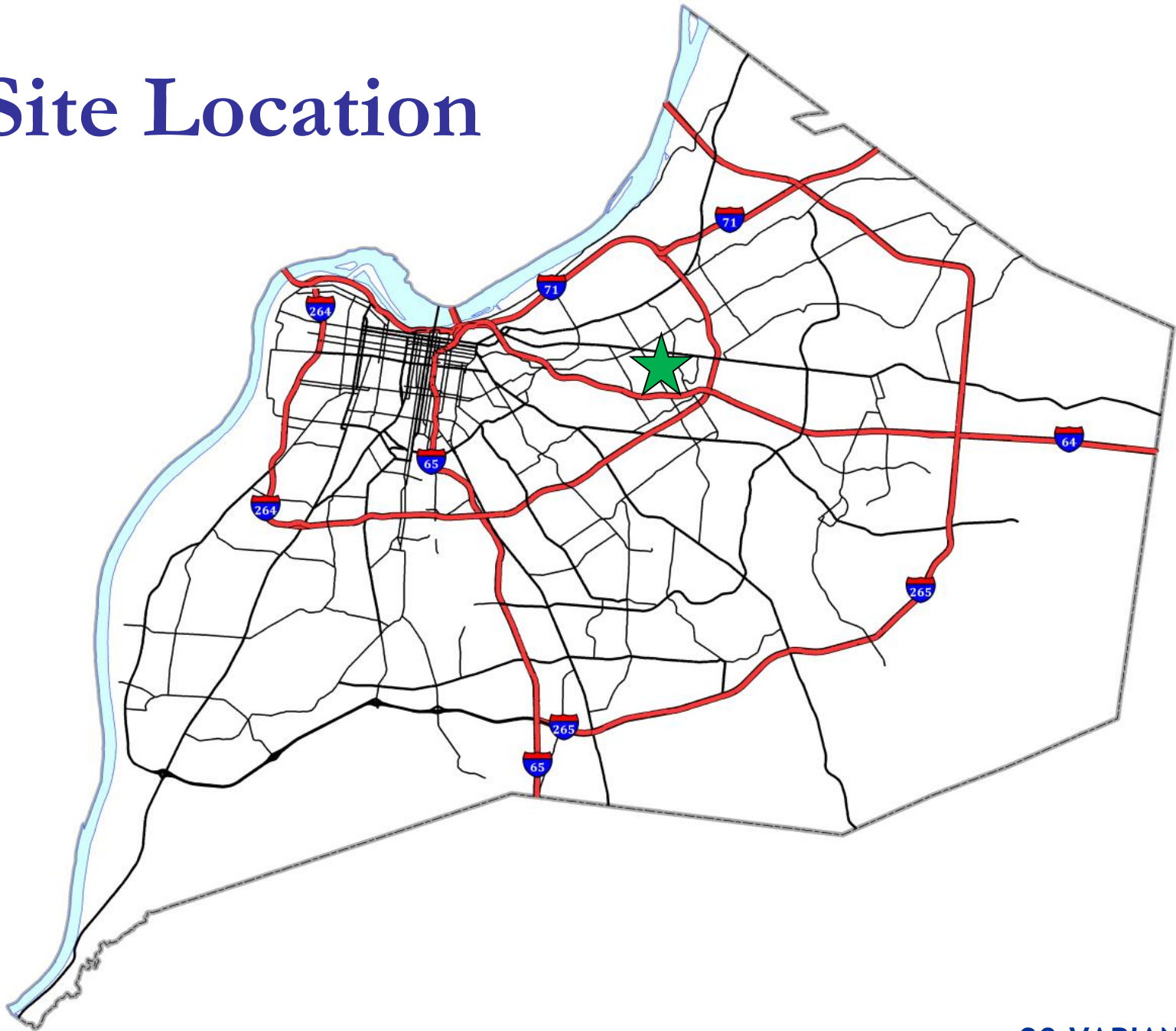


# Case Summary / Background

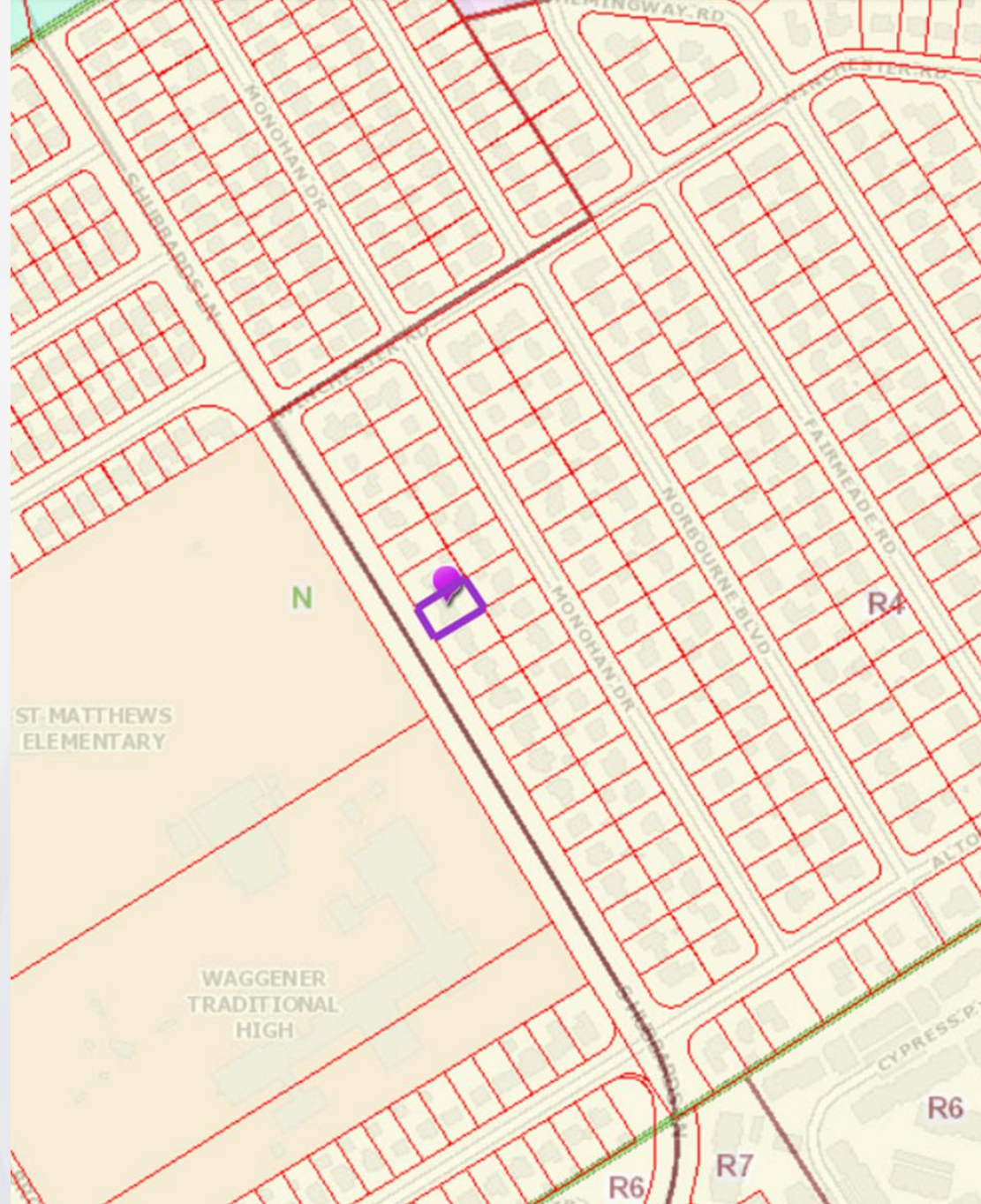
- The applicant has submitted a minor subdivision plat to shift the existing building limit line. Should the Board approve this variance they will need to add a condition which requires the minor plat to be recorded before construction begins.



