

# **20-VARIANCE-0082**

## **Browns Lane 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.P to allow an accessory structure to encroach into the required side yard setback.

Location	Requirement	Request	Variance
Side Yard	2 ft.	0.6 ft.	1.4 ft.

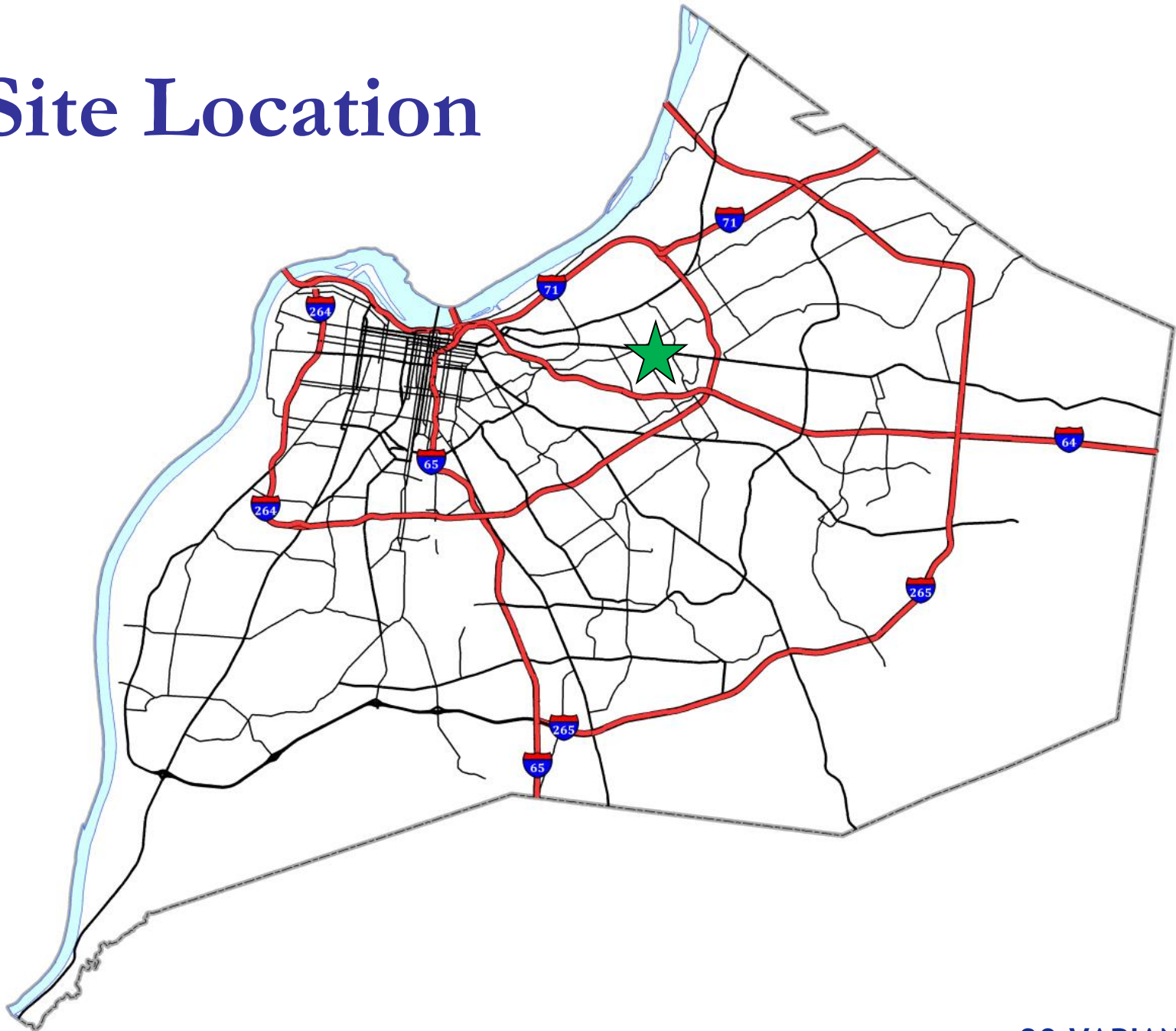
# Case Summary / Background

- The subject property is zoned R-5 Residential Single-Family in the Neighborhood Form District.
- It is a single-family structure located in the Arlington subdivision.

