

**18VARIANCE1029**

**1606 S Shelby Street Addition**



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

**Dante St. Germain, Planner I**

**April 30, 2018**

# Requests

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

Location	Requirement	Request	Variance
Side Yard Setback	3 ft.	2.5 ft.	0.5 ft.

# Case Summary / Background

- The subject property is located in the Merriwether neighborhood and contains a one-story single-family residence.
- The applicant proposes to construct a new second-story addition onto the existing structure, to encroach into the side yard setback by the same amount as the existing structure's encroachment.
- The existing structure encroaches by 0.5 feet.

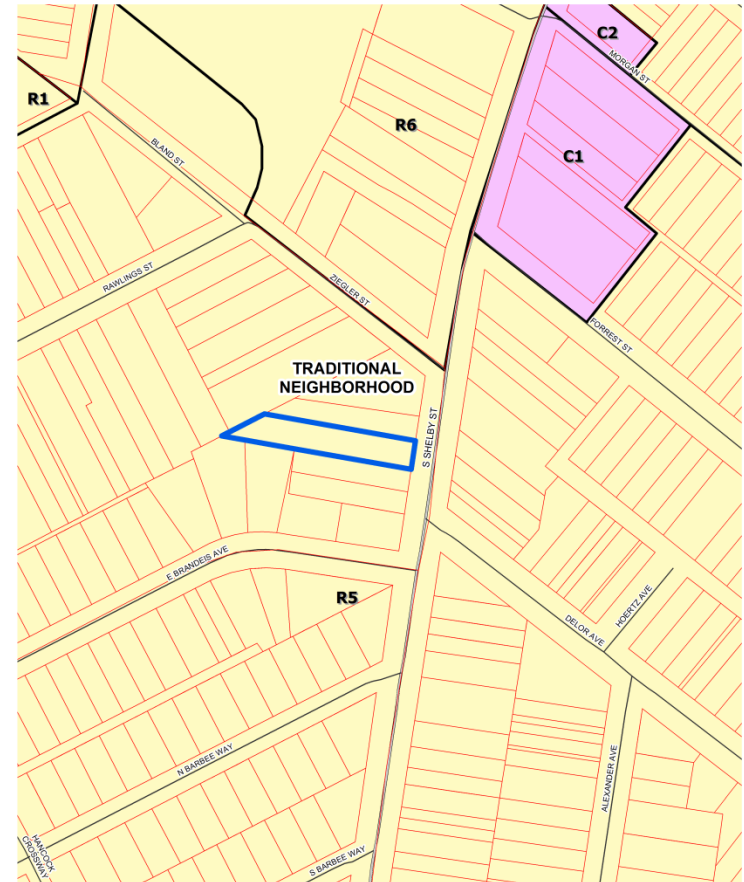
# Zoning/Form Districts

## Subject Property:

- Existing: R-5/Traditional Neighborhood

## Adjacent Properties:

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



1606 S Shelby Street  
feet



Map Created: 4/19/2018



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# 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



1606 S Shelby Street  
feet



50  
Map Created: 4/19/2018



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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 to the left of the subject property.



# Site Photos-Subject Property



The properties across S Shelby Street.

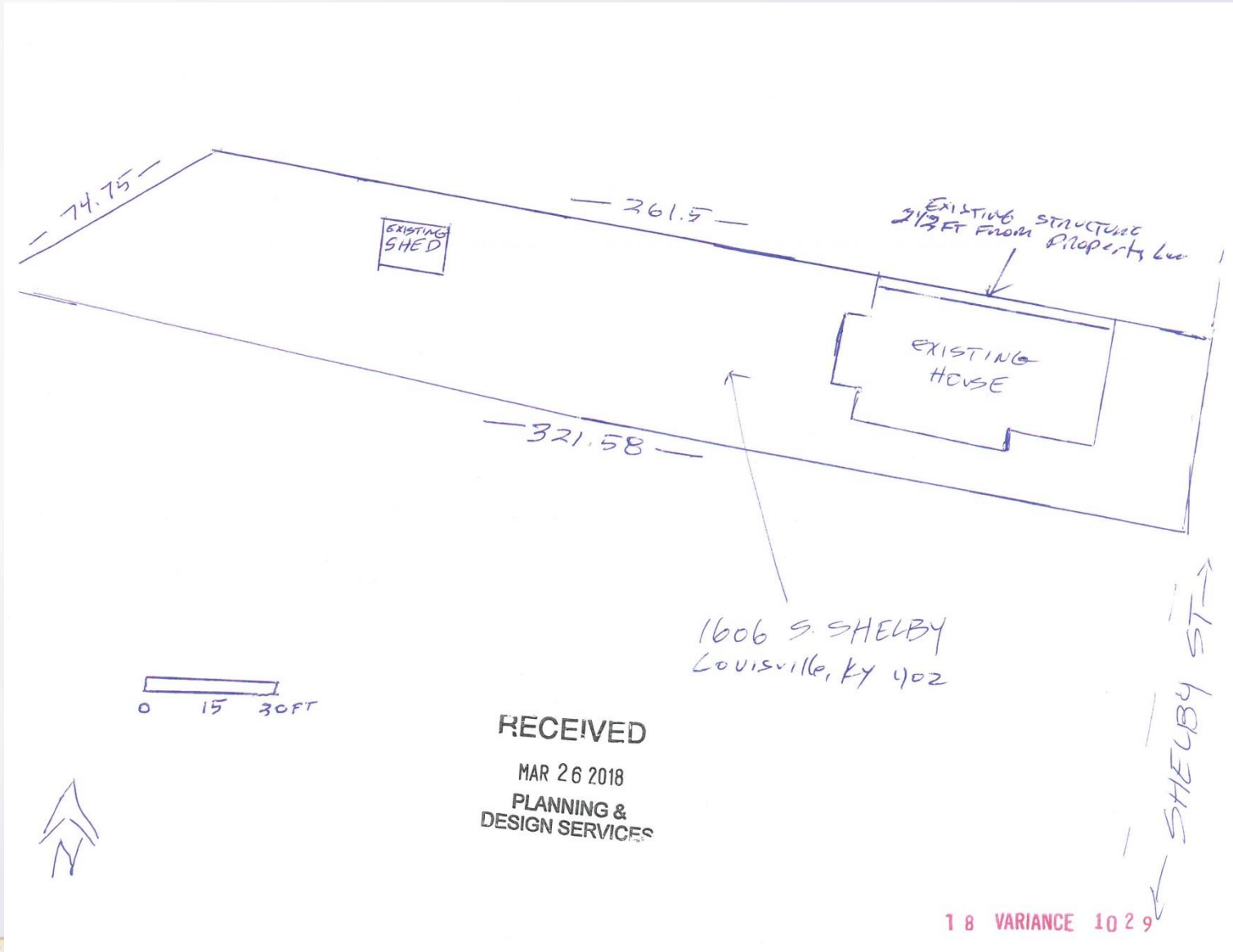


# Site Photos-Subject Property



The location of the requested variance.

# Site Plan

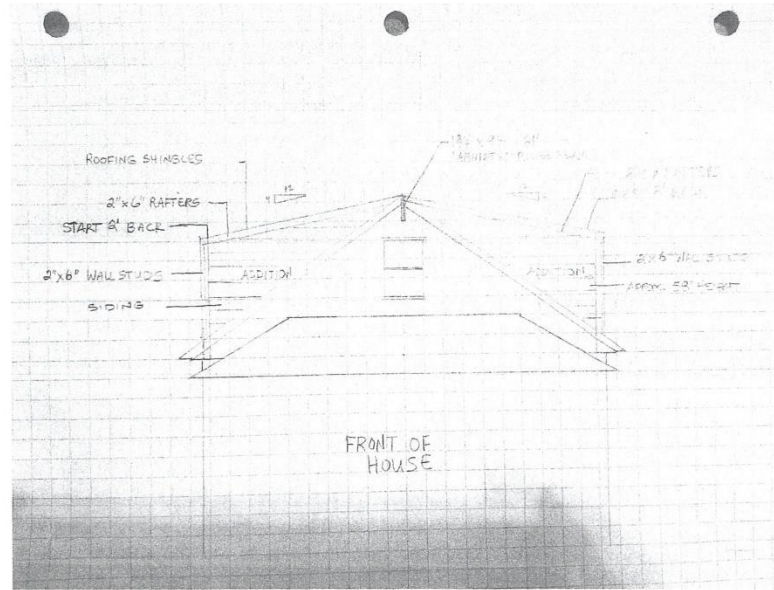




# Elevations

3/1/2018

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