

18VARIANCE1002

2335 Lindsey Drive Garage



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

**Dante St. Germain, Planner I
February 19, 2018**

Requests

- **Variance:** from City of Shively Land Development Code table 5.3.1 to allow a structure to encroach into the required street side yard setback

Location	Requirement	Request	Variance
Street Side Yard	25 ft.	3 ft.	22 ft.

Case Summary / Background

- The subject property is located in the City of Shively.
- The applicant proposes to construct a new detached garage at the end of the existing driveway, encroaching into the required street side yard setback.
- Infill regulations do not apply to accessory residential structures in the Neighborhood form district in the City of Shively Land Development Code (section 5.3.1.C.1.a.i).

Zoning/Form Districts

Subject Property:

- Existing: R-5/Neighborhood

Adjacent Properties:

- North: R-5/Neighborhood
- South: R-5/Neighborhood
- East: R-5/Neighborhood
- West: R-5/Neighborhood



2335 Lindsey Drive
feet

140
Map Created: 2/7/2018



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COUNTY METROPOLITAN SEWER DISTRICT (MSD),
LOUISVILLE WATER COMPANY (LWC),
LOUISVILLE METRO GOVERNMENT and
JEFFERSON COUNTY PROPERTY VALUATION
ADMINISTRATOR (PVA). All Rights Reserved.

Aerial Photo/Land Use

Subject Property:

- Existing: Single Family Residential

Adjacent Properties:

- North: Single Family Residential
- South: Single Family Residential
- East: Single Family Residential
- West: Single Family Residential



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feet

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Site Photos-Subject Property



The front of the subject property.

Site Photos-Subject Property



The property to the right of the subject property.

Site Photos-Subject Property



The property across Quinn Drive.

Site Photos-Subject Property



The property across Lindsey Drive.

Site Photos-Subject Property



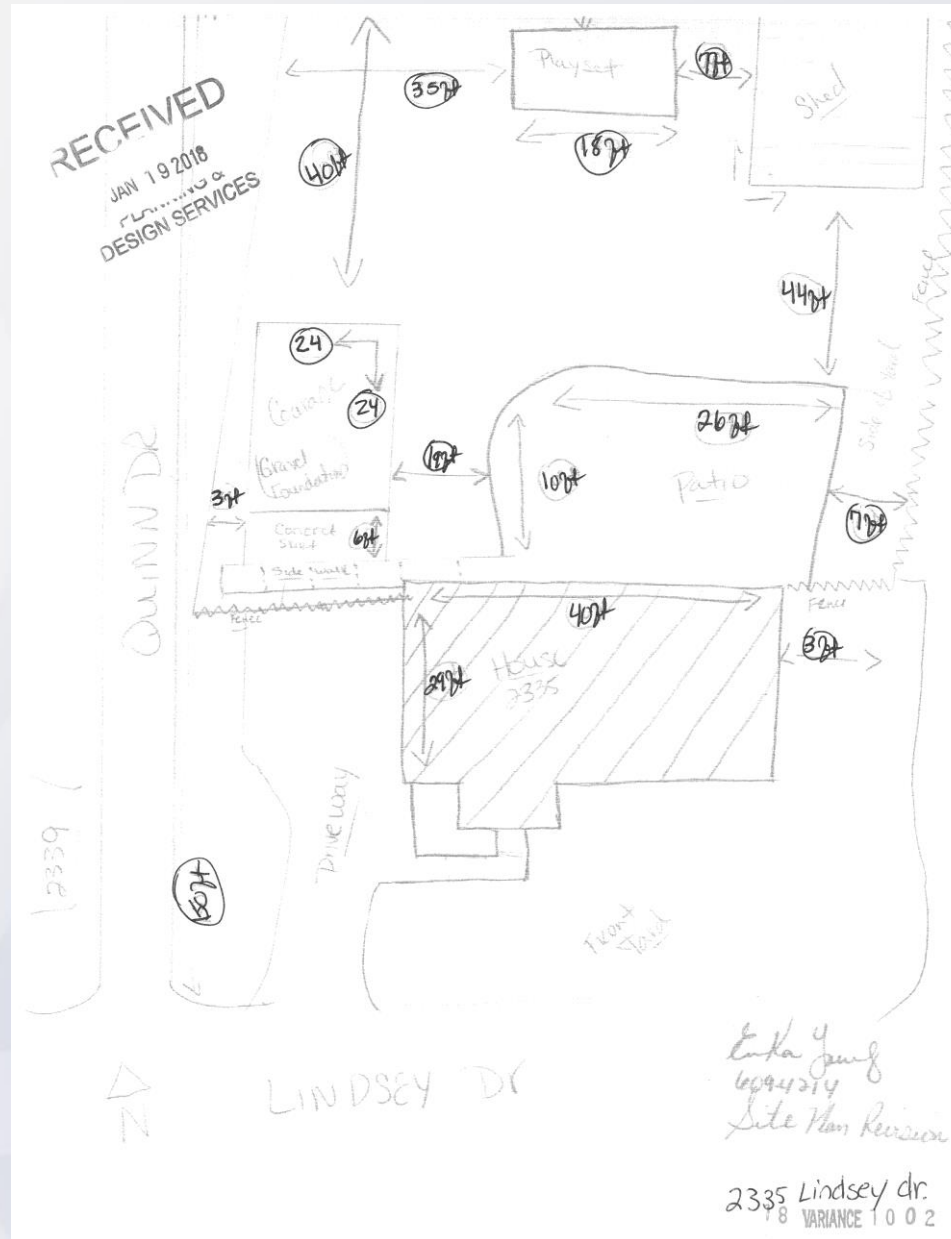
The proposed location of the garage.

Site Photos-Subject Property



The location of the requested variance.

Site Plan



Conclusions

- The variance request appears to be adequately justified and meets the standard of review.
- Must determine if the proposal meets the standard of review for granting a variance as established in the City of Shively Land Development Code, from table 5.3.1 to allow a structure to encroach into the required street side yard setback.

Required Actions

- **Variance:** from City of Shively Land Development Code table 5.3.1 to allow a structure to encroach into the required street side yard setback. Approve/Deny

Location	Requirement	Request	Variance
Street Side Yard	25 ft.	3 ft.	22 ft.