

21-VARIANCE-0093

Fairmeade Road Variance



Louisville Metro Board of Zoning Adjustment
Public Hearing

Priscilla Bowman, Associate Planner

July 26, 2021

Request

- Variance from City of St. Matthews Development Code section 4.6.C.2.b to allow an existing structure (existing detached garage) 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 in the R-4 zoning district within the City of St. Matthews.
- The property currently contains a one-story single-family residence with a detached garage.
- The applicant proposes to construct an addition onto the rear of the principal structure.

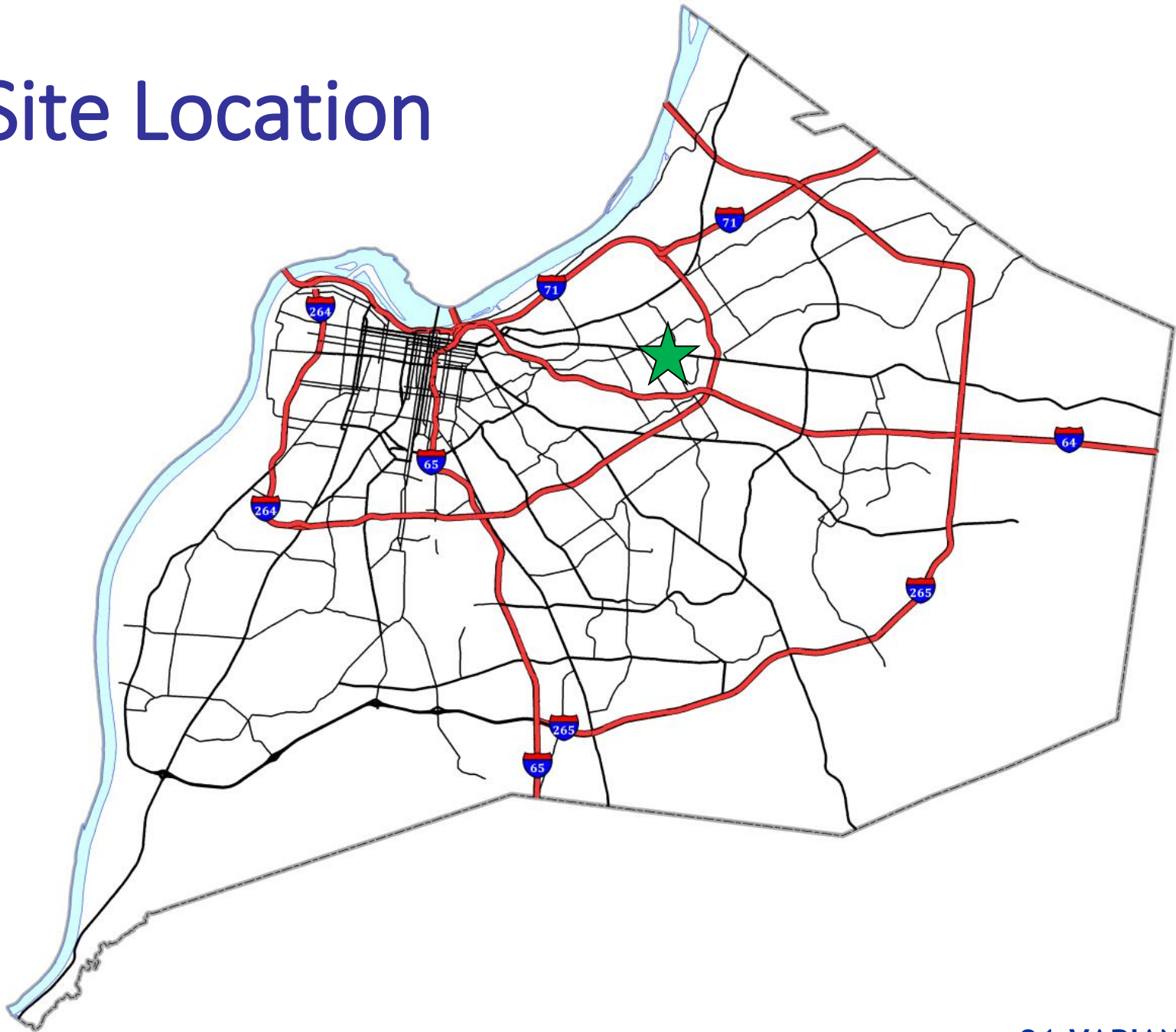
Case Summary / Background

- 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.
- With plans for an 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.