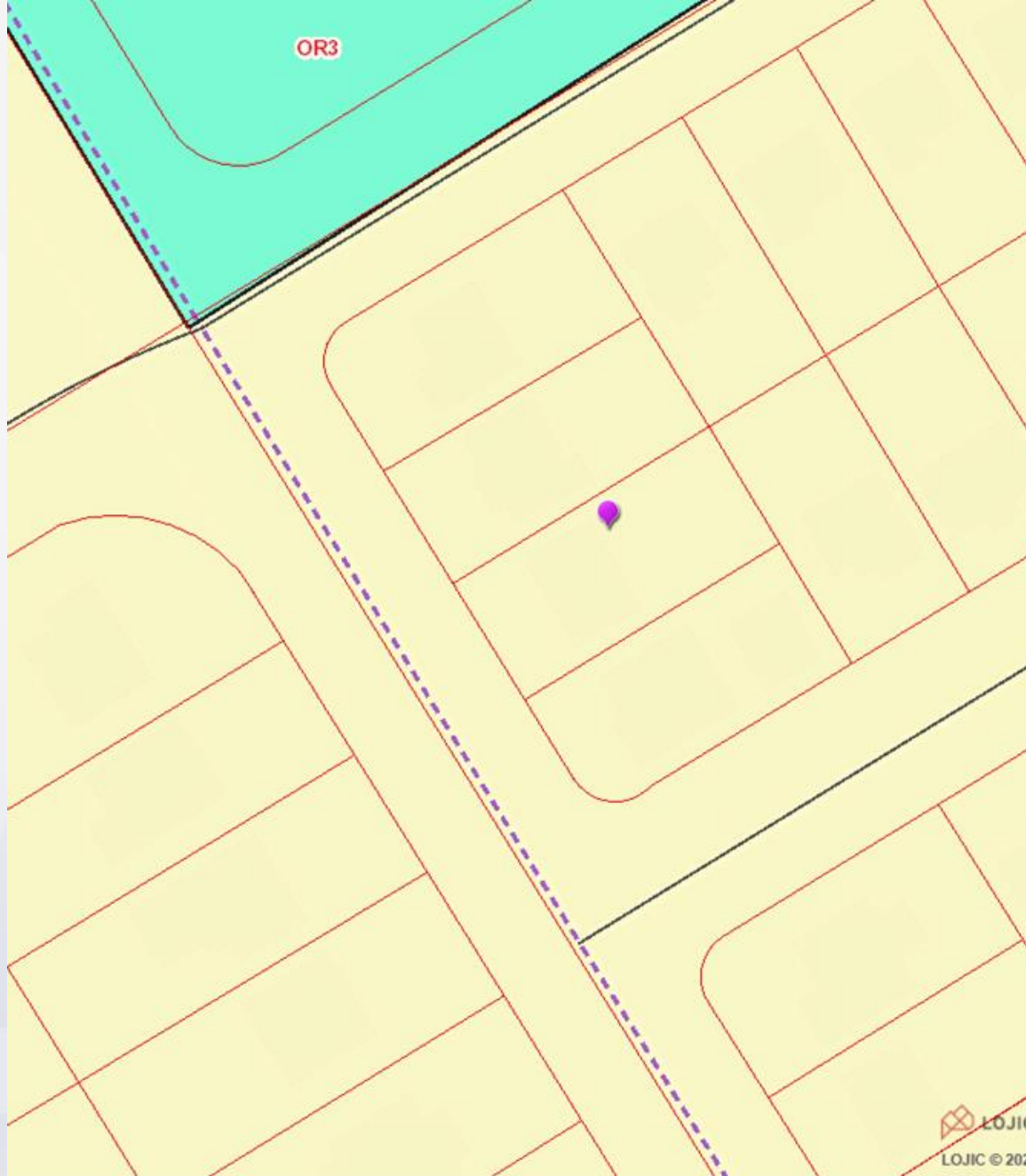
# Case Summary / Background

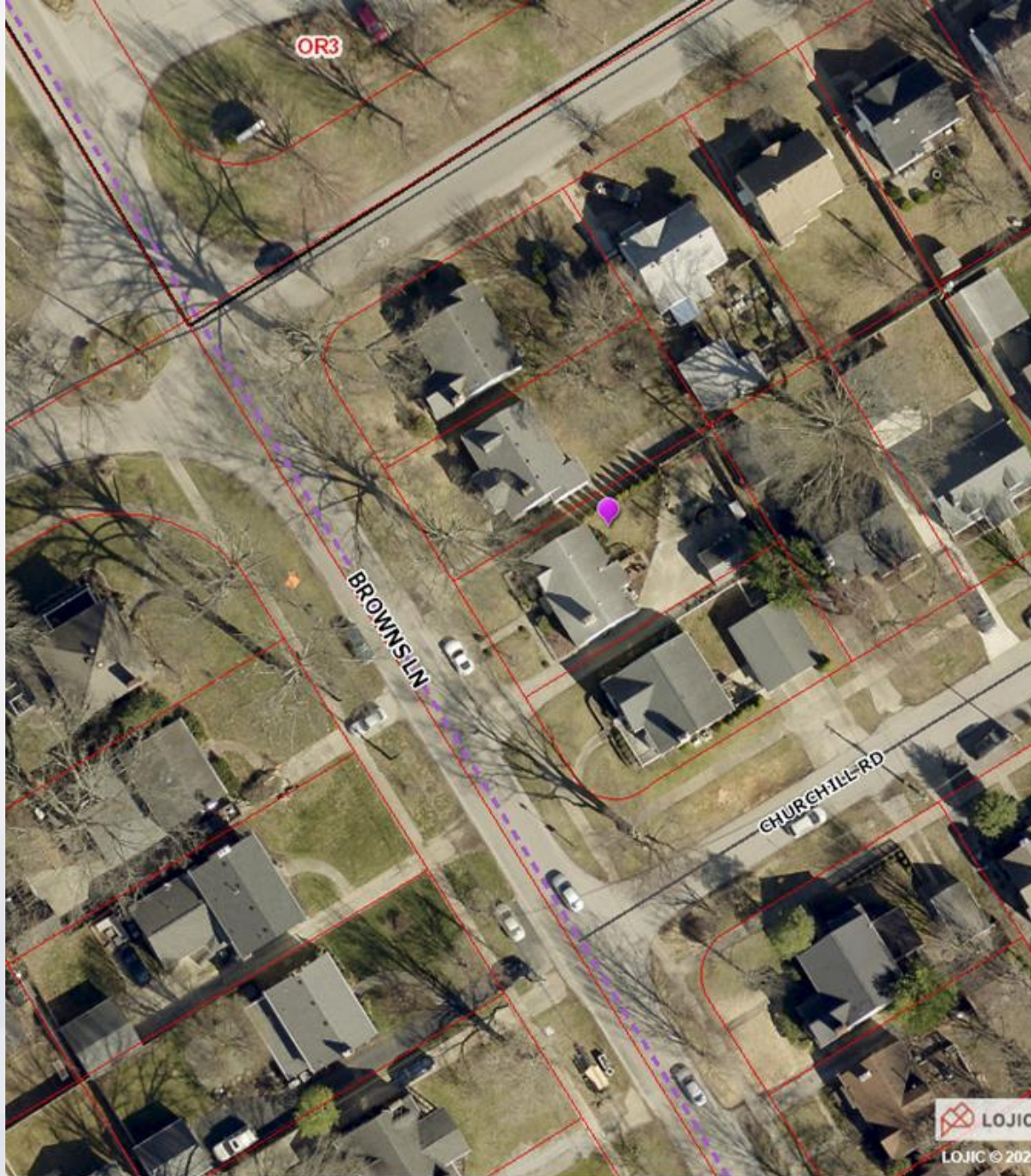
- The applicant is proposing to remove the existing detached garage and construct a new one on the same footprint; however, it will be slightly deeper and wider than the existing structure.
- The applicant has provided staff with a letter from the affected property owner allowing access for construction and maintenance of the proposed garage.

