

Board of Zoning Adjustment

Staff Report

May 4, 2026



Case No:	26-VARIANCE-0041
Project Name:	Claremont Avenue Variance
Location:	101 Claremont Avenue
Applicant:	Paul & Emilie Pfeiffer
Representative:	Paul Pfeiffer
Jurisdiction:	Louisville Metro Government
Council District:	9 – Andrew Owen
Case Manager:	Zach Schwager, Planner I

REQUEST

- **Variance** from Land Development Code (LDC) Table 5.1.12.A.2.e to allow a structure to encroach into the required infill street side yard setback and section 5.4.1.D to reduce the private yard area.

Location	Requirement	Request	Variance
Street Side Yard	11 ft.	0 ft.	11 ft.
Private Yard Area	500 sq. ft.	0 sq. ft.	500 sq. ft.

CASE SUMMARY

The site is approximately 0.2 acres and is in the R-5 Single-Family Residential zoning district and Traditional Neighborhood form district. It is located on the eastern corner of Claremont Avenue and Arterburn Avenue. The applicant is proposing to construct a carport that would encroach into the required street side yard setback and reduce the private yard area.

STAFF FINDING

The requested variance is adequately justified for approval based on the analysis contained in the standard of review.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR VARIANCE

1. The requested variance will not adversely affect public health, safety, or welfare, and will not cause a hazard or nuisance to the public.

STAFF: The requested variance will not adversely affect the public health, safety, or welfare, because the proposed structure would not impact vision clearance or any other public health or safety issue.

2. The requested variance will not alter the essential character of the general vicinity and will not allow an unreasonable circumvention of the requirements of the zoning regulations.

STAFF: The requested variance will not alter the essential character of the general vicinity as there are a variety of accessory structures in the area that encroach into setbacks.

3. The requested variance arises from circumstances which do not generally apply to land in the general vicinity, or in the same zone.

STAFF: The requested variance does not arise from circumstances which do generally apply to land in the general vicinity, or in the same zone as the subject property is similar to the neighboring properties.

4. The strict application of the provision of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.

STAFF: The strict application of the provision of the regulation would deprive the applicant of the reasonable use of the land because the structure is proposed to be placed on a street that serves as an alley.

5. The circumstances are the result of action of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought.

STAFF: The circumstances are the result of action of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought as work has begun on the proposed alterations for which the variance is being requested.

REQUIRED ACTION

- **APPROVE** or **DENY** the **Variance** from Land Development Code (LDC) Table 5.2.2 to allow a structure to encroach into the required street side yard setback and section 5.4.1.D to reduce the private yard area.

NOTIFICATION

Date	Purpose of Notice	Recipients
4/17/2026	Hearing before Board of Zoning Adjustment	1 st tier adjoining property owners and current residents
4/16/2026		Registered Neighborhood Groups in Council District 9

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

2. Aerial Photograph