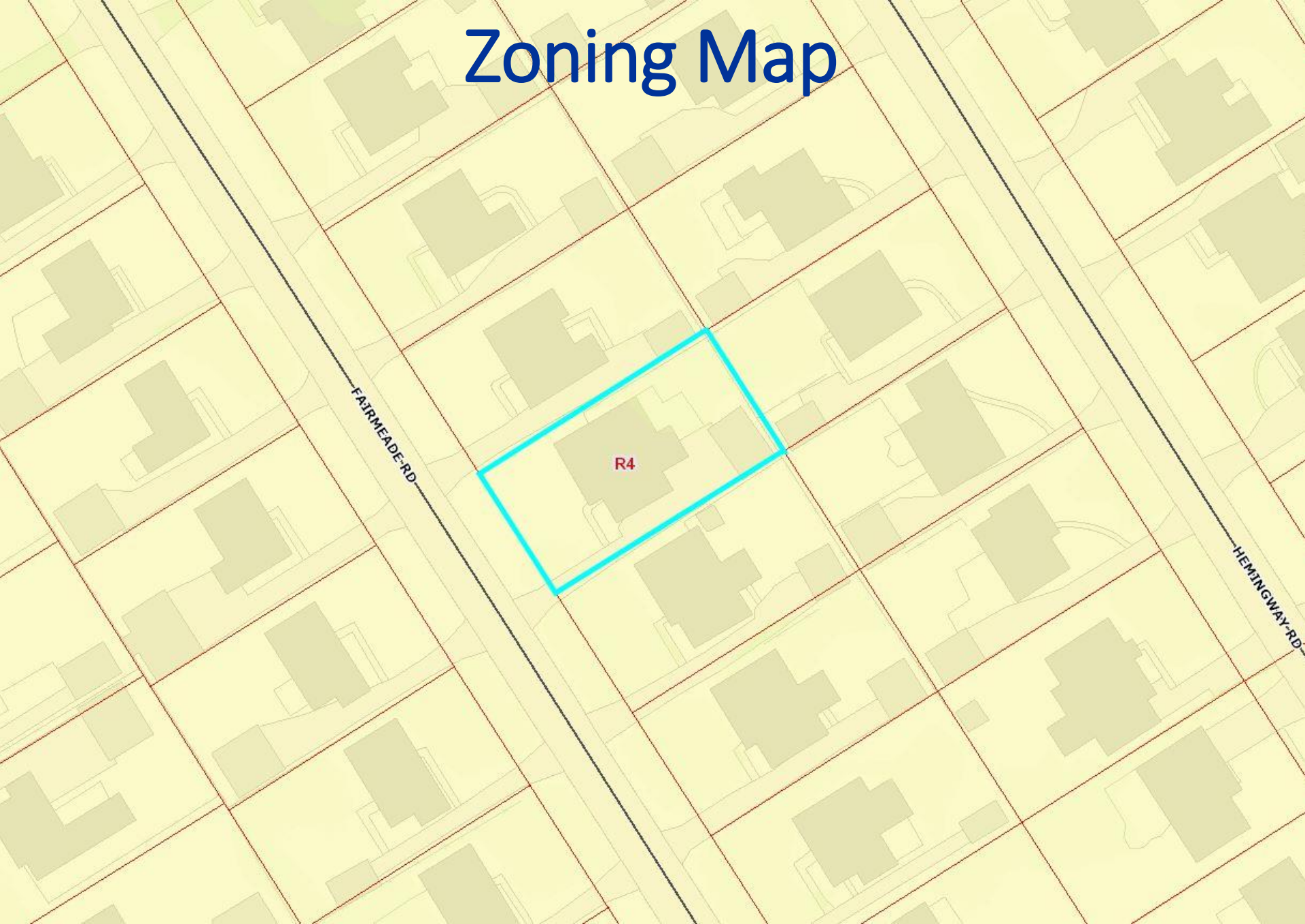
Case Summary / Background

- Staff has received signatures from all adjoining property owners approving of the proposed construction. Therefore, a public hearing is not required.

