

21-VARIANCE-0110

Alton Road Variance



Louisville Metro Board of Zoning Adjustment
Public Hearing

Heather Pollock, Planner I
August 30, 2021

Request

- **Variance:** from St. Matthews Development Code section 4.7.C.2.b to allow a principal structure to encroach into the side yard setback.

Location	Requirement	Request	Variance
Street Side Yard	5 ft.	2 ft.	3 ft.

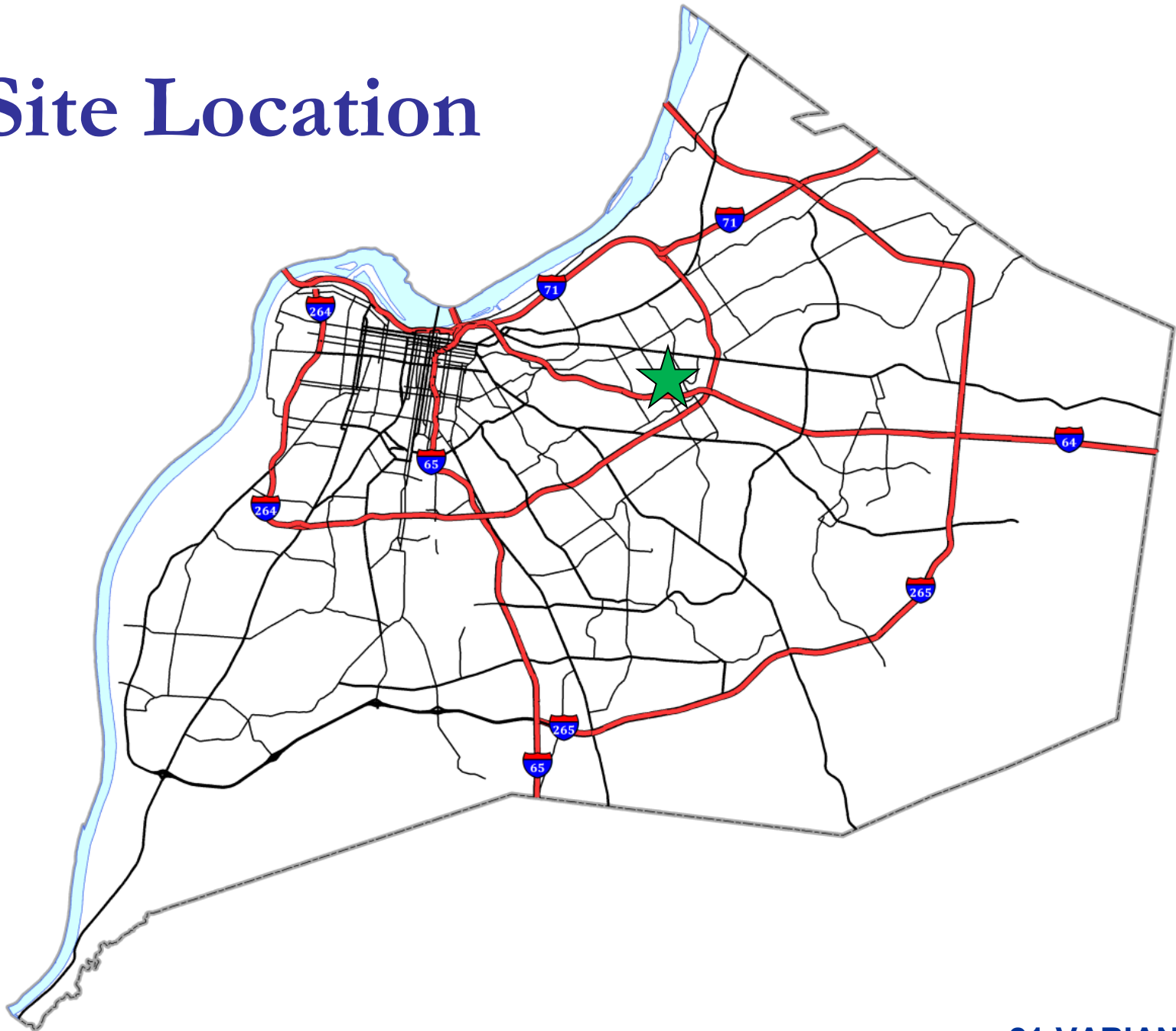
Case Summary / Background

- The subject property is zoned R-5 Single Family and is in the Neighborhood Form District.
- It is near the intersection of Alton Rd. and S. Sherrin Ave. in the city of St. Matthews.

