

20-VARIANCE-0171

Kennison Avenue Variance



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

**Zach Schwager, Planner I
January 25, 2021**

Request

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

Location	Requirement	Request	Variance
Side Yard	6 ft.	0 ft.	6 ft.

Case Summary / Background

- The subject property is zoned R-4 Residential Single-Family in the Neighborhood Form District in the City of St. Matthews.
- It is a single-family structure with a detached garage located in the Chenoweth Place subdivision.

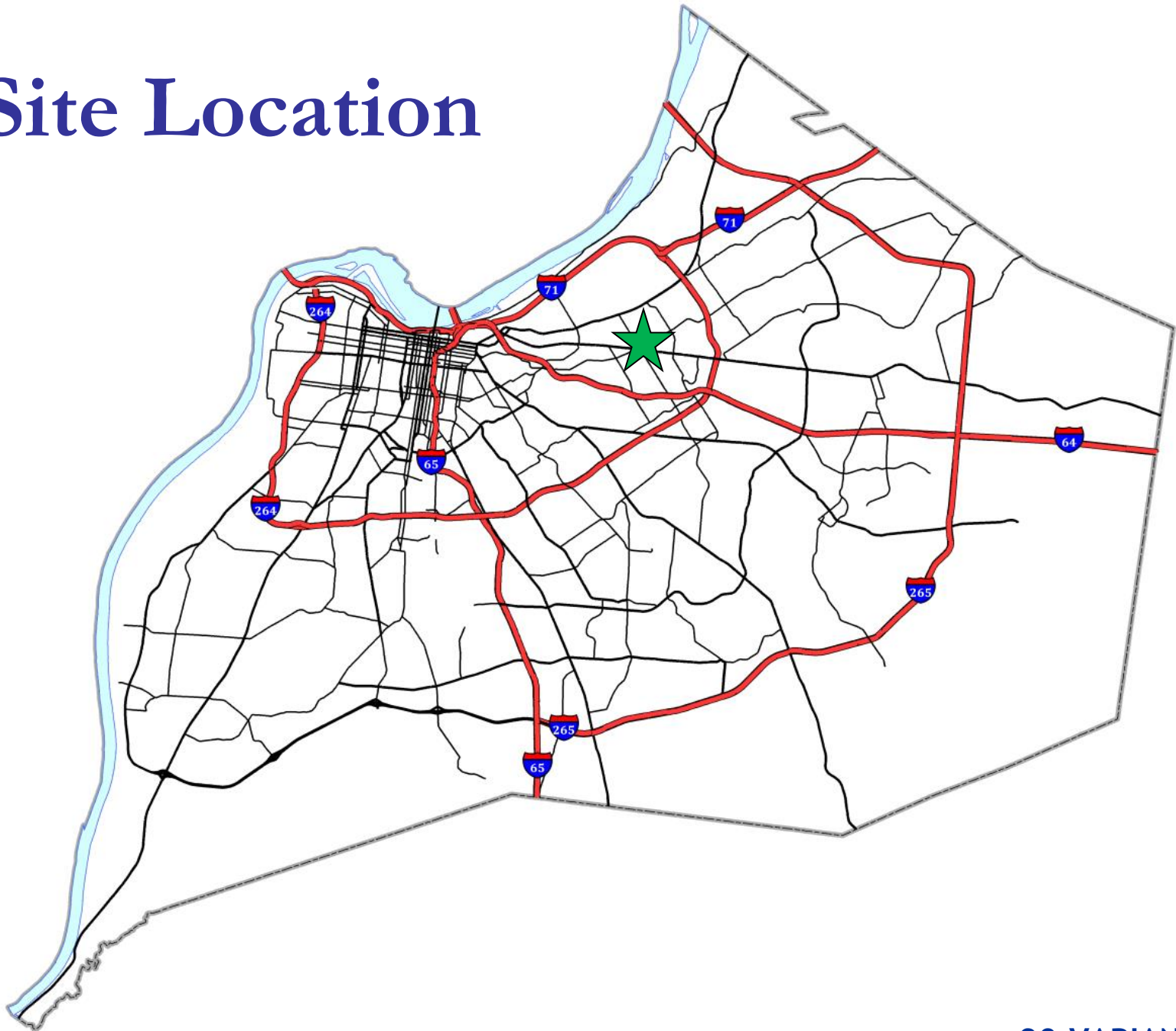
Case Summary / Background

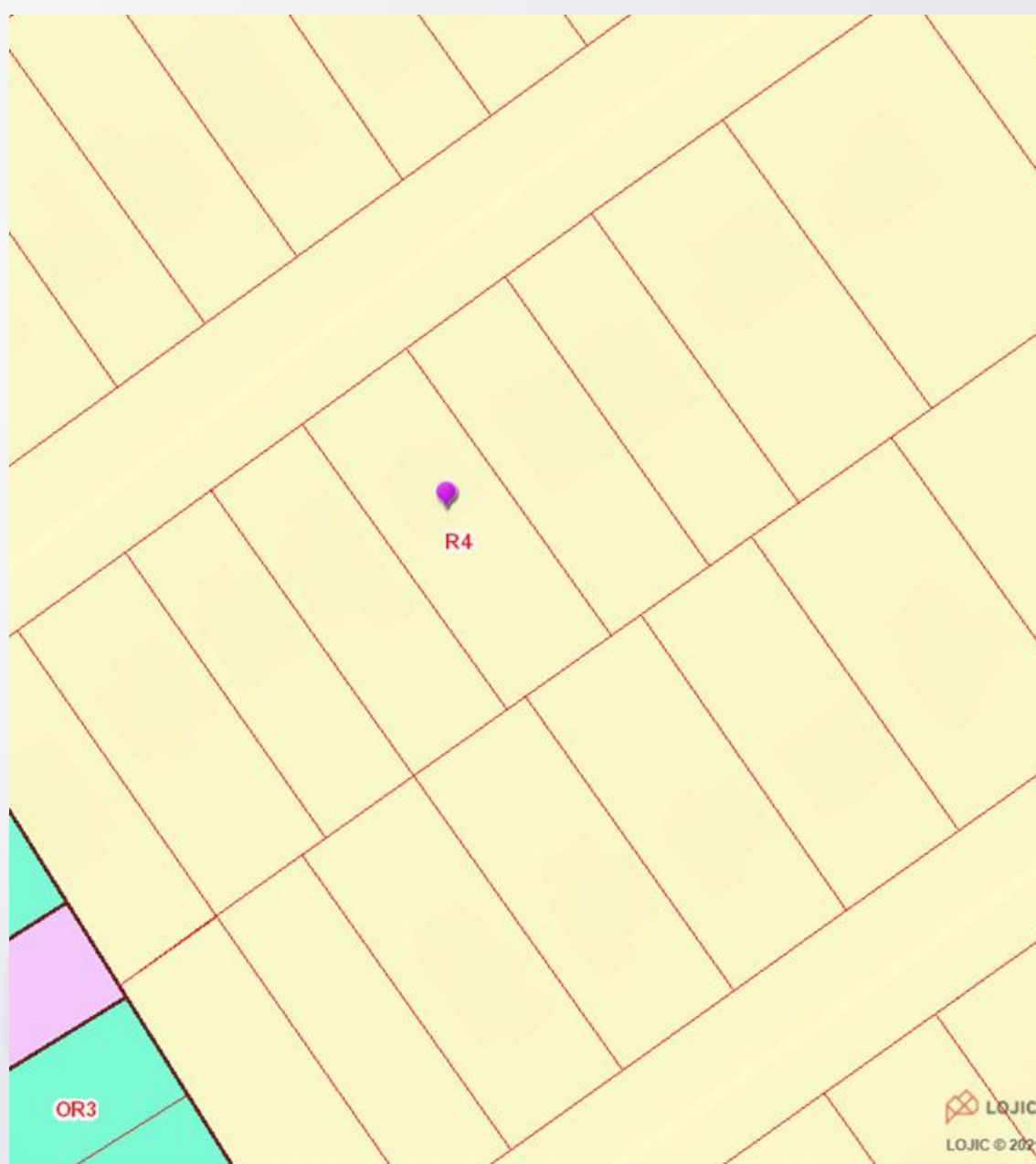
- The applicant proposes to construct an addition onto the rear of the principal structure.
- City of St. Matthews Development Code section 9.2.P allows for a detached garage to be located as close as 2 feet to the side property line if it is at least 15 feet farther to the rear of the lot than the rearmost portion of the main house.