Site Location

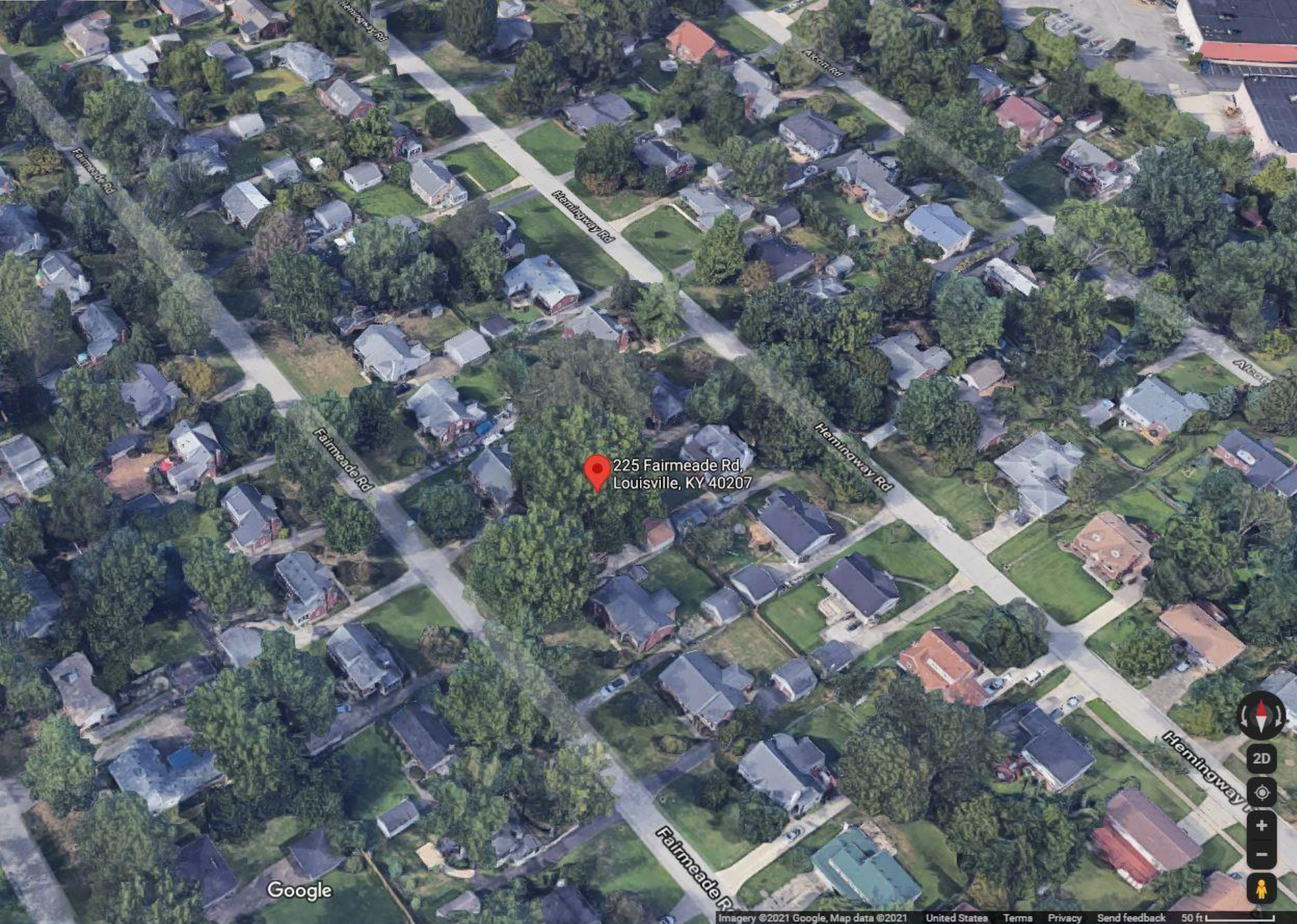


Zoning Map



Aerial Map





225 Fairmeade Rd,
Louisville, KY 40207

Google

Site Plan

ADDRESS: 225 FAIRMERE ROAD
LOUISVILLE, KY 40207

PARCEL ID: 053600910000

OWNERS: ROBERT & ANDREA HANMER

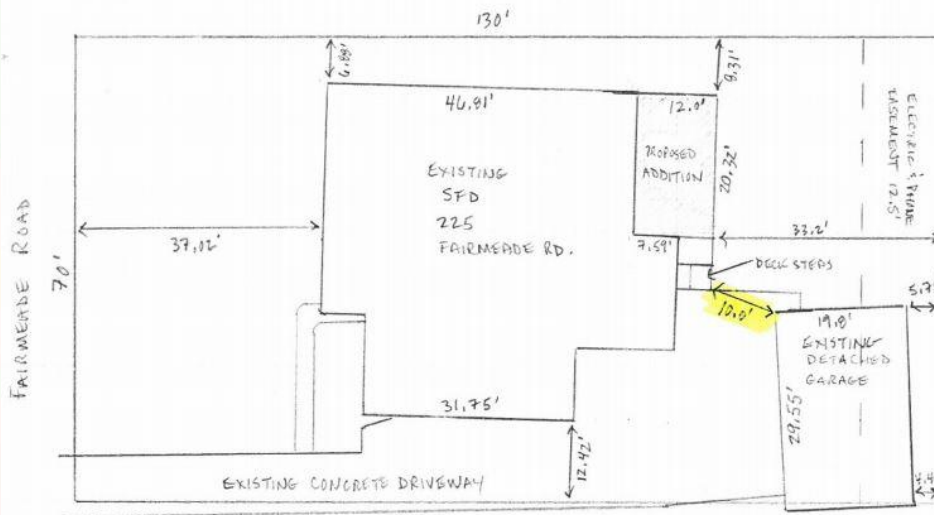
ZONING DISTRICT: R-4

FORM DISTRICT: SUBDIVISION

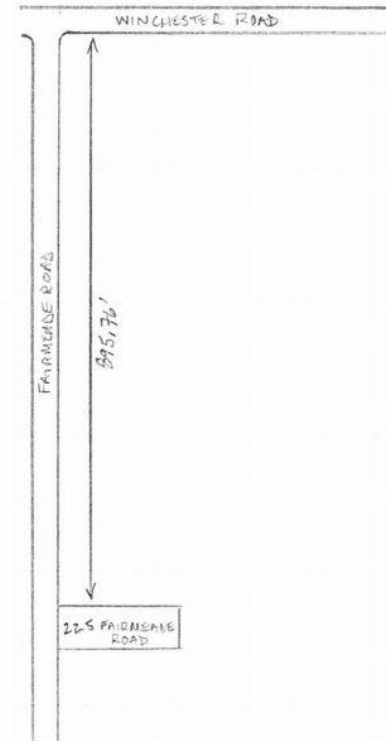
