

21-VARIANCE-0102

Fairlawn Road Variance



Louisville Metro Board of Zoning Adjustment
Public Hearing

Zach Schwager, Planner I
September 13, 2021

Request

- **Variances:** 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 and is in the Neighborhood Form District.
- It is on the east side of Fairlawn Road in between Lexington Road and Wilmington Avenue in the City of St. Matthews.

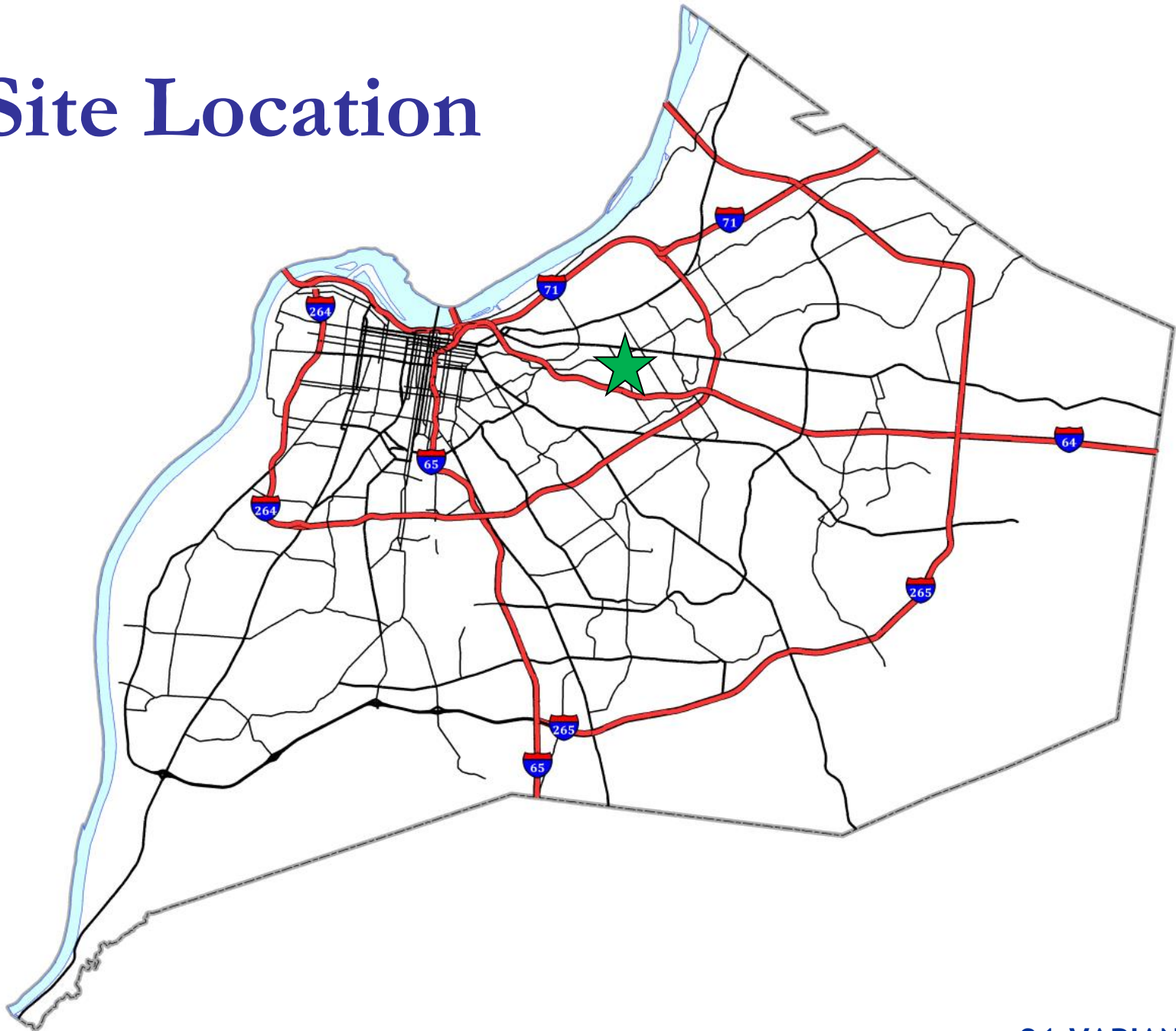
