

19-VARIANCE-0061
S. Shelby Street Variance



Louisville Metro Board of Zoning Adjustment
Public Hearing

Zach Schwager, Planner I
December 16, 2019

Request

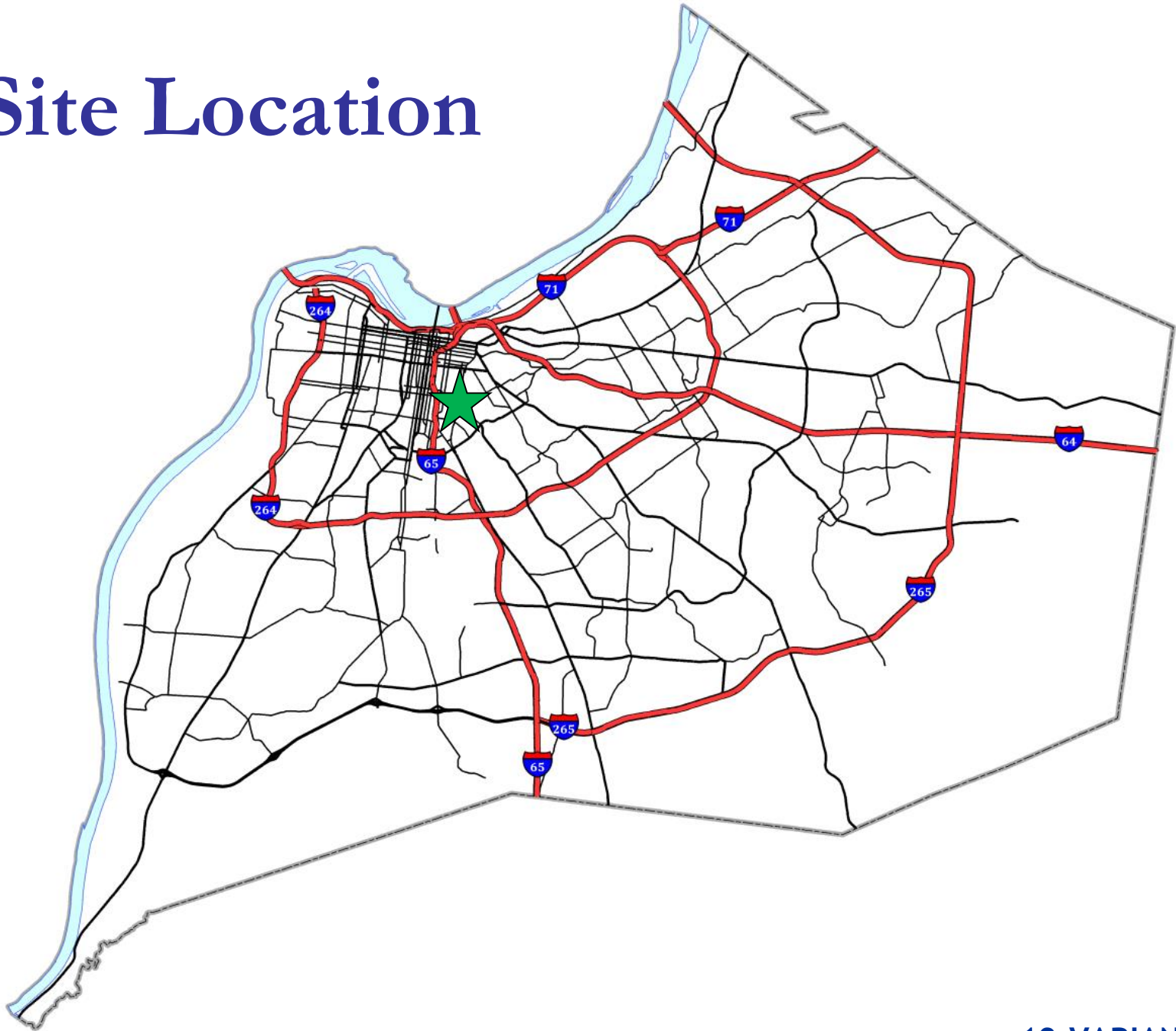
- **Variance:** from Land Development Code table 5.2.2 to allow a structure to encroach into the required street side yard setback.

