

16VARIANCE1056

Schnitzelburg Container Homes



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

**Joel Dock, Planner I
August 29, 2016**

Request(s)

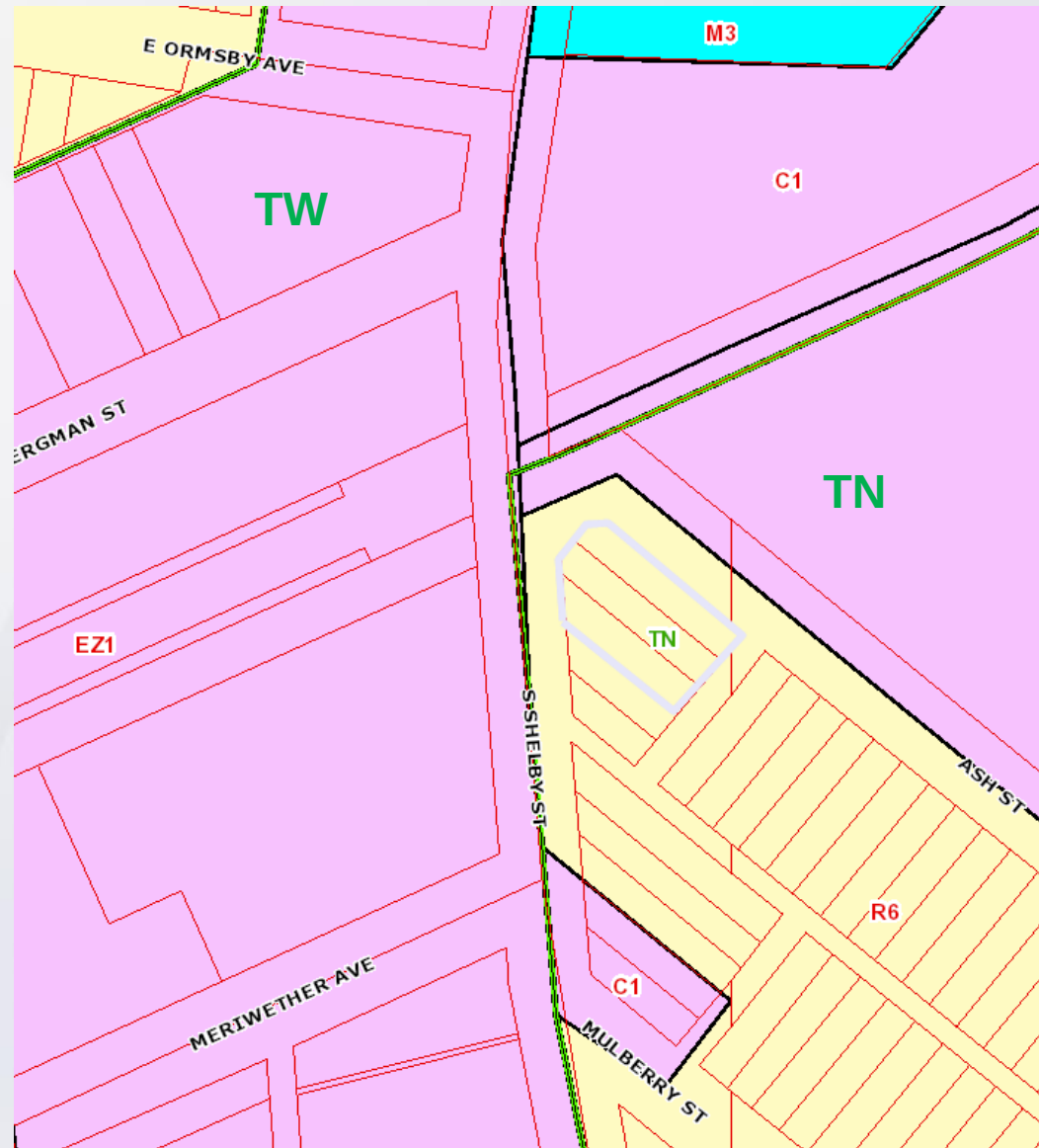
- **Variance** from the Land Development Code (LDC), section 5.2.2 to allow principal structures to encroach into the minimum front yard setback on 1337 & 1333 S Shelby Street
- **Variance** from the Land Development Code (LDC), section 5.2.2 to allow a principal structure to exceed the maximum front yard setback on 800 Ash Street
- **Variance** from the Land Development Code (LDC), section 5.4.1.E to allow the accessory use area to encroach into the required side, street side (800 Ash St only), and rear yards for all lots.

