

# **21-VARIANCE-0139**

## **Churchill Road Variance**



**Louisville Metro Board of Zoning Adjustment**  
**Public Hearing**

**Zach Schwager, Planner I**  
**October 18, 2021**

# Request

- **Variances:** from City of St. Matthews Development Code section 4.7.C.2.c to allow a detached garage to encroach into the required street side yard setback.

Location	Requirement	Request	Variance
Street Side Yard	25 ft.	5.1 ft.	19.9 ft.

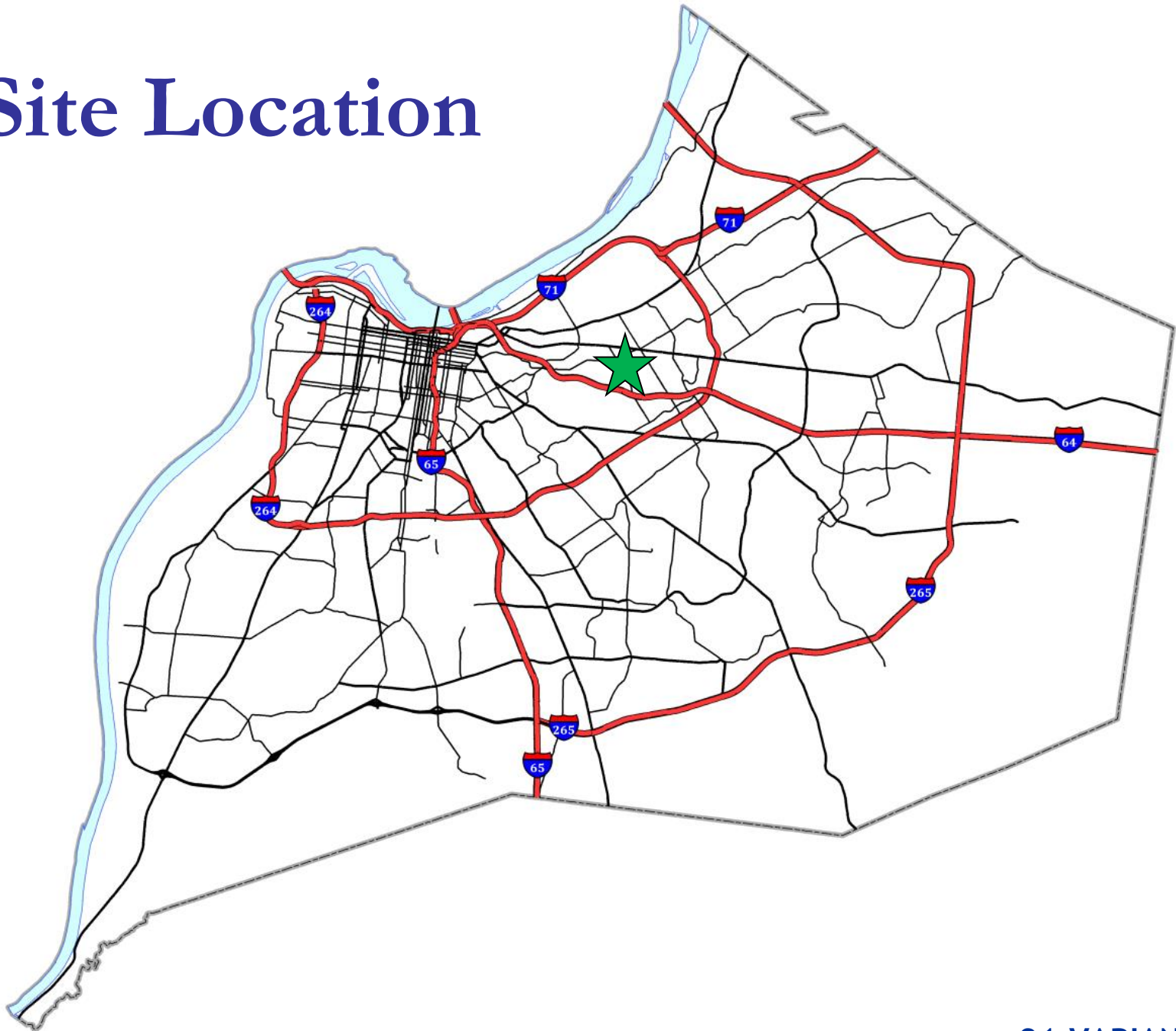
# Case Summary / Background

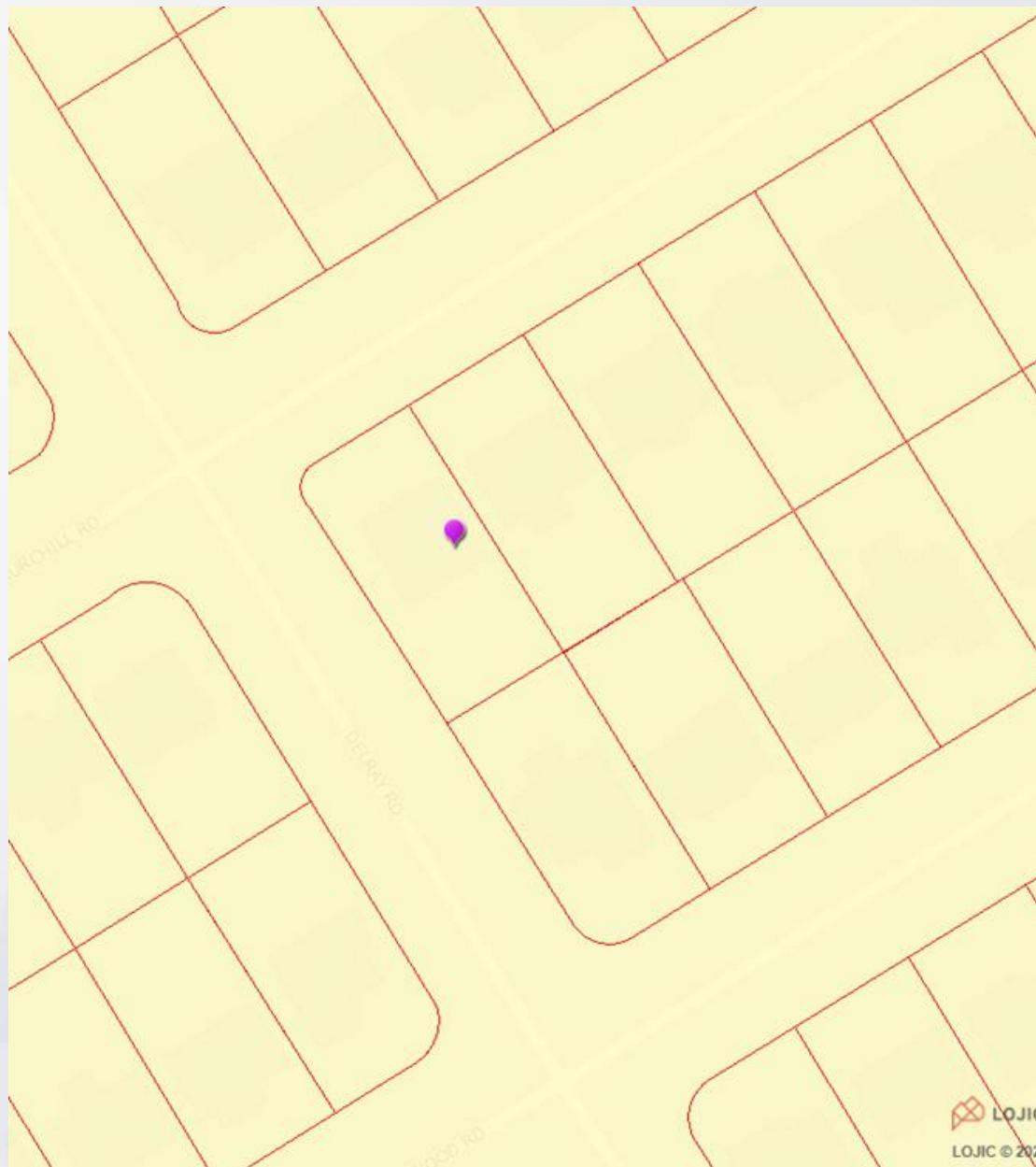
- The subject property is zoned R-5 Residential Single-Family and is in the Neighborhood Form District.
- It is on the southeast corner of Churchill Road and Delray Road in the City of St. Matthews.