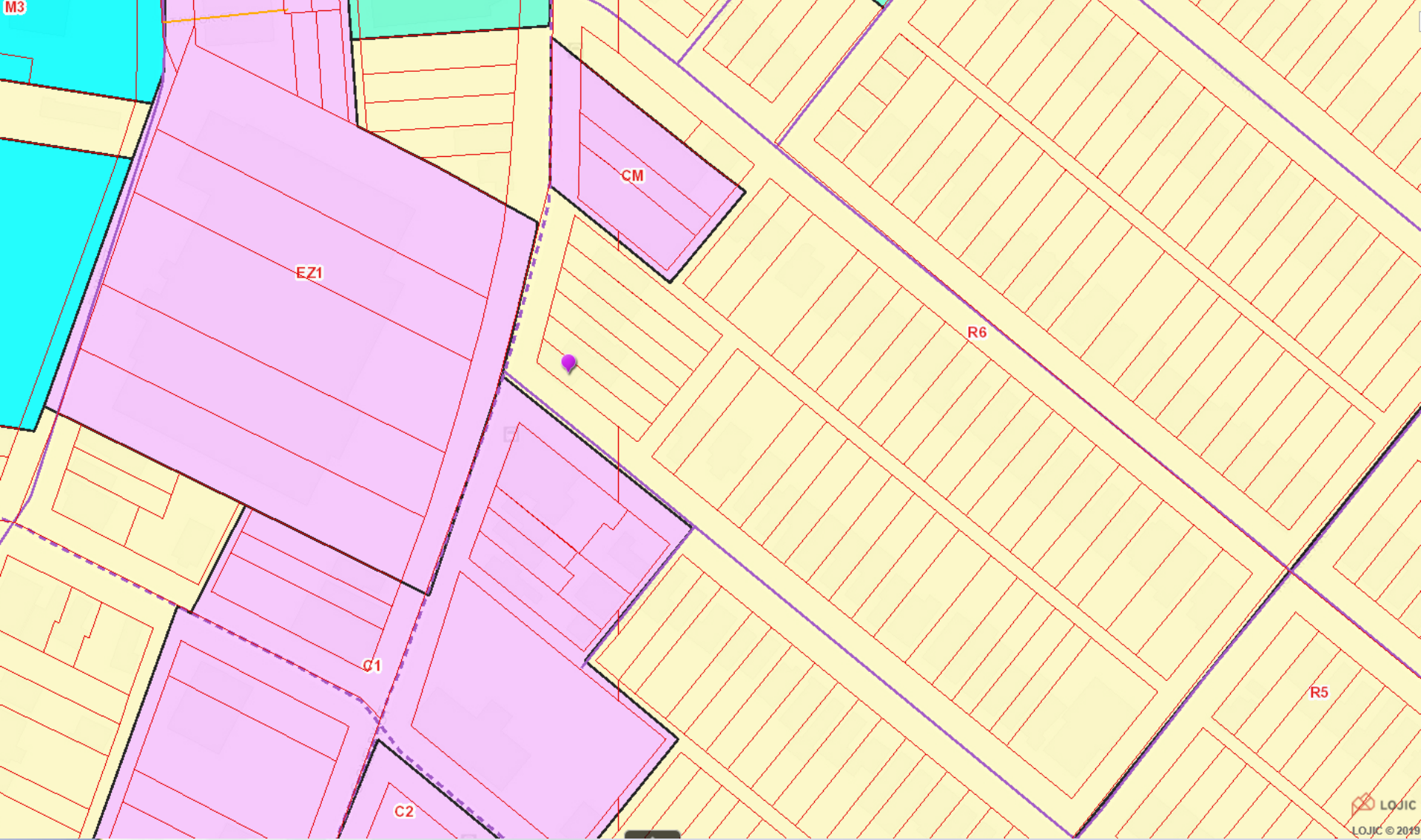
Location	Requirement	Request	Variance
Street Side Yard	3 ft.	0 ft.	3 ft.

