

# **20-VARIANCE-0139**

## **Norbourn Boulevard Variance**



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

**Zach Schwager, Planner I**  
**November 16, 2020**

# Request

- **Variance:** from City of St. Matthews Development Code section 4.6.C.2.c to allow an addition to an existing structure to encroach into the street side yard setback.

Location	Requirement	Request	Variance
Street Side Yard	30 ft.	20 ft.	10 ft.

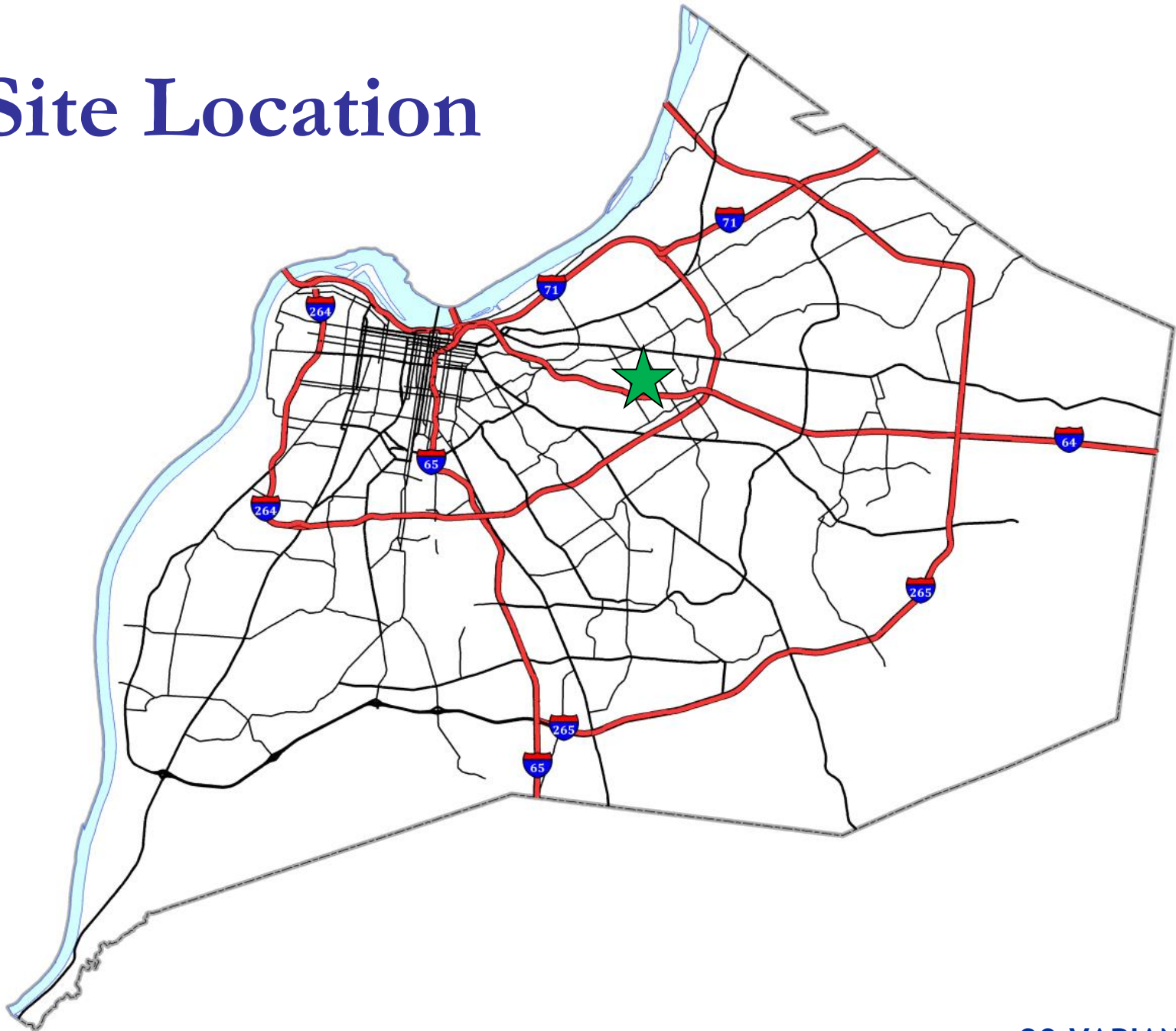
# Case Summary / Background

- The subject property is zoned R-4 Residential Single-Family in the Neighborhood Form District.
- It is a single-family structure located in the Broad Fields subdivision on the south side of Norbourne Boulevard in between Thompson Avenue and Macon Avenue.

# Case Summary / Background

- The applicant is proposing to construct an addition to the existing principal structure that will encroach into the street side yard setback.
- Staff has received signatures from all adjoining property owners approving of the proposed construction. Therefore, a public hearing is not required.

