

21-VARIANCE-0001

Elmwood Avenue Variance



Louisville Metro Board of Zoning Adjustment
Public Hearing

Zach Schwager, Planner I
July 12, 2021

Request

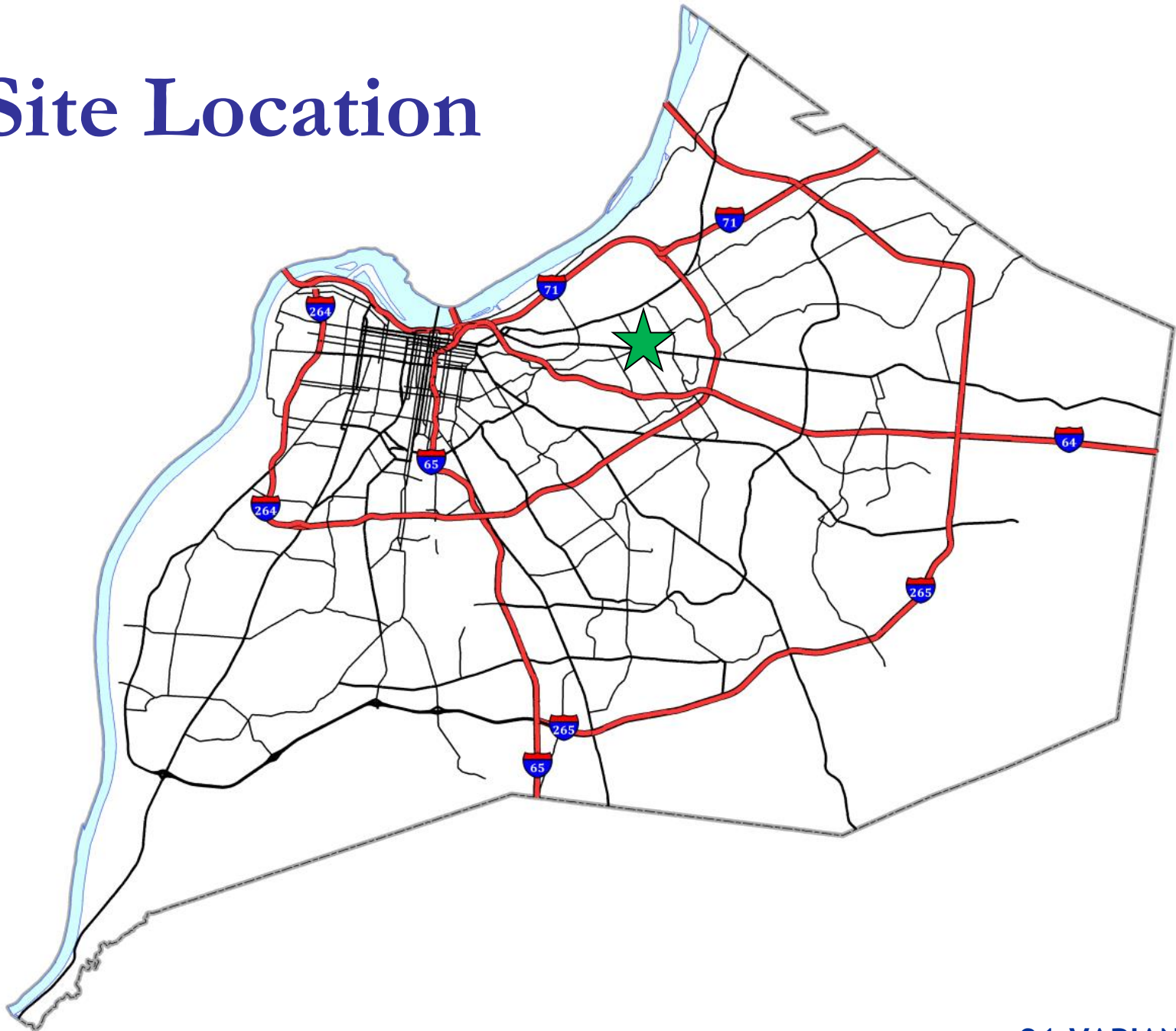
- **Variance:** from City of St. Matthews Development Code section 4.6.C.2.c to allow an accessory structure to encroach into the required street side yard setback.