Case Summary / Background

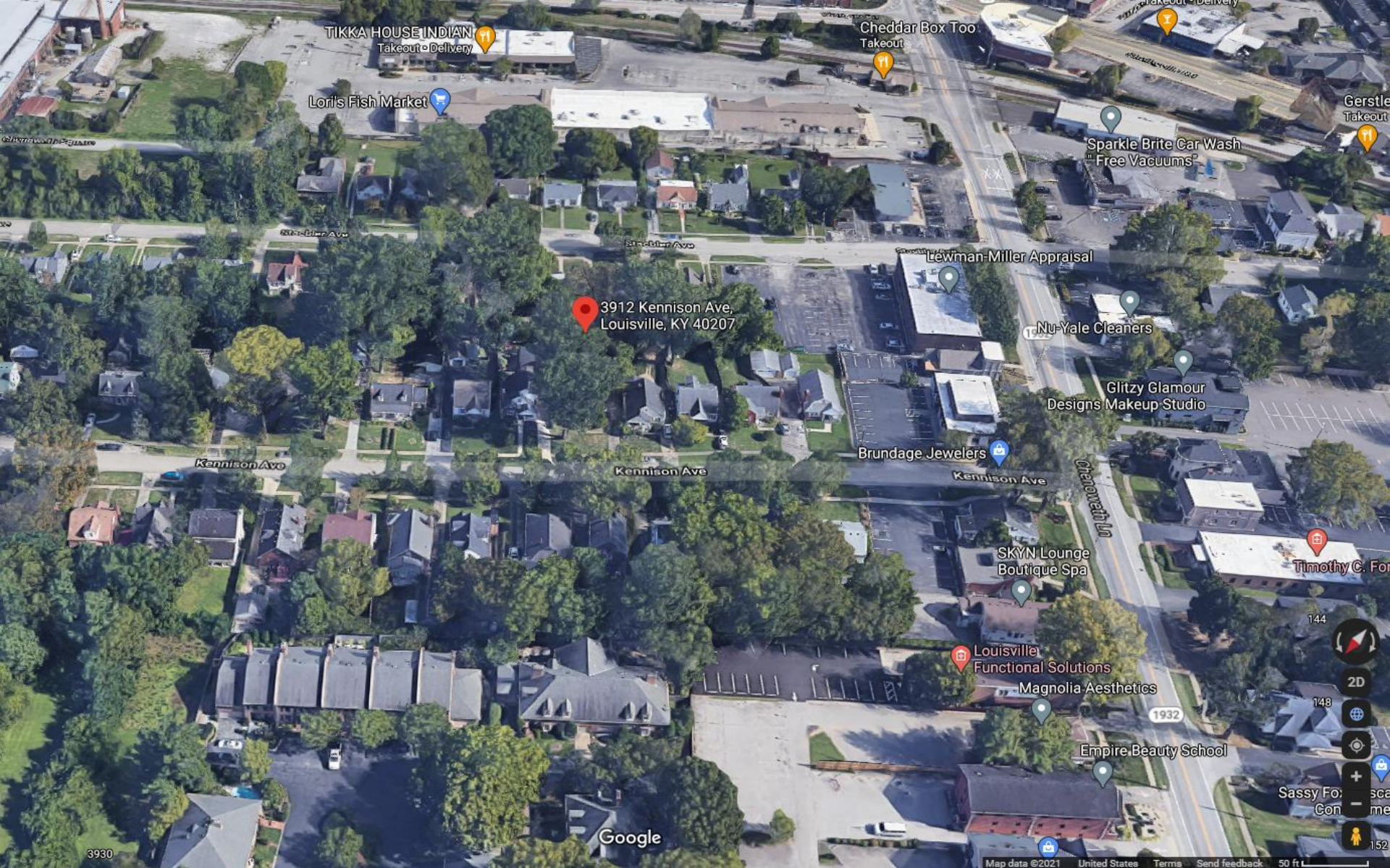
- With the addition on the rear of the house, this provision will no longer apply to the property.
- The applicant therefore requests a variance for the encroachment into the side yard setback.

