

20-MVARIANCE-0002

401 Stonehaven Commons Ct



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

**Nia Holt
September 28, 2020**

Request

- **Modified Variance:** from the City of St. Matthews' Land Development Code Section 4.6 to allow a structure to encroach into the required front yard in the R-4 Single-Family Residential Zoning District.

Location	Requirement	Request	Variance
Front Yard	30 ft	14 ft.	16 ft.

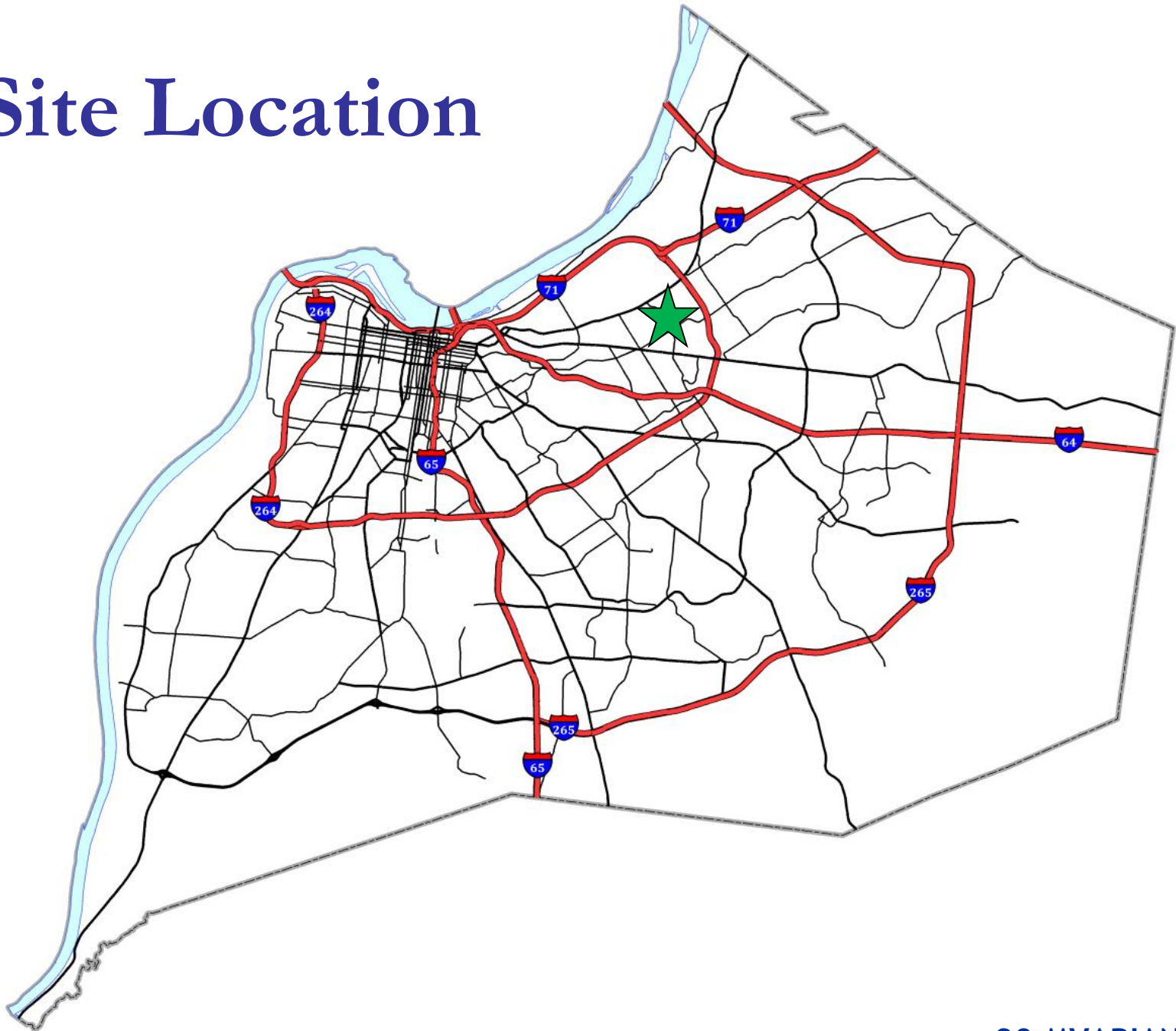