SUBDIVISION: FAIRMERE

6/8/2021

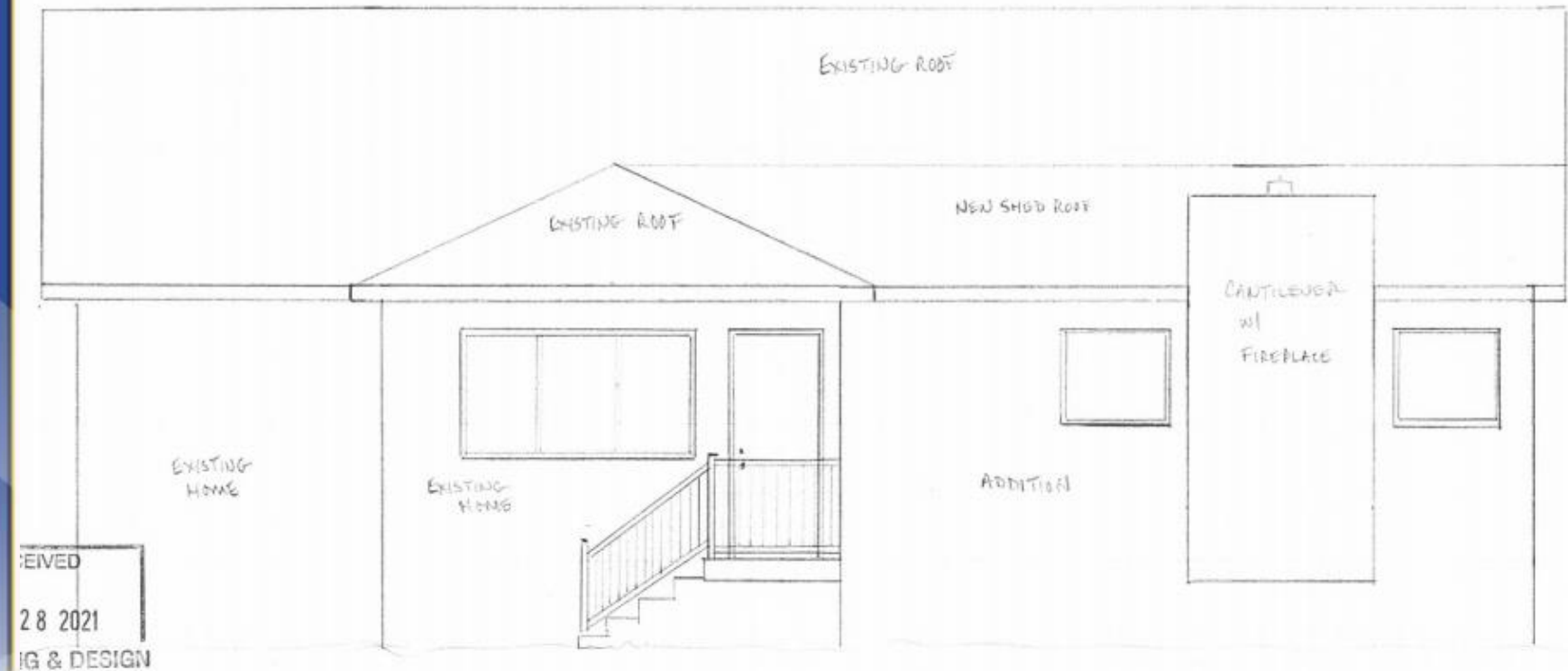
SCALE: 1" = 20'



VICINITY MAP (NO SCALE)



Elevation



Site Photos



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 structure (existing detached garage) to encroach into the required side yard setback.
Approve/Deny

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