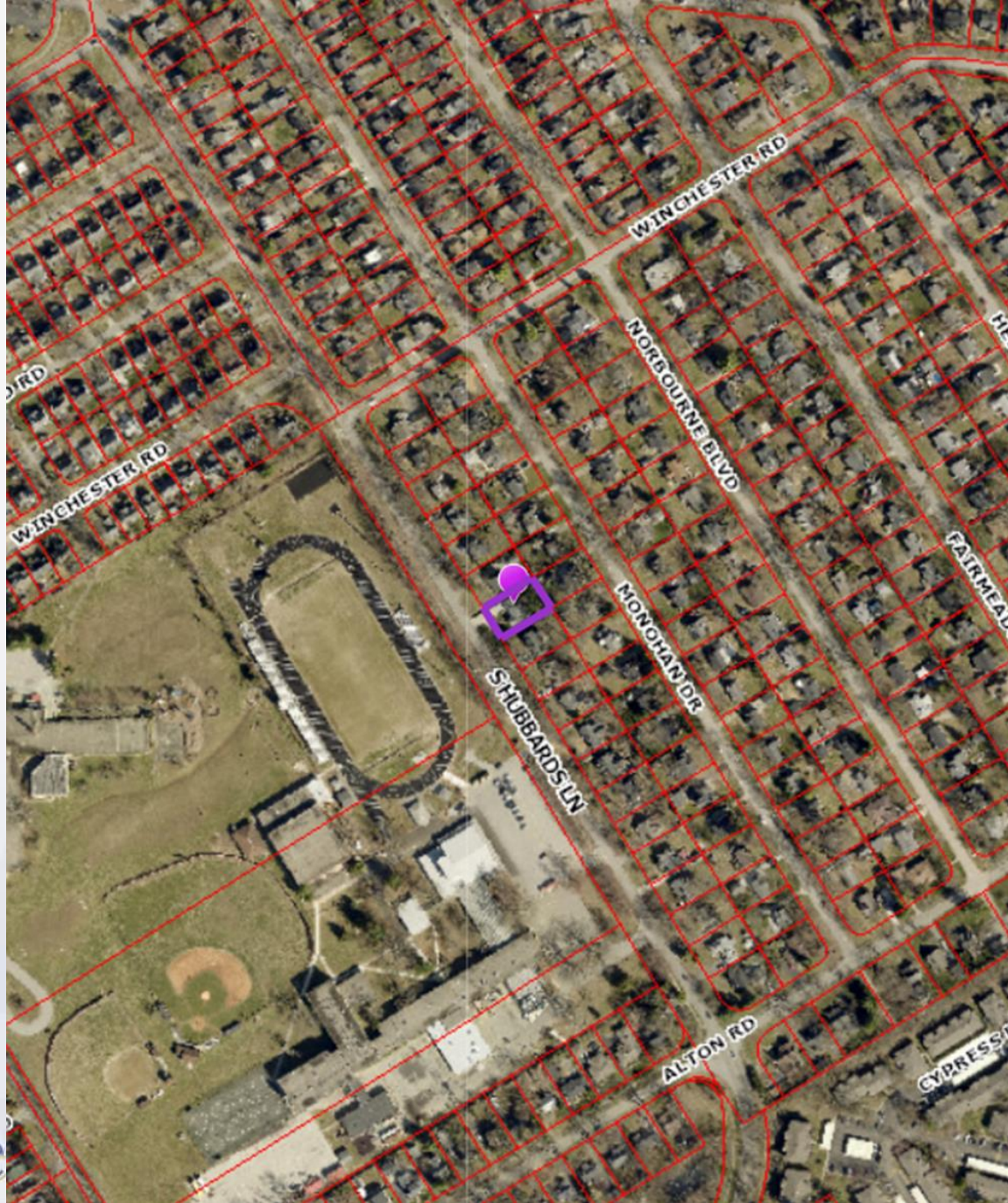
# Site Location





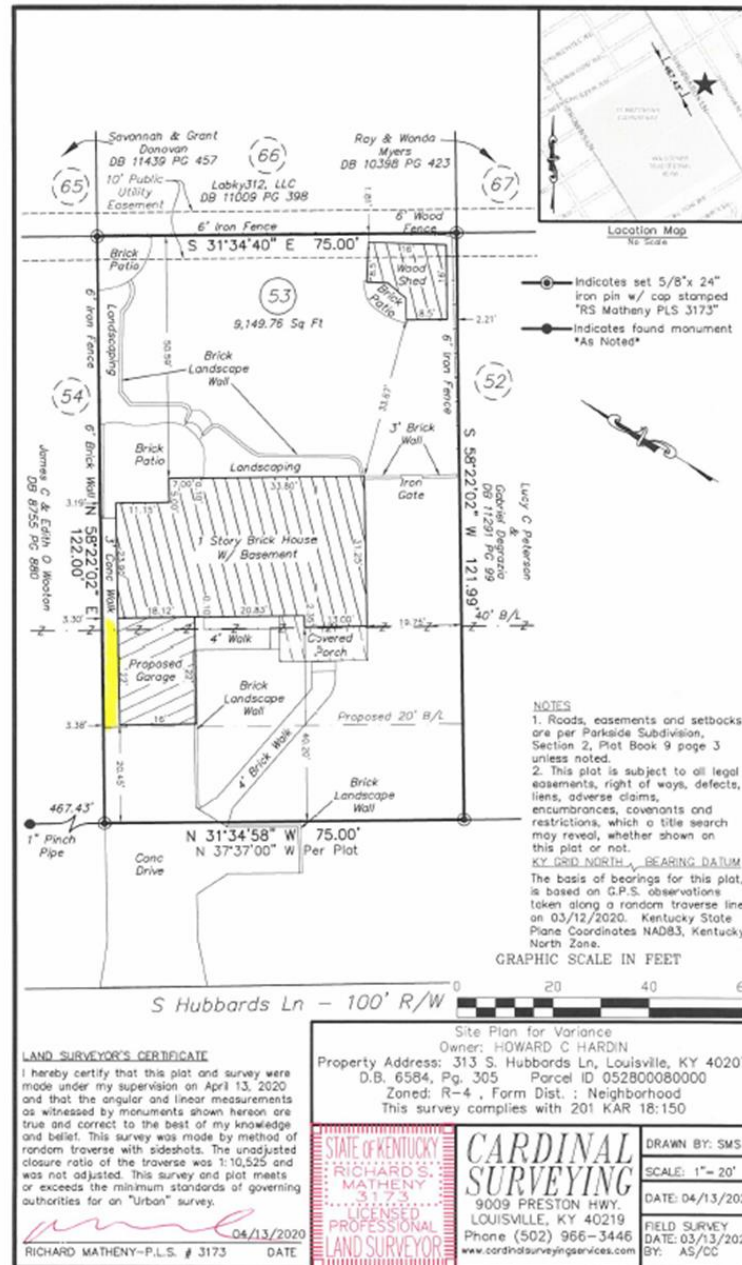






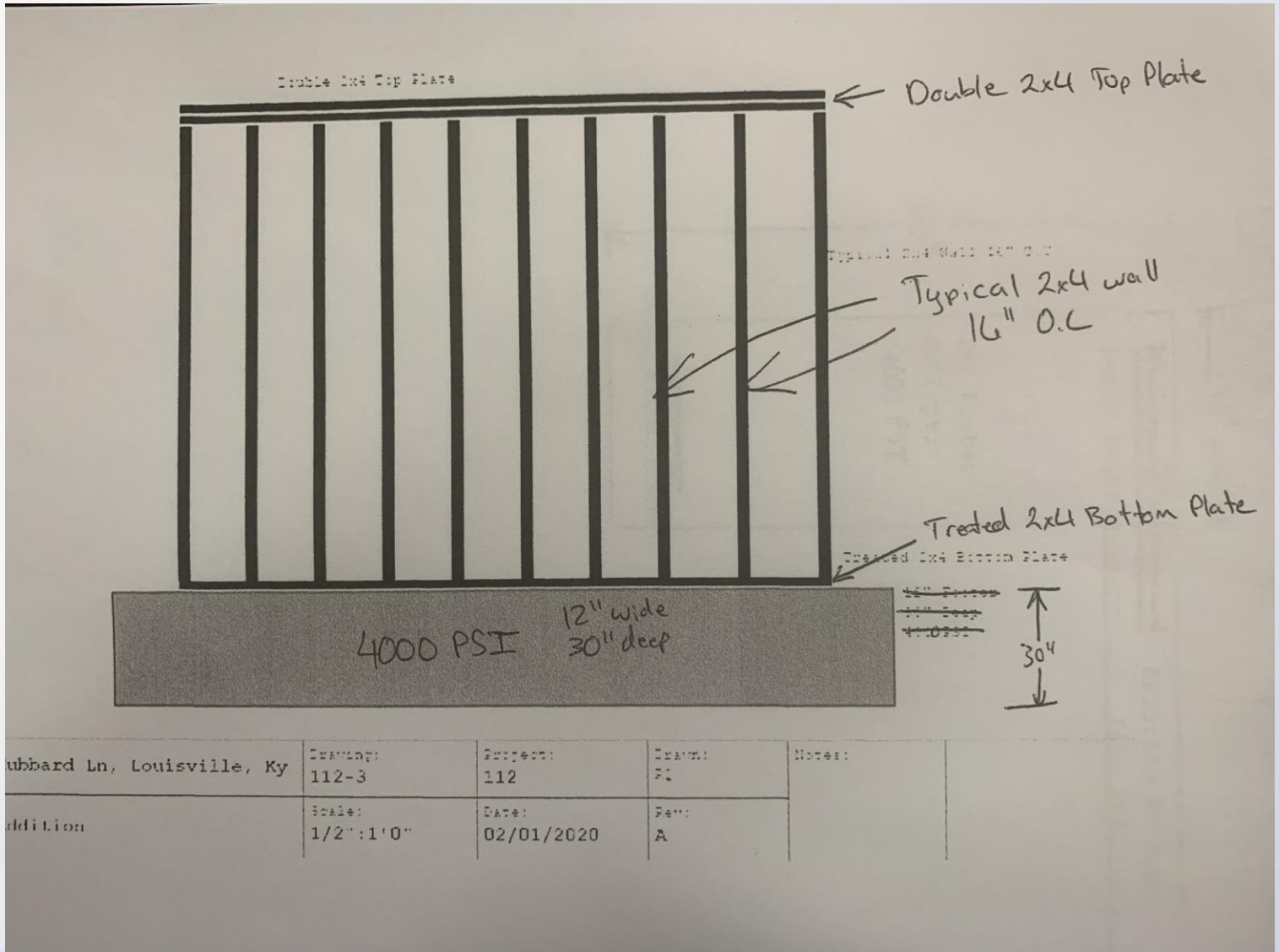


# Site Plan





# Elevations





# Site Photos-Subject Property



Front of subject property.



# Site Photos-Adjacent Property



Property to the right.



# Site Photos-Adjacent Property



Property to the left.



# Site Photos - Subject Property





# Site Photos - Subject Property



Variance Area



# Site Photos - Subject Property



Variance Area



# Conclusion

- Staff finds that the requested variance is adequately justified and meets the standard of review.



# Required Action

- **Variance**: from Land Development Code Section 4.6.C.2.b to allow a reduction in the minimum side yard requirement. Approve/Deny

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