Case Summary / Background

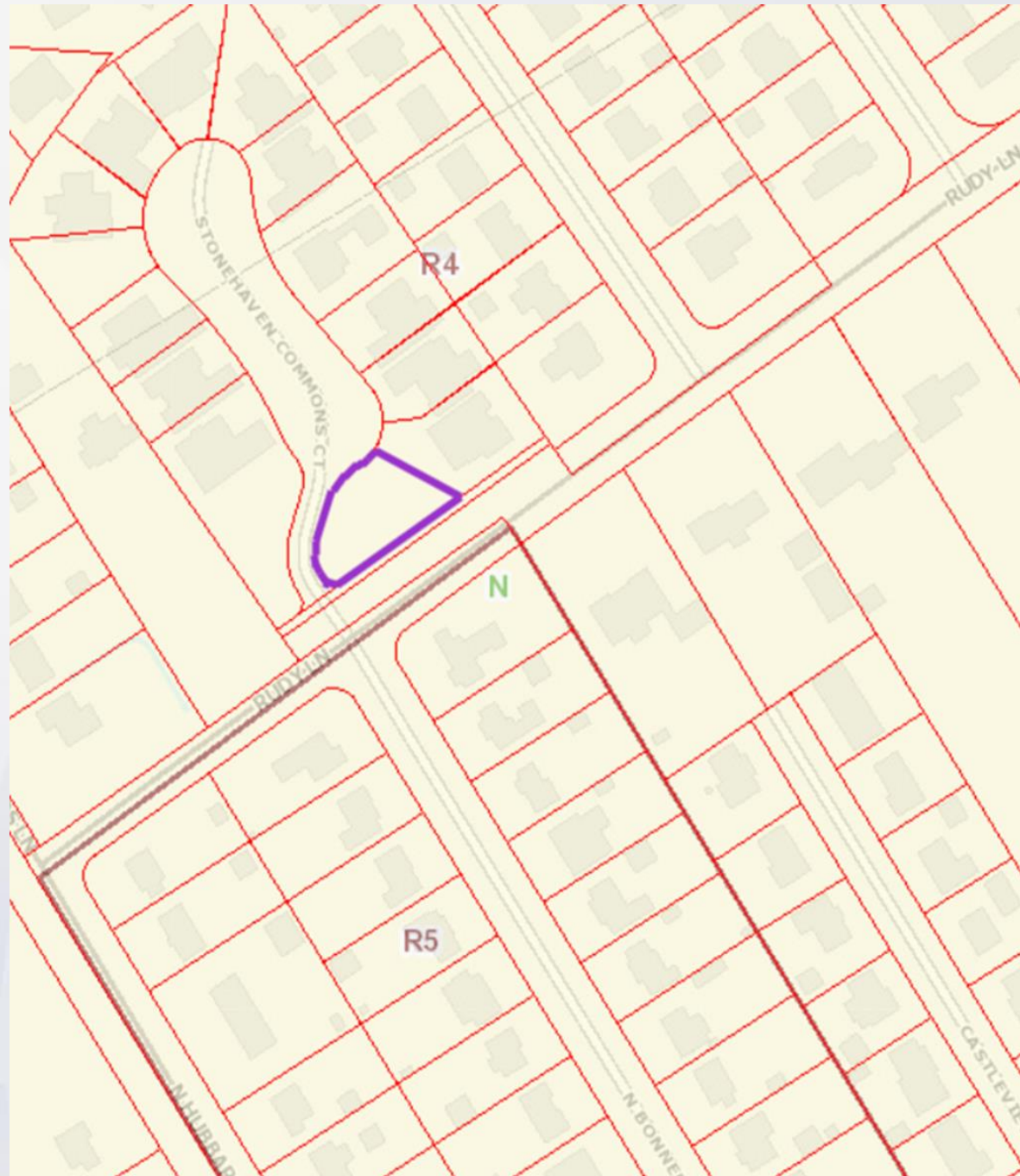
- The subject site is zoned R-4 Single-Family Residential in the Neighborhood Form District. It is under the zoning authority of the City of St. Matthews.
- The applicant is proposing to construct a single-family residence with an attached two car garage on the currently vacant lot.
- This site was part of an approved major subdivision under case #10-02-01V.