Case Summary / Background

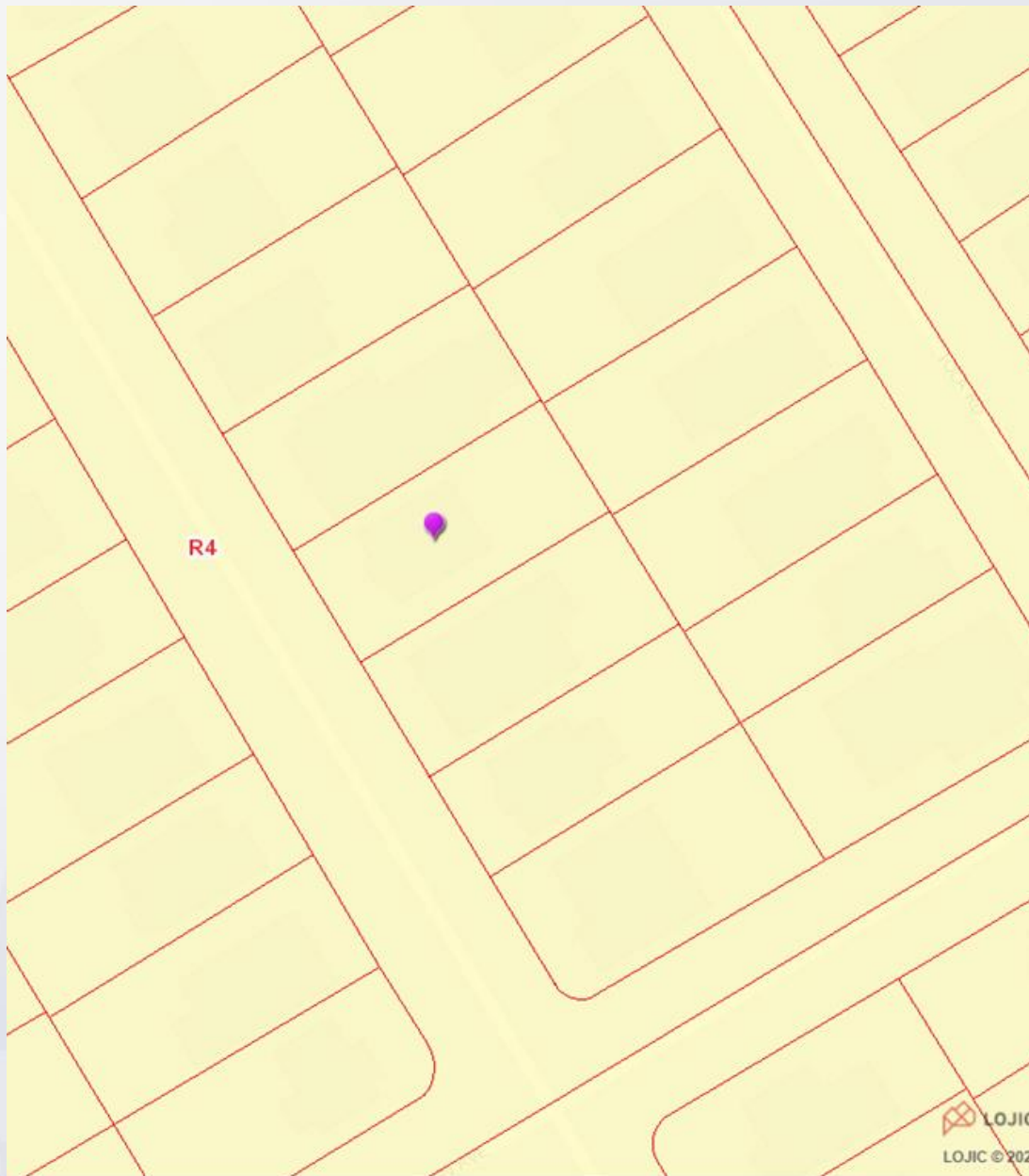
- The site has a 1 ½ story single-family residence and the applicant is proposing to construct an addition on the rear of the structure.
- City of St. Matthews Development Code section 9.2.P allows for a detached garage to be located as close as 2 feet to the side property line if it is at least 15 feet 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.

