

20-VARIANCE-0076

Grandview Avenue Variance



Louisville Metro Board of Zoning Adjustment
Public Hearing

Zach Schwager, Planner I
September 28, 2020

Request

- **Variance:** from St. Matthews Development Code section 9.2.D to allow an accessory structure to encroach into the required rear yard setback.

Location	Requirement	Request	Variance
Rear Yard	5 ft.	0 ft.	5 ft.

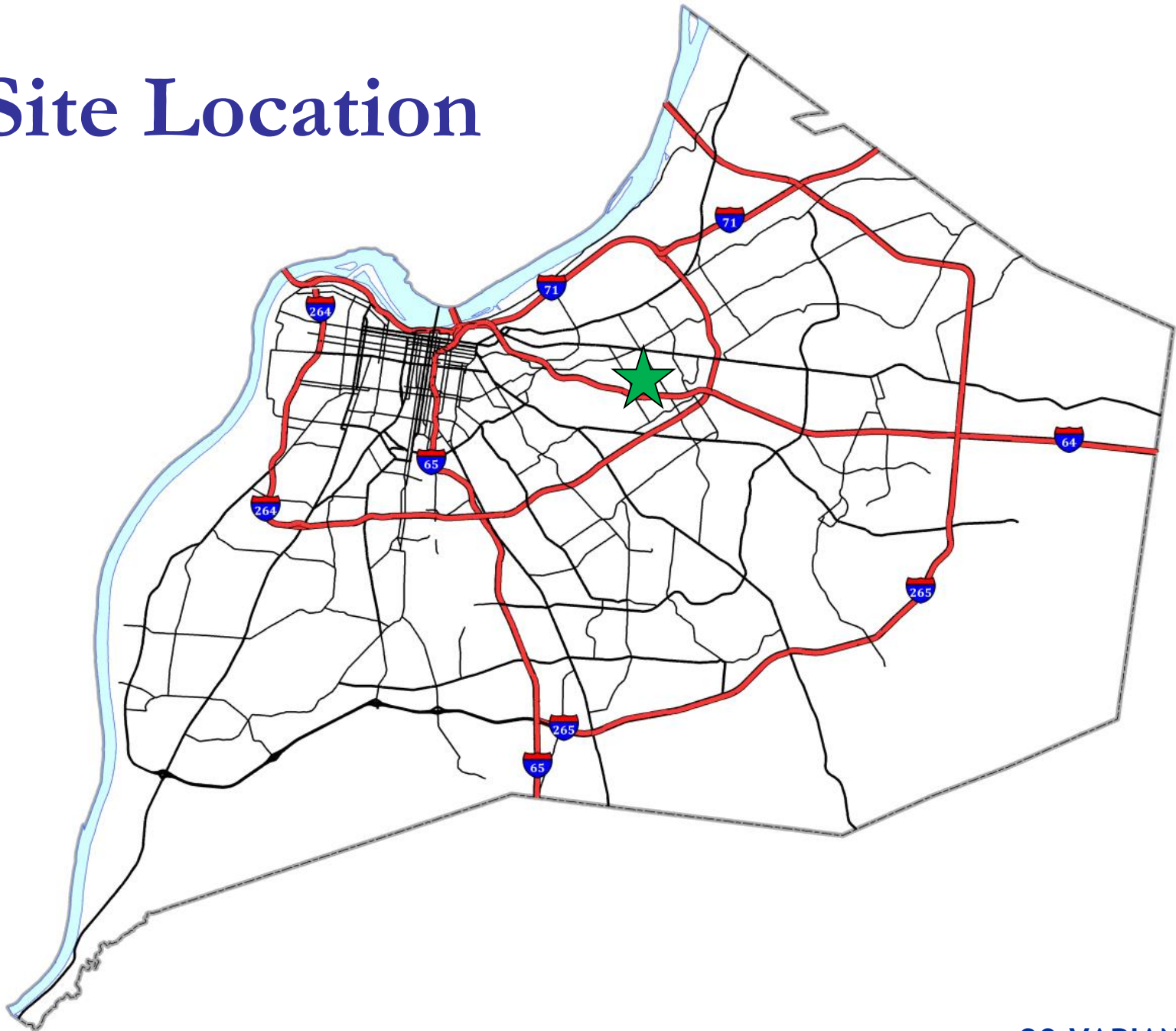
Case Summary / Background

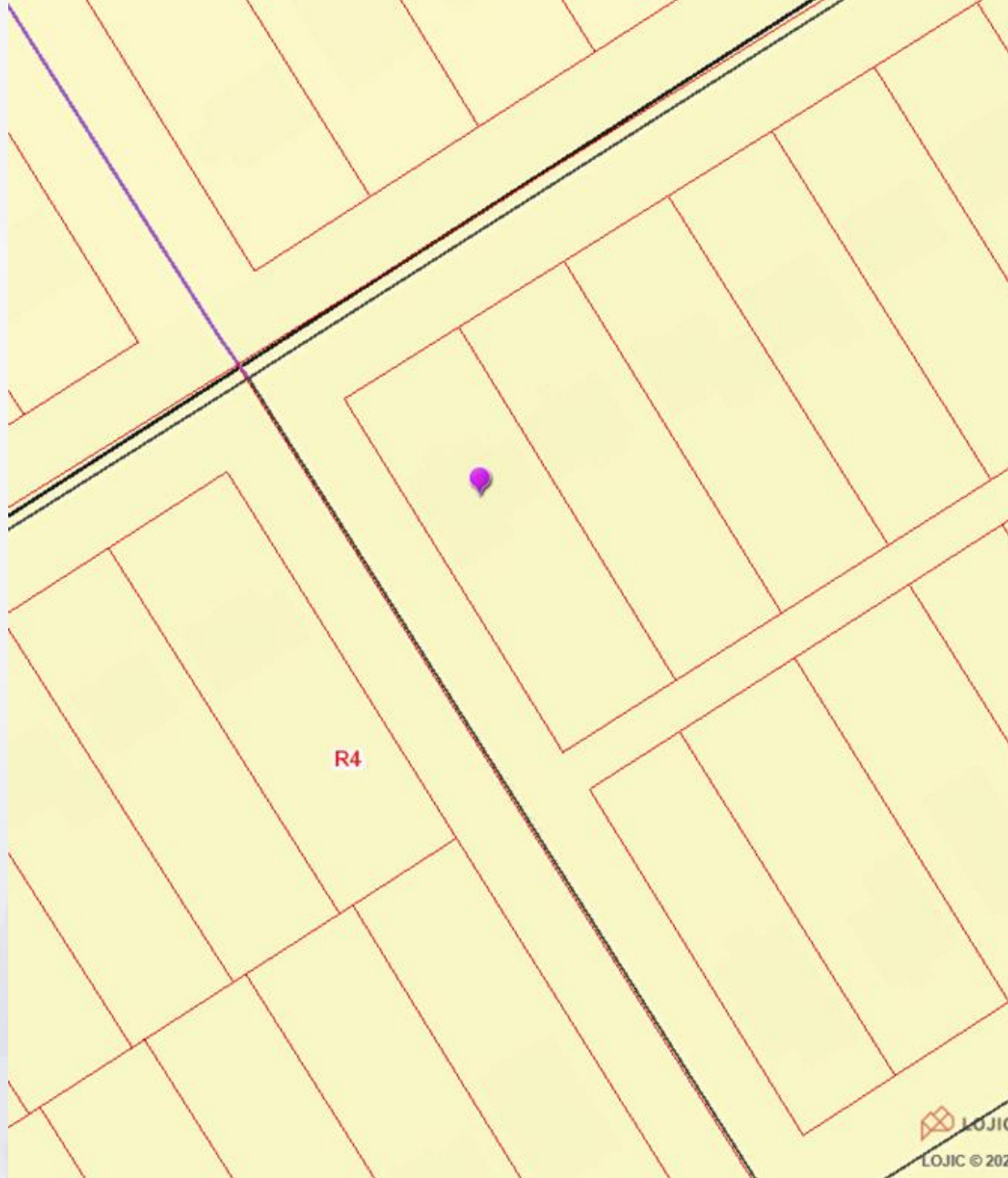
- The subject property is zoned R-4 Residential Single-Family in the Neighborhood Form District.
- It is a single-family structure located in the Alhambra Heights subdivision.