Site Location

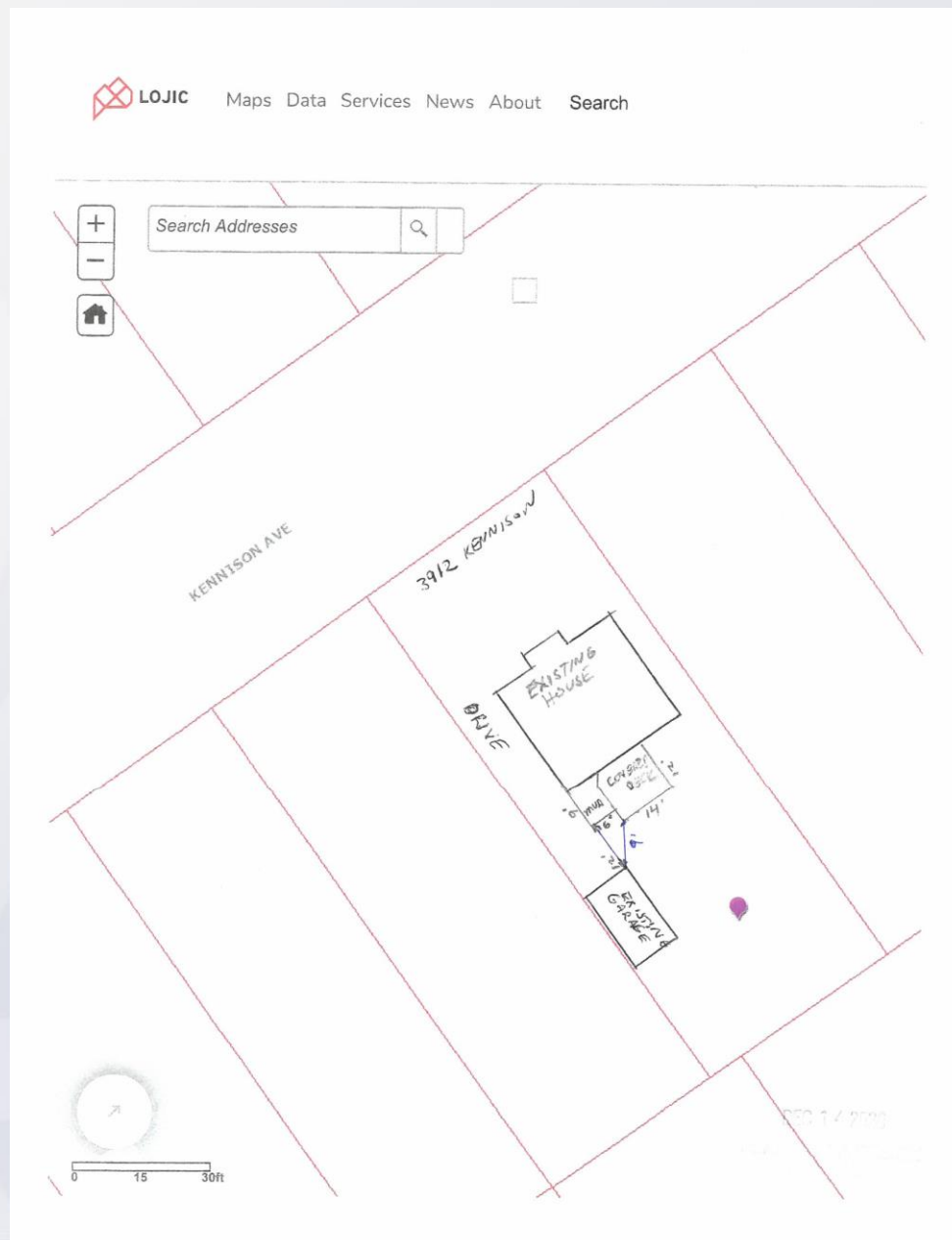








Site Plan



Site Photos-Subject Property



Site Photos-Subject Property



Property to the left.

Site Photos-Subject Property



Site Photos-Subject Property



Existing garage.

Site Photos-Subject Property



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

Location	Requirement	Request	Variance
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