# Site Location







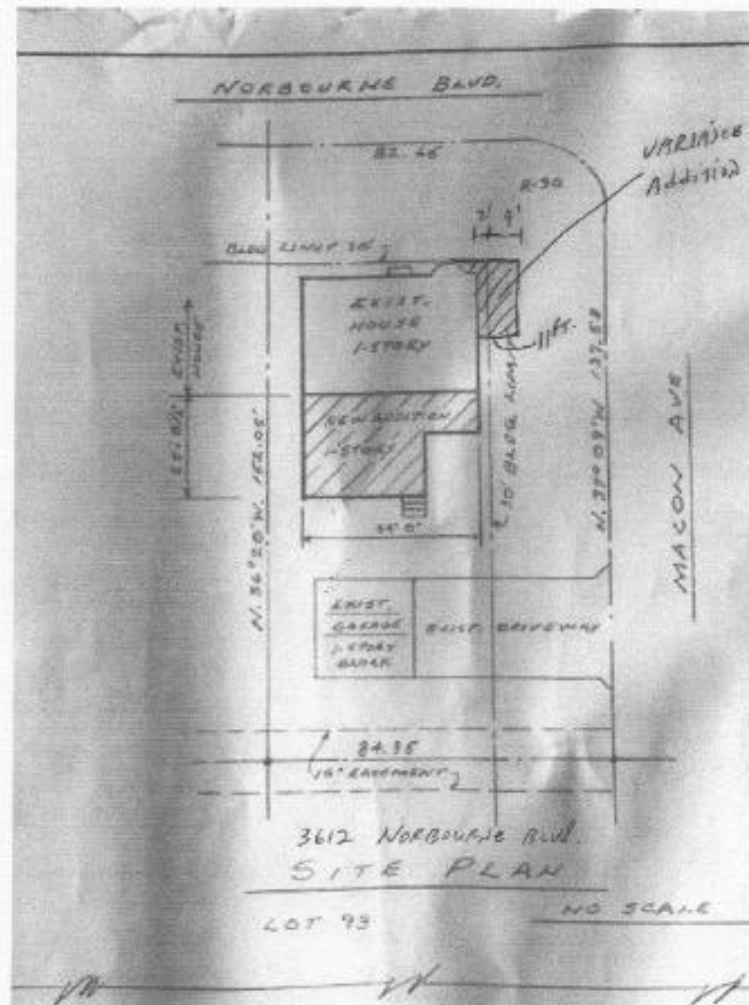








# Site Plan/Elevations



# Site Photos-Subject Property





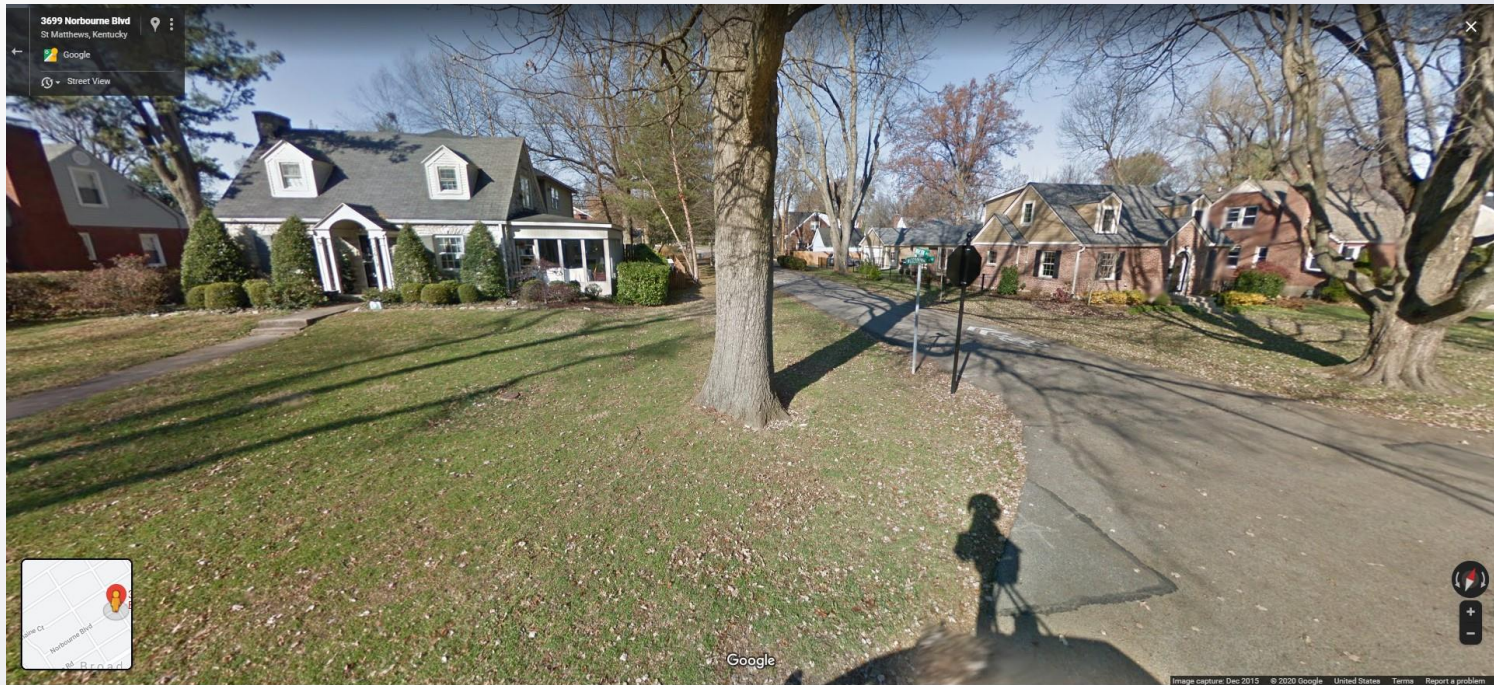
# Site Photos-Subject Property



Variance area.



# Site Photos-Subject Property



# Condition of Approval

1) A minor subdivision plat shall be approved by Planning & Design Services and recorded with the Jefferson County Clerk's Office prior to the issuance of building permits.

# Conclusion

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



# Required Action

- **Variance:** from City of St. Matthews Development Code section 4.6.C.2.c to allow an addition to an existing structure to encroach into the street side yard setback. Approve/Deny

Location	Requirement	Request	Variance
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