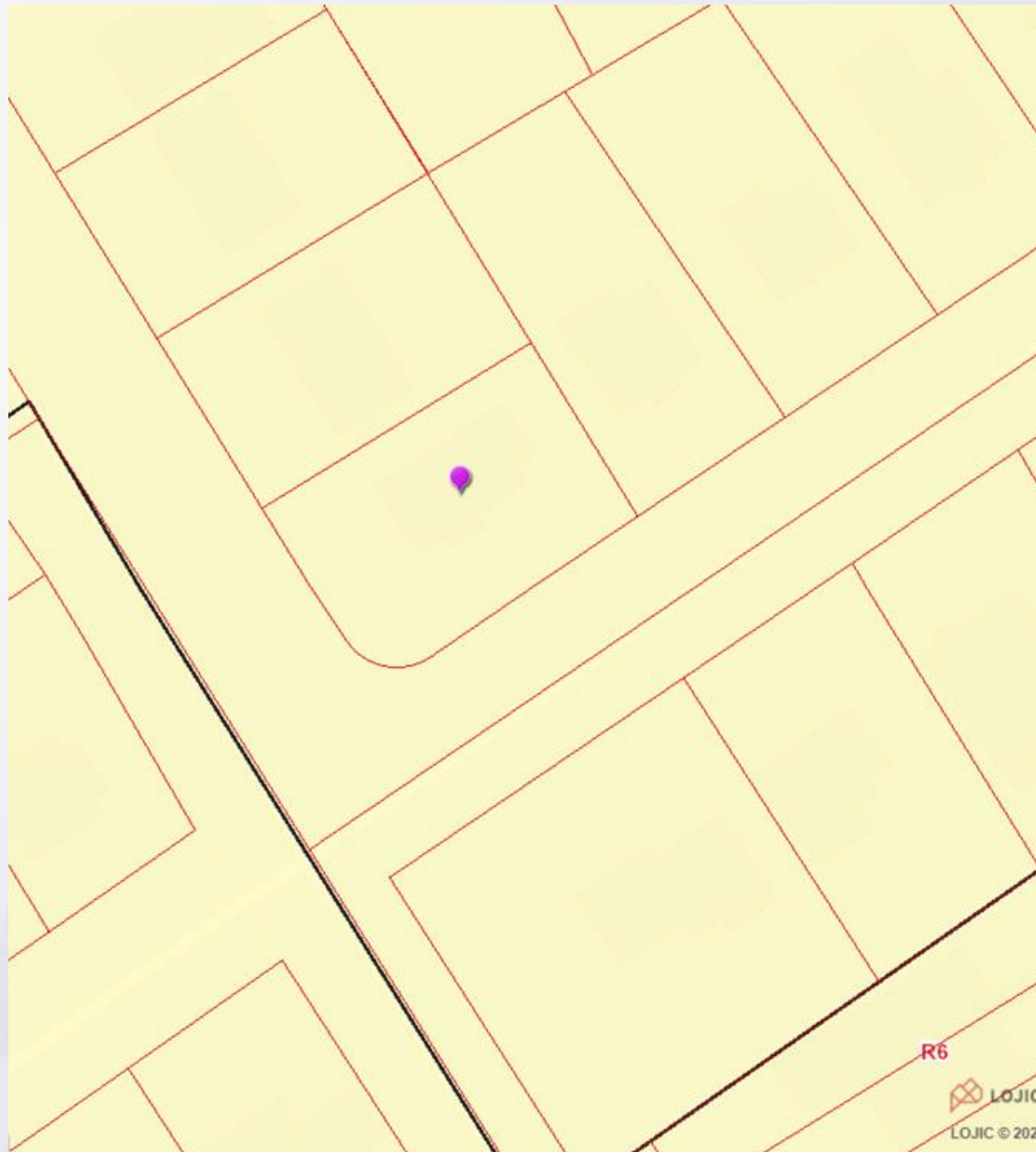
Location	Requirement	Request	Variance
Street Side Yard	30 ft.	23.2 ft.	6.8 ft.