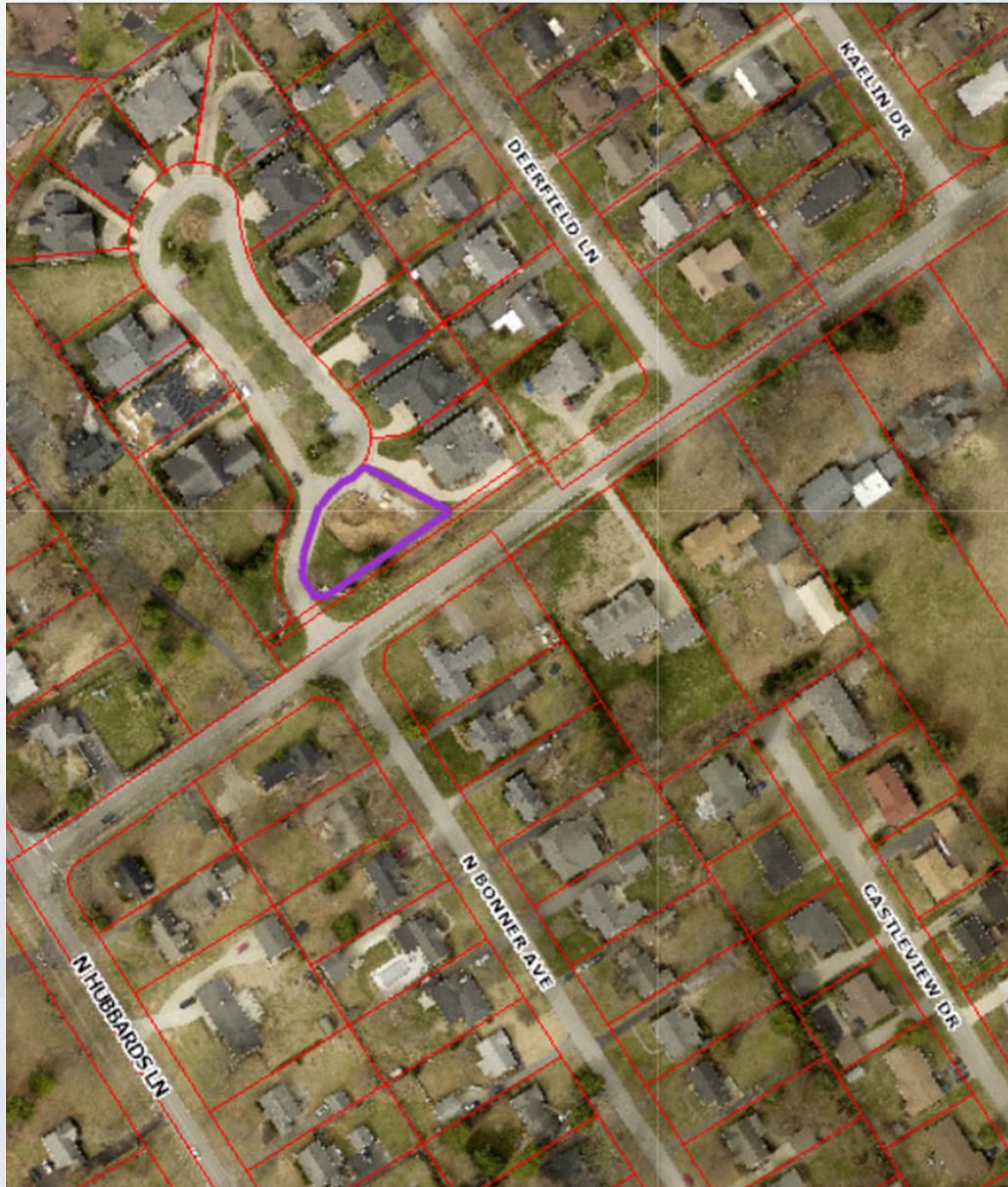
Case Summary / Background

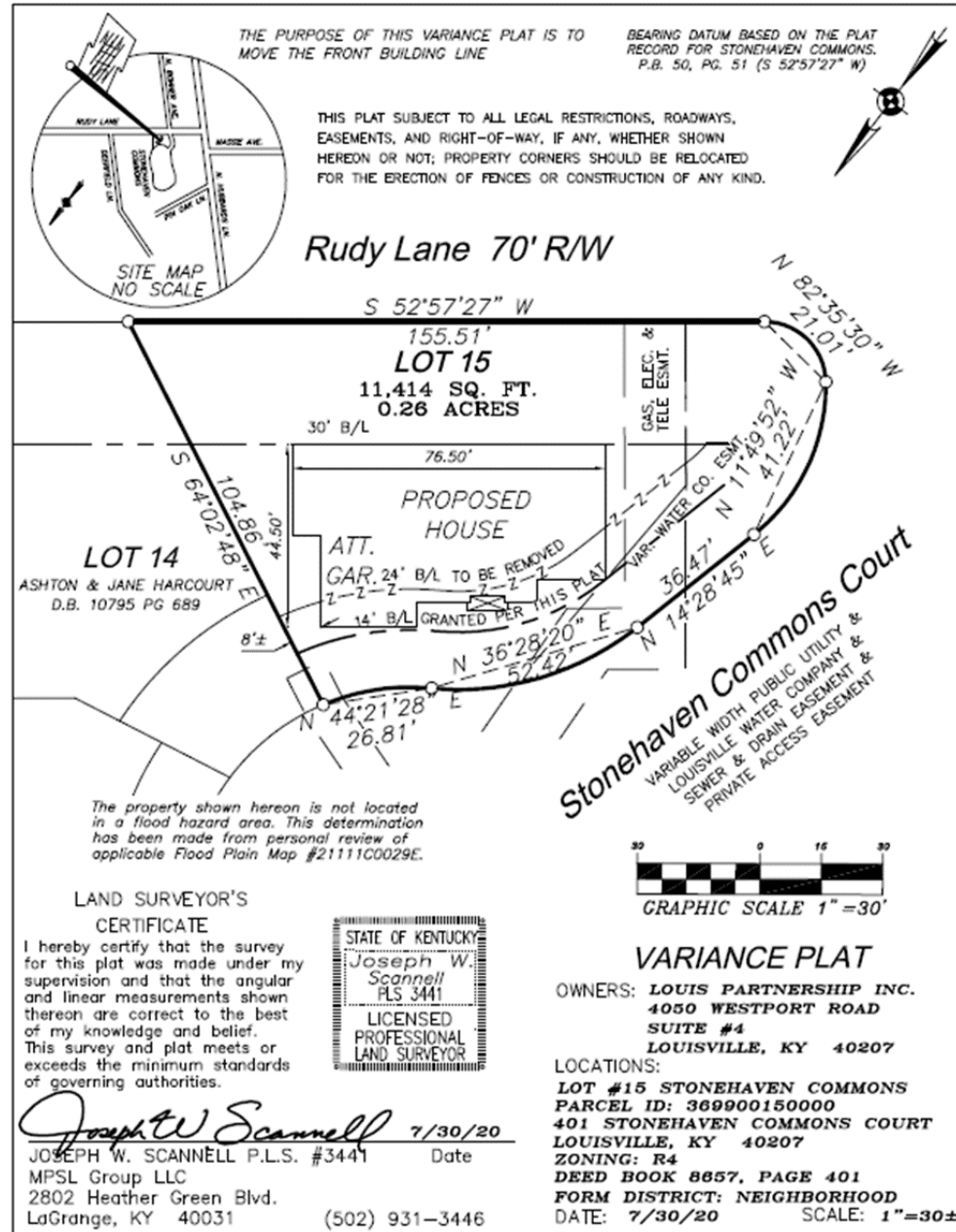
- A variance was approved on this property under the same case number for a front yard setback of 24.5 ft to allow a residence to be constructed on the site.
- The design of the currently proposed residence requires a modification of the earlier variance and a minor plat to shift a building limit line.

Site Location









Elevations



The Louis Partnership, Inc

4050 Westport Road
Louisville, KY 40207
Telephone (502) 895-9797

PROPOSED HOUSE
LOT 15 STONEHAVEN COMMONS
401 Stonehaven Commons Court

Site Photos



Site Photos



Site Photos



Site Photos



Site Photos



Site Photos



Conclusion

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

Required Action

- **Modified Variance:** from the City of St. Matthews' Land Development Code Section 4.6 to allow a structure to encroach into the required front yard in the R-4 Single-Family Residential Zoning District. Approve/Deny

Location	Requirement	Request	Variance
Front Yard	30 ft	14 ft.	16 ft.

- **Condition of Approval:** The applicant shall submit a Minor Subdivision Plat application to Planning & Design services for review and approval to shift the 24 ft. building limit line along Stonehaven Commons Court. The approved minor plat shall be recorded with the Jefferson County Clerk prior to issuance of building permits.