# Site Location

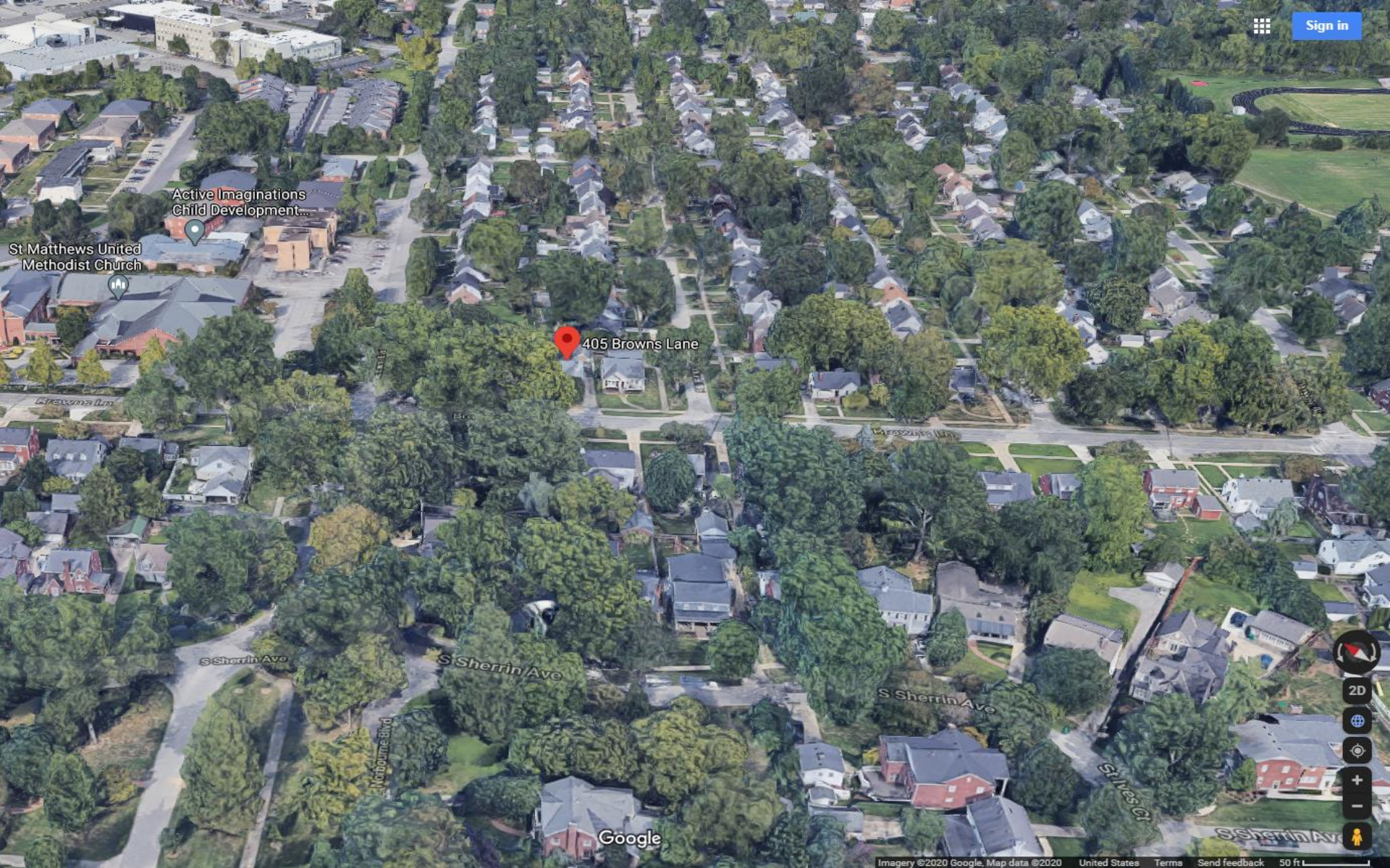












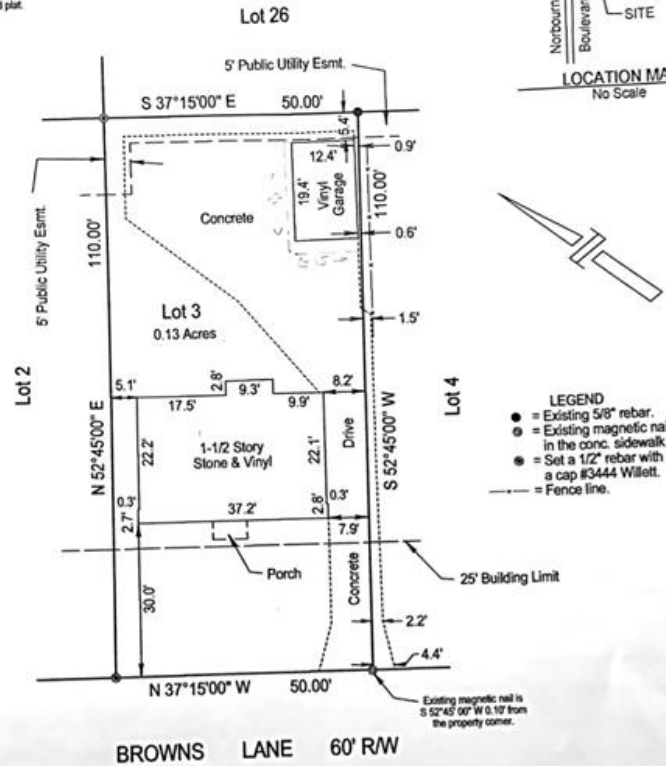


# Site Plan

## NOTES:

1. No adjustments were made for closure.
2. A Title Examination may reveal roads and easements not shown hereon.
3. Reference of meridian was taken from the record plat.

The concrete drive encroaches over the property line as shown below.



Being Lot 3,  
ARLINGTON SUBDIVISION  
Plat Book 8, Page 76



## LAND SURVEYORS CERTIFICATE

I hereby certify that this plat and survey were made by me or under my direct supervision, and that the angular and linear measurements as witnessed by monuments shown hereon are true and correct to the best of my knowledge and belief. This survey meets or exceeds the minimum standards of governing authorities.

I hereby certify that this Boundary Survey was conducted on 8/20/08 and that the property shown hereon is not in a 100 year area as located by F.E.M.A. Map No. 210120 0045 E Dated: 12-05-2006

Client: Leslie R. Williams  
Description: 405 Browns Lane  
City: Louisville State: Ky.  
County: Jefferson Zip: 40207  
Deed Book: 7693 Page: 504  
Ordered By: Tommy Arnold with Keller Williams Realtors  
Scale: 1" = 20' Date: 08/21/08 Job No: 18276/08

**WILLET & ASSOC.**

LAND SURVEYING INC.  
4134 SO. FIFTH STREET, LOUISVILLE, KY. 40214  
LOUISVILLE PHONE: 502-363-5272



# 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.P to allow an accessory structure to encroach into the required side yard setback.  
Approve/Deny

Location	Requirement	Request	Variance
Side Yard	2 ft.	0.6 ft.	1.4 ft.