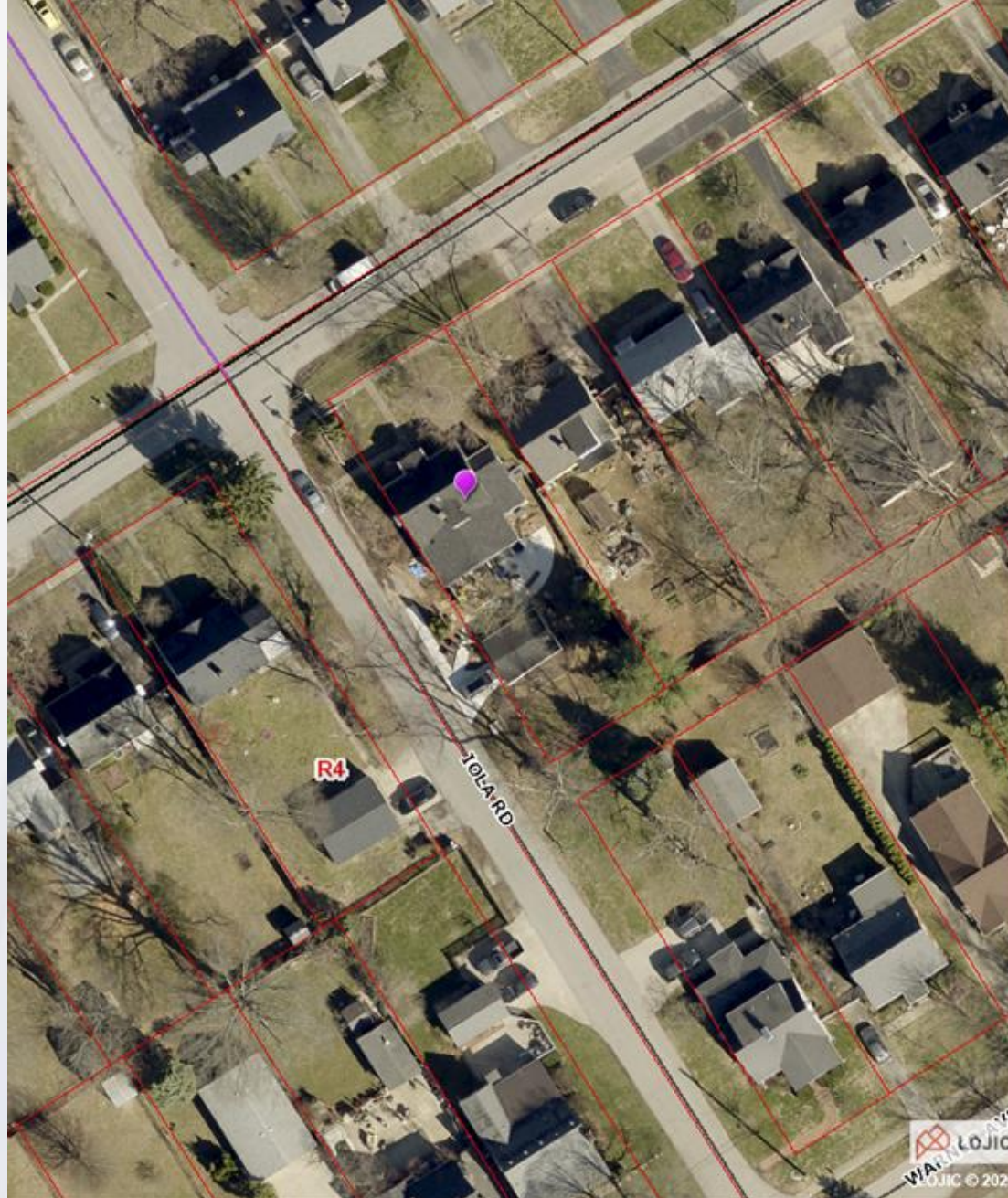
Case Summary / Background

- The applicant is proposing to remove the existing garage in the middle of the lot and construct a new garage at the rear of the property.
- The rear property line abuts an unimproved alley so the structure would be around 16 ft. from the adjoining property.