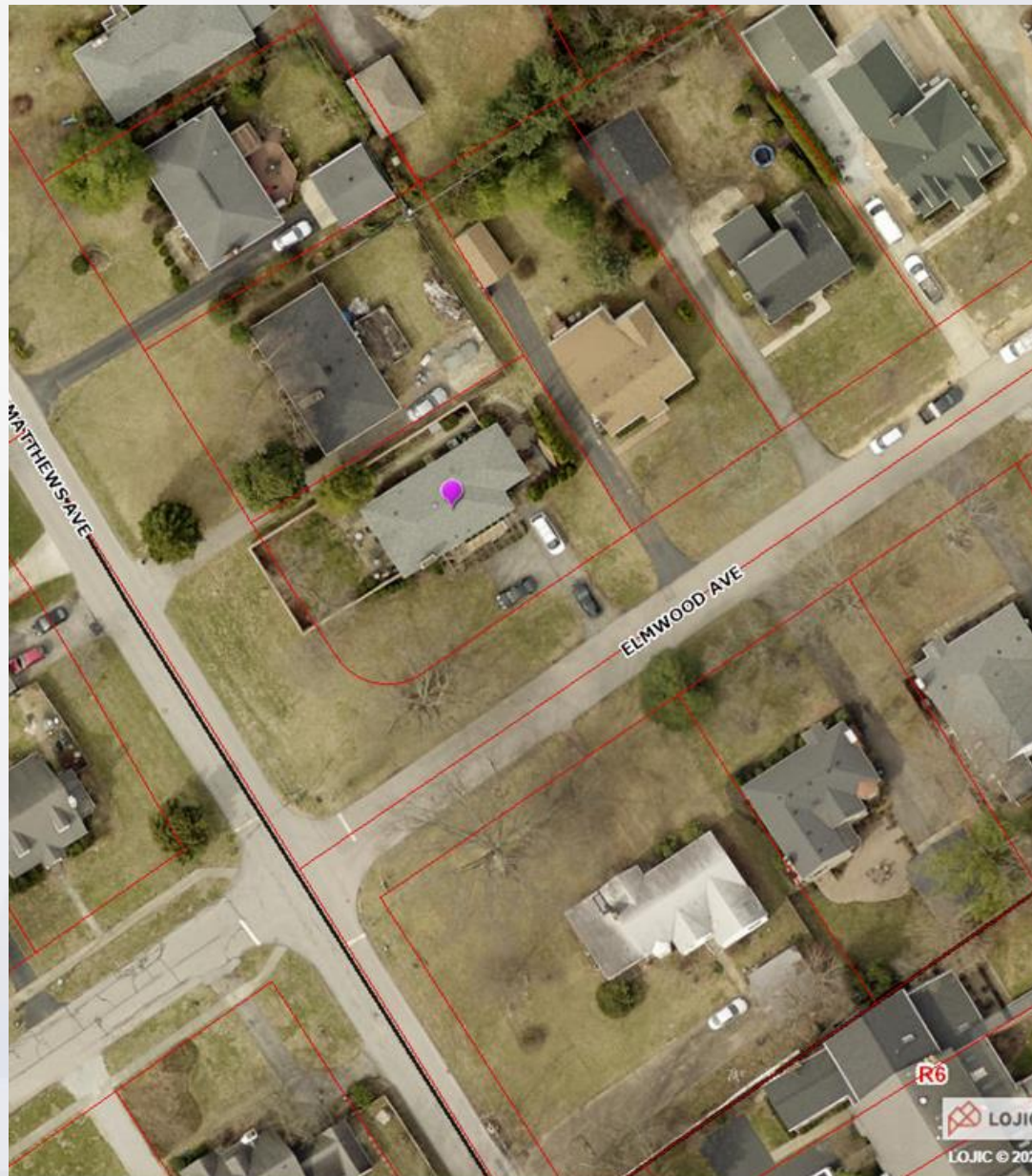
Case Summary / Background

- The subject property is zoned R-4 Residential Single Family in the City of St. Matthews.
- It is located on the northeastern corner at the intersection of Elmwood Avenue and St. Matthews Avenue.
- The applicant is proposing to construct a carport that will encroach into the required street side yard setback.

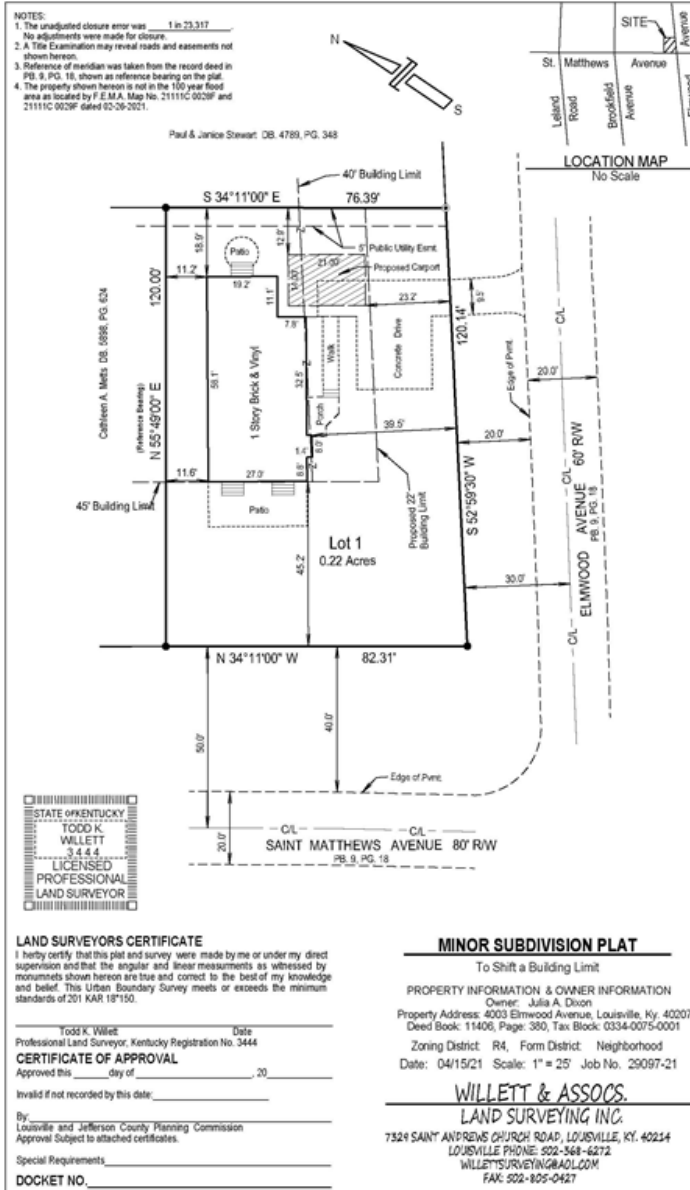
Site Location







Site Plan



Site Photos-Subject Property



Site Photos-Subject Property



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 City of St. Matthews Development Code section 4.6.C.2.c to allow an accessory structure to encroach into the required street side yard setback. Approve/Deny

Location	Requirement	Request	Variance
Street Side Yard	30 ft.	23.2 ft.	6.8 ft.