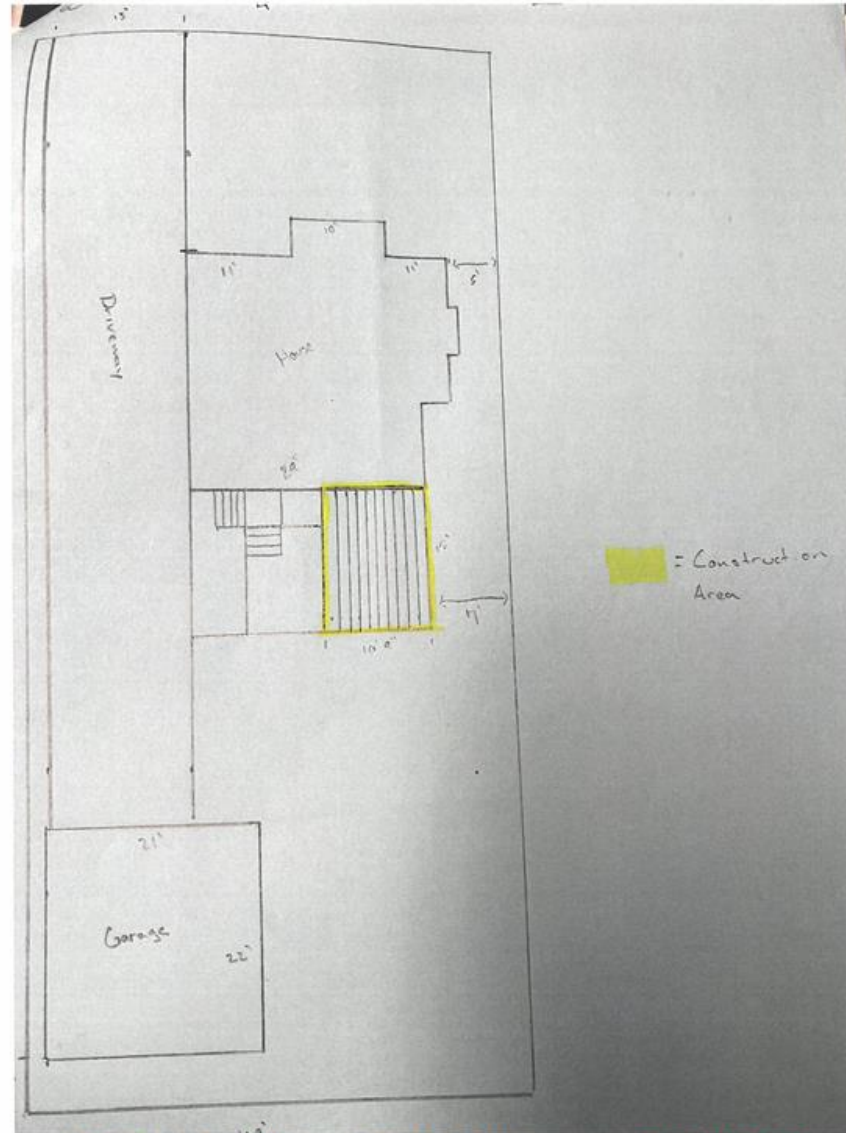
Site Location







Site Plan



Received July 16, 2021

Planning & Design

21-VARIANCE-0102

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

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