

21-VARIANCE-0029

Leland Road Variance



Louisville Metro Board of Zoning Adjustment
Public Hearing

Rachel Mandell, Planner I

April 19th, 2021

Request

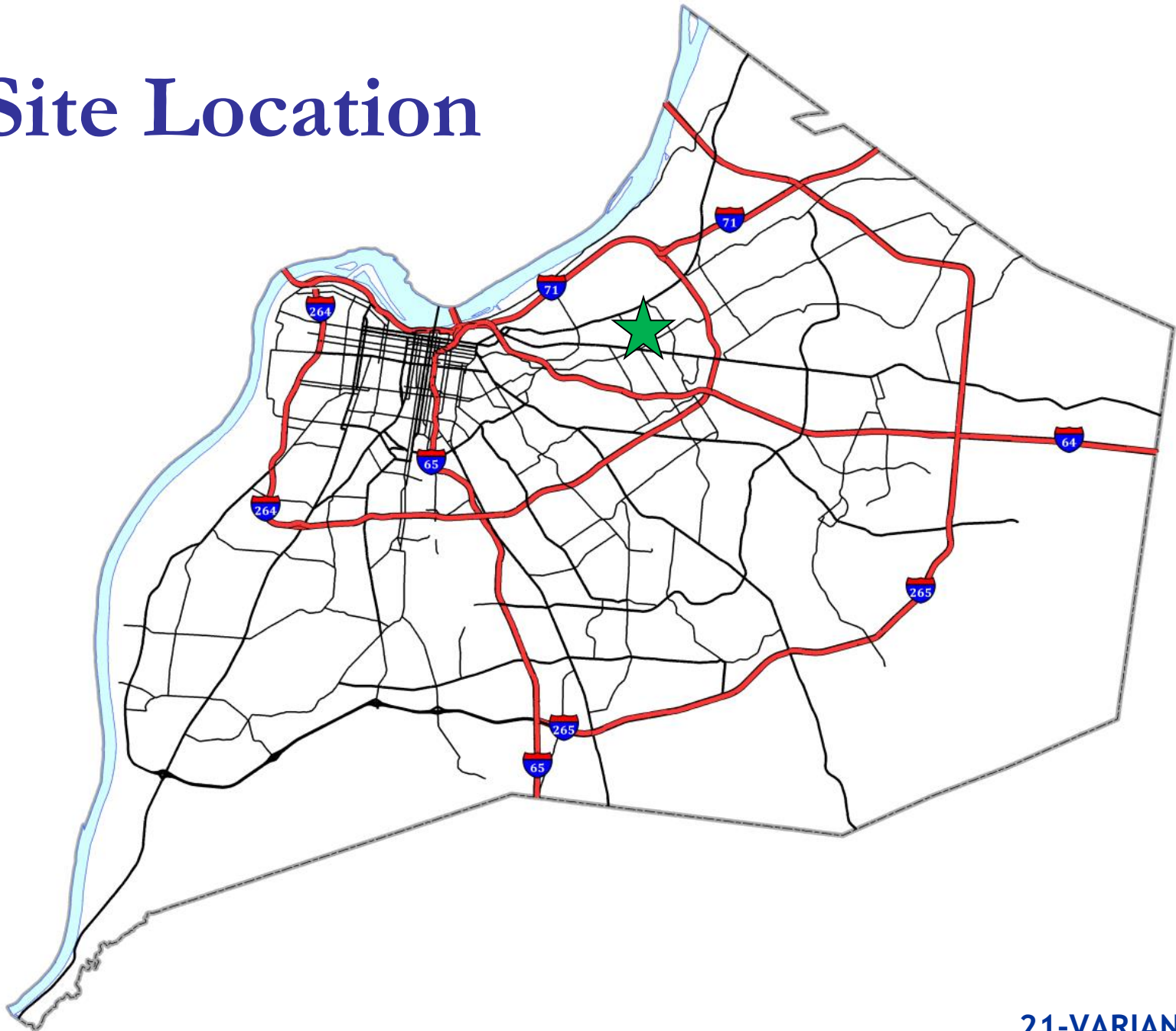
- **Variance:** from St. Matthews Development Code Article 4.6.C.2.b to allow an accessory structure to encroach into the required side yard setback.