Site Location

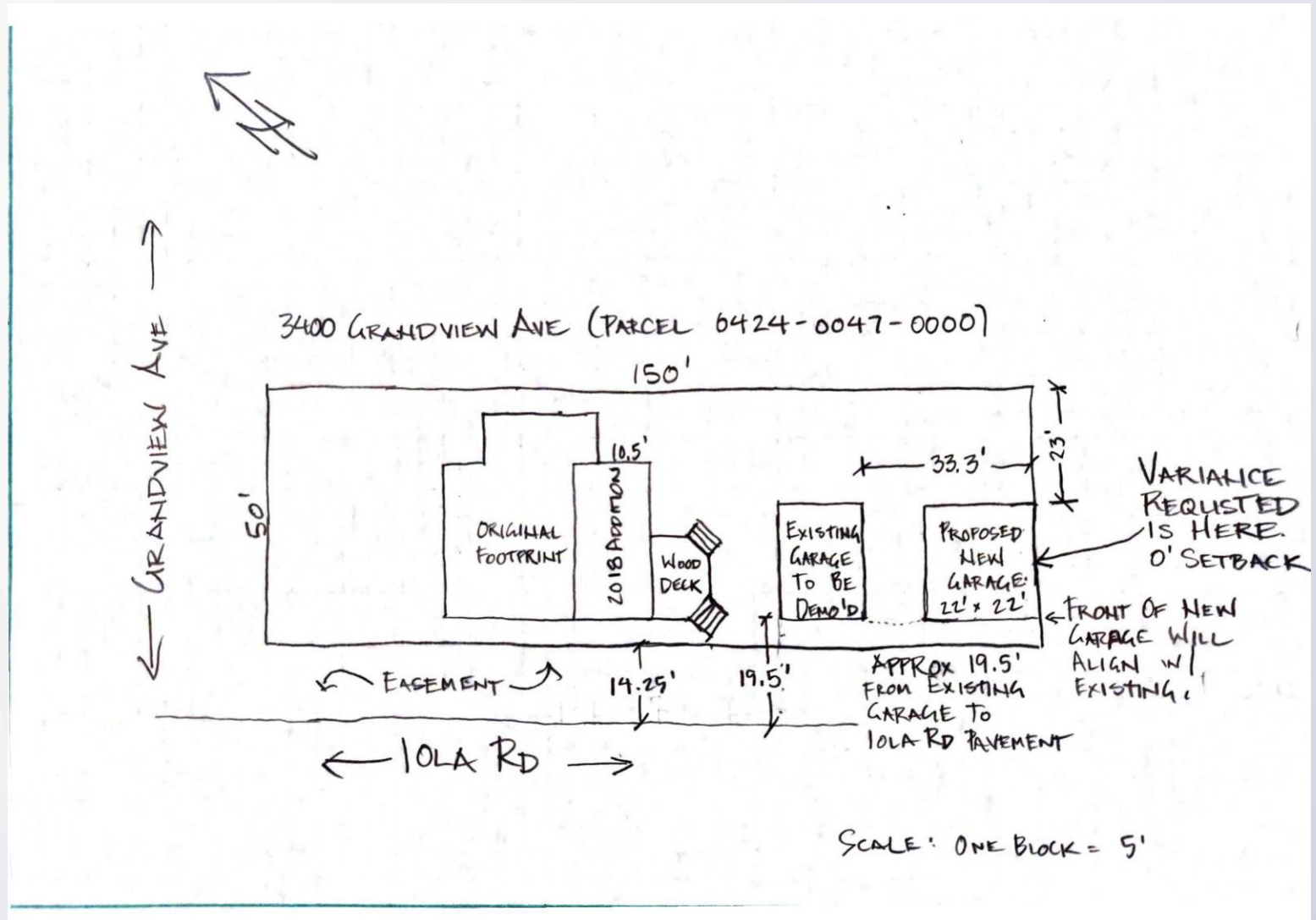








Site Plan



Site Photos-Subject Property



Front of subject property.

Site Photos-Subject Property



Site Photos-Subject Property



Conclusion

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

Required Action

- **Variance:** from St. Matthews Development Code section 9.2.D to allow an accessory structure to encroach into the required rear yard setback.
Approve/Deny

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