# Case Summary / Background

- The site has a 1 ½ story single-family residence and the applicant is proposing to construct a new larger detached garage in the same location as the original garage.
- The proposed garage will have the same setback as the original garage.

# Site Location

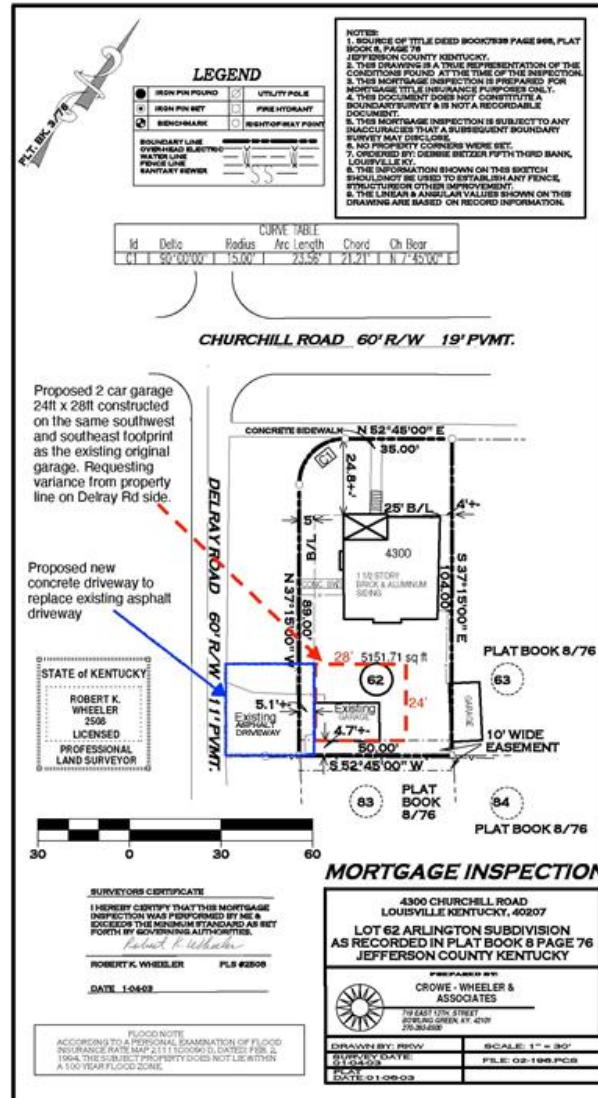








# Site Plan





# Site Photos-Subject Property





# Site Photos-Subject Property





# 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 4.7.C.2.c to allow a detached garage to encroach into the required street side yard setback.  
Approve/Deny

Location	Requirement	Request	Variance
Street Side Yard	25 ft.	5.1 ft.	19.9 ft.