Location	Requirement	Request	Variance
Northeast Side Yard	5'	1'3"	3'9"

Case Summary / Background

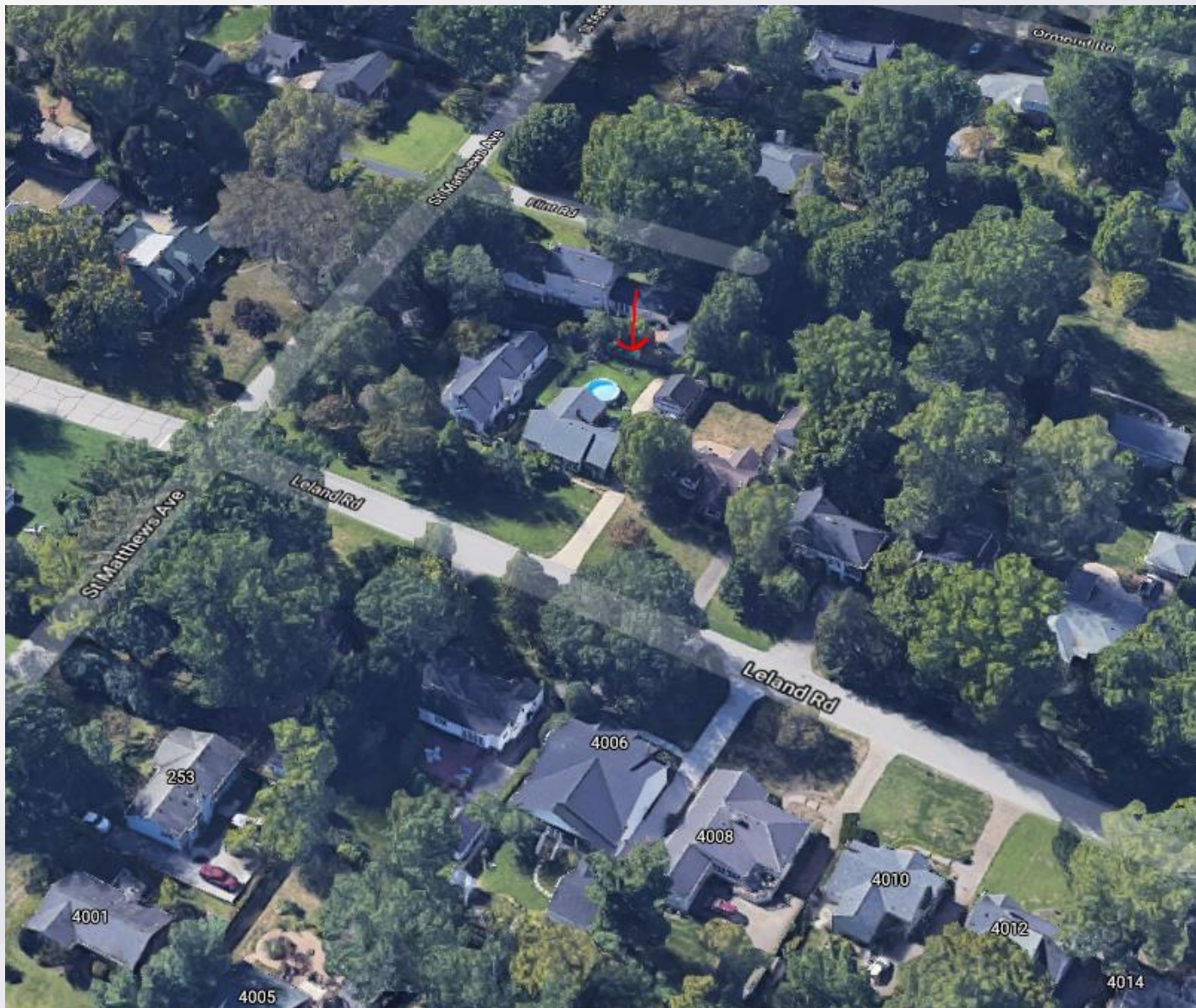
- The site is zoned R-4 Single-Family.
- It's located in the Bellewood Subdivision and is in the municipality of St. Matthews.
- The applicant is proposing to replace the existing garage which is currently 1' 3" from the property line