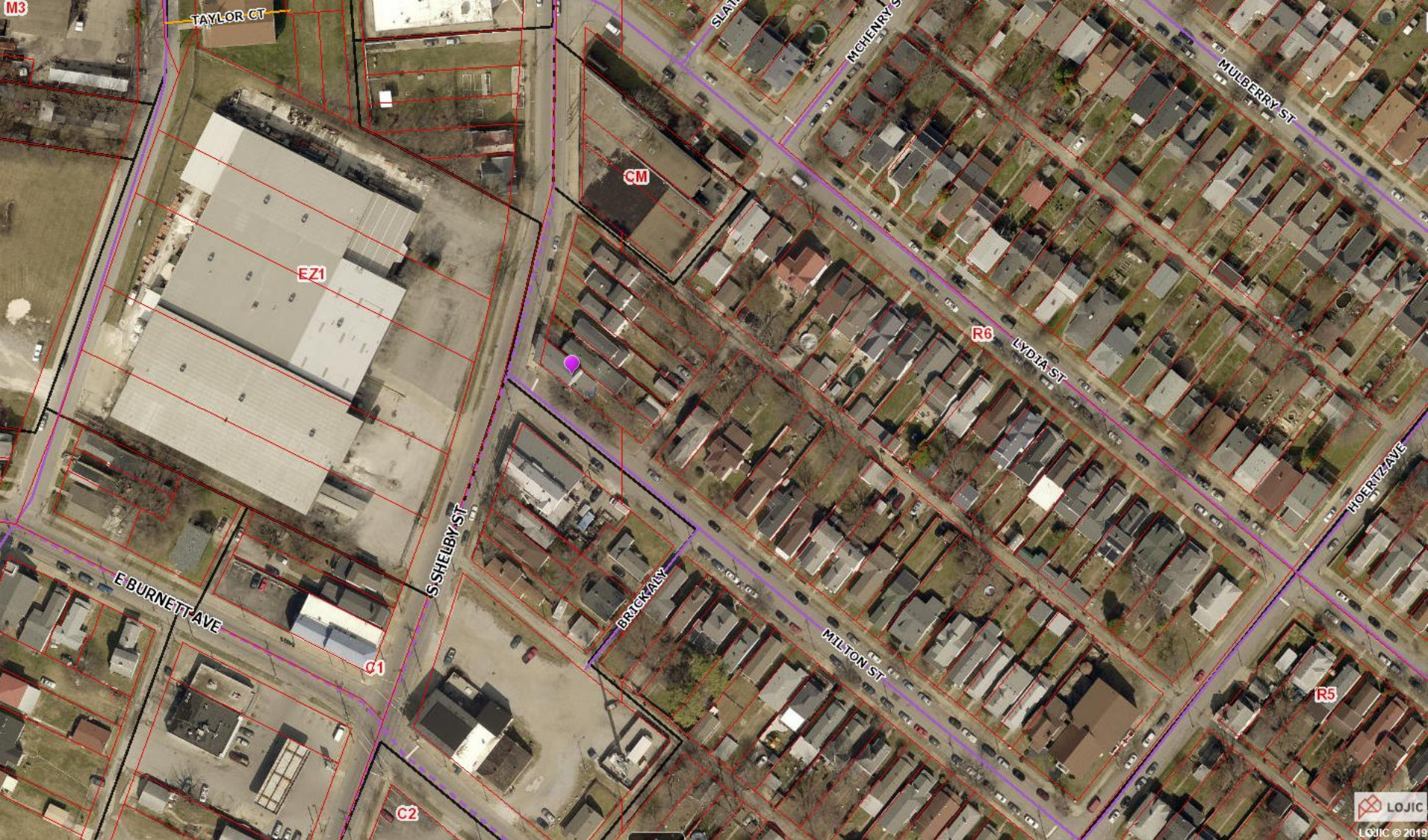
Case Summary / Background

- The subject property is located in the Schnitzelburg neighborhood on the east side of S. Shelby Street and contains a two-story commercial structure. The applicant is proposing to construct a garage at the rear of the property that will encroach into the required street side yard setback.