Case Summary / Background

- The site currently has a one-story single-family residential structure and a detached garage.
- The applicant is proposing to add an addition that will connect the house and garage which will cause the structure to encroach into the required side yard setback.

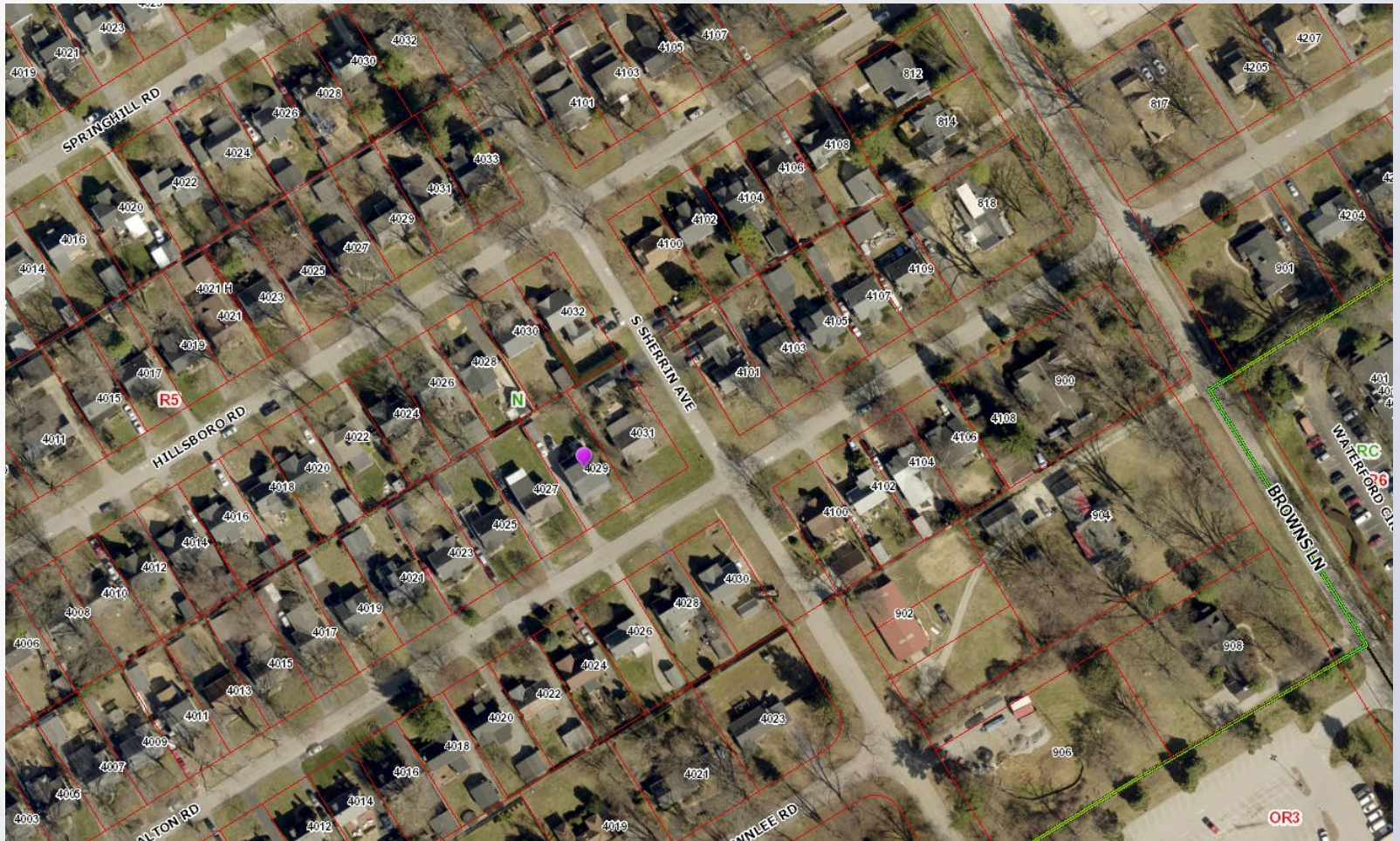
Site Location



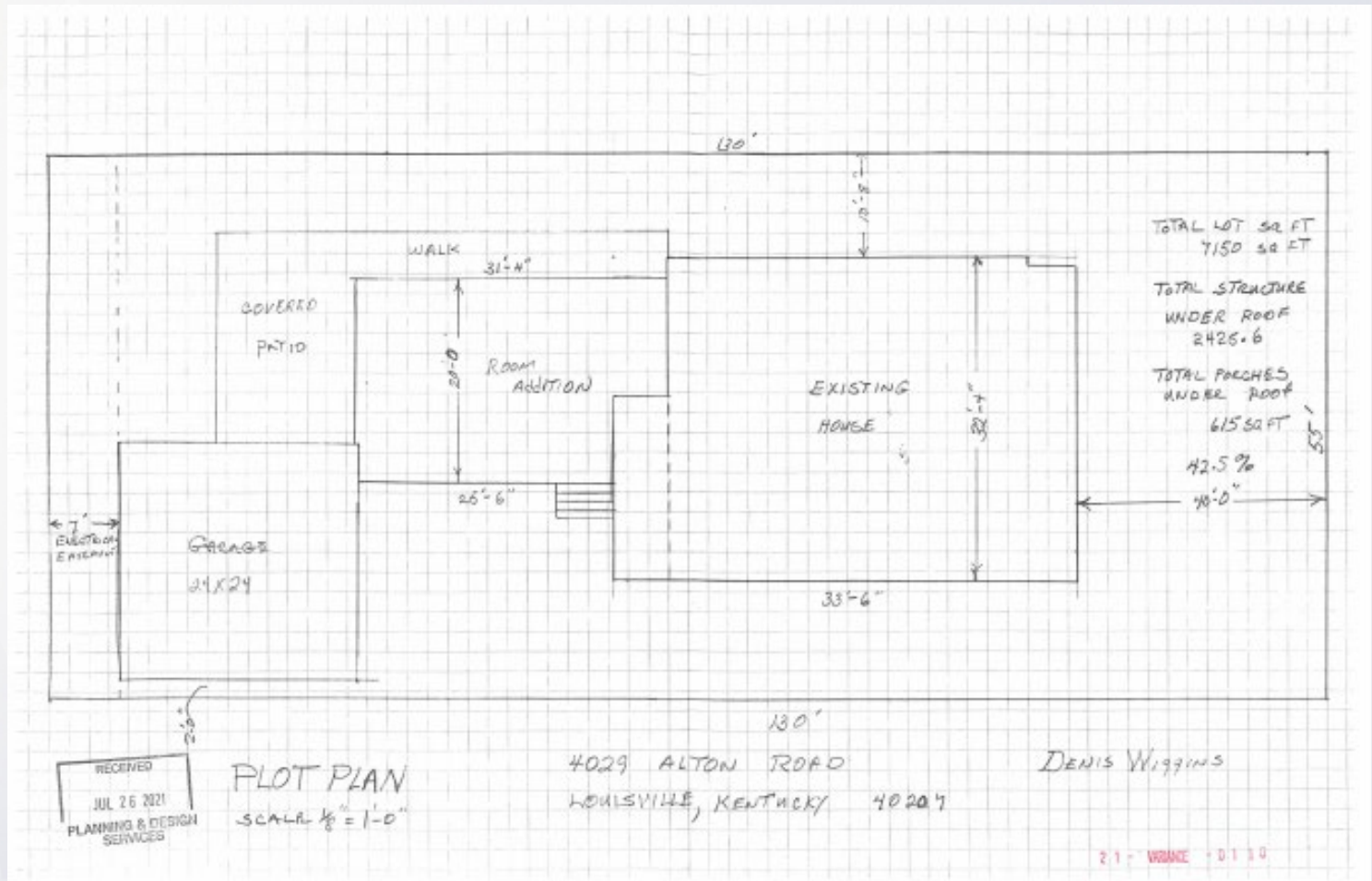
Zoning Map



Aerial Map



Site Plan



Site Photos-Subject Property



Front of subject property.

Site Photos-Subject Property



Property to the left.

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 St. Matthews Development Code section 4.7.C.2.b to allow a principal structure to encroach into the side yard setback.
- Approve/Deny

Location	Requirement	Request	Variance
Street Side Yard	3 ft.	0 ft.	3 ft.