Site Location









Site Photos



Front of subject property and
variance area

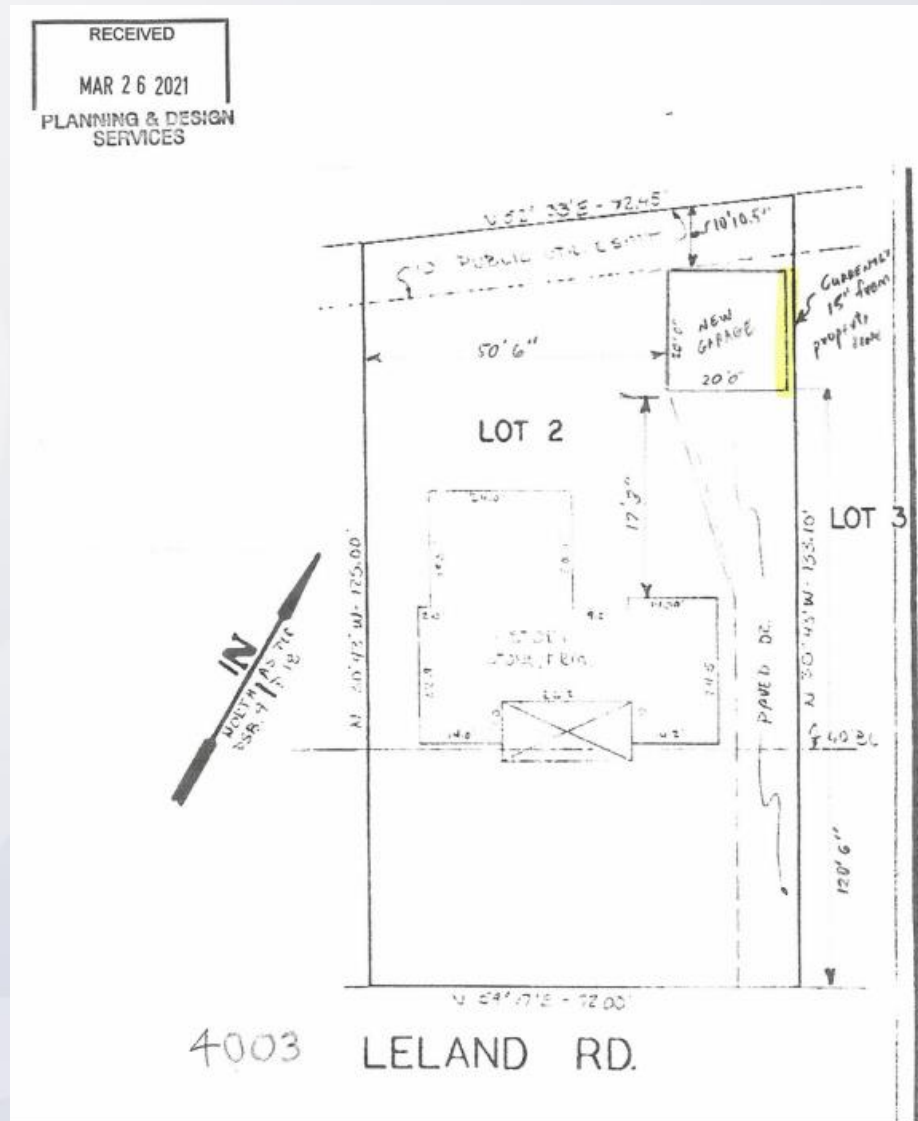
Subject Property



Subject Property



Site Plan



Conclusion

- Staff finds that the requested variance meets the standard of review.

Required Action

- Approve or Deny the variance from St. Matthews Development Code Article 4.6.C.2.b to allow an accessory structure to encroach into the required side yard setback.

Location	Requirement	Request	Variance
Northeast Side Yard	5'	1'3"	3'9"