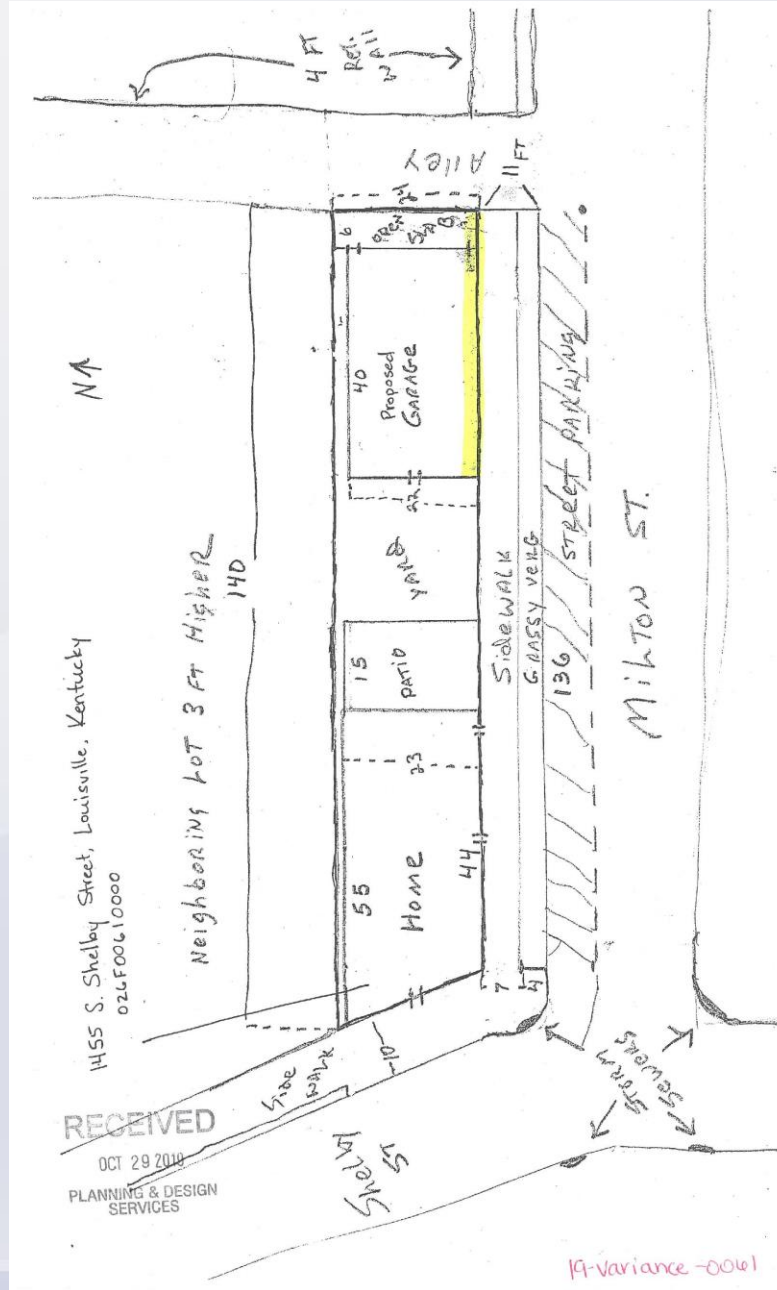
Site Location







Site Plan



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Conclusion

- The variance request appears to be adequately justified and meets the standard of review.

Required Action

- **Variance:** from Land Development Code table 5.2.2 to allow a structure to encroach into the required street side yard setback. Approve/Deny

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