Location	Requirement	Request	Variance
Front (1337 S. Shelby St)	Min. 15'	7'10"	7'2"
Front (1333 S. Shelby St)	Min. 15'	6'5" & 13'	8'7" & 2'
Front (800 Ash St)	Max. 25'	38' & 28'4"	13' & 3'4"
Side	Min. 2'	0'	2'
Street side	Min. 3'	0'	3'
Rear	Min. 5'	0'	5'

Case Summary

- Three 2-story single-family dwelling units on three parcels
- Located at the intersection of S. Shelby Street and Ash Street in the Schnitzelburg neighborhood
- Constructed of shipping containers and will include:
 - Rear balconies and patios
 - Roof-top decks
 - Heavy use of side and rear windows, and
 - Front entrances facing the primary street (S. Shelby St).
- Vehicular access will be provided from the rear alley
- Overall design and development of the project is being considered as a whole

Zoning/Form Districts



Aerial Photo/Land Use







Ash Street

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Subject site rear alley and proposed
accessory use area location



Ash Street

S. Shelby Street

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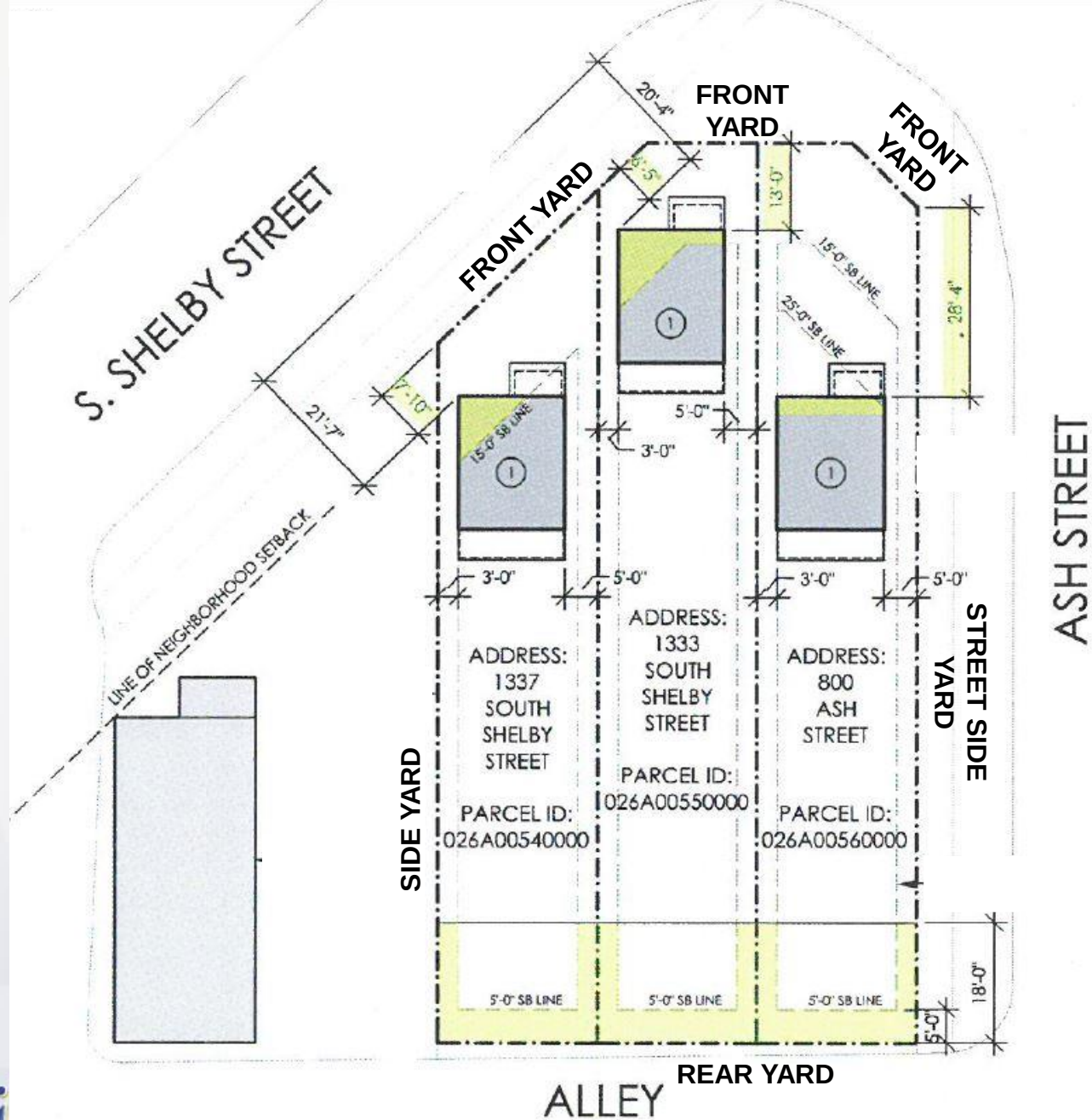


Grocery (Save-a-lot)

Ash Street

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Rear alley





S. Shelby Street

Ash Street

Staff Analysis and Conclusions

- Variance request appears to be adequately justified and meets the standard of review
- Based upon the information in the staff report, the testimony and evidence provided at the public hearing, the Board of Zoning Adjustment must determine if the proposal meets the standard for granting a variance established in the Land Development Code.

Required Actions

- **APPROVE** or **DENY** the variances from LDC, section 5.2.2 to allow principal structures to encroach into the minimum front yard setback on 1333 & 1337 S Shelby Street
- **APPROVE** or **DENY** the variance from LDC, section 5.2.2 to allow a principal structure to exceed the maximum front yard setback on 800 Ash Street
- **APPROVE** or **DENY** the variances from LDC, section 5.4.1.E to allow the accessory use area to encroach into the required side, street side (800 Ash St only), and rear yards for 1337 S. Shelby Street, 1333 S. Shelby Street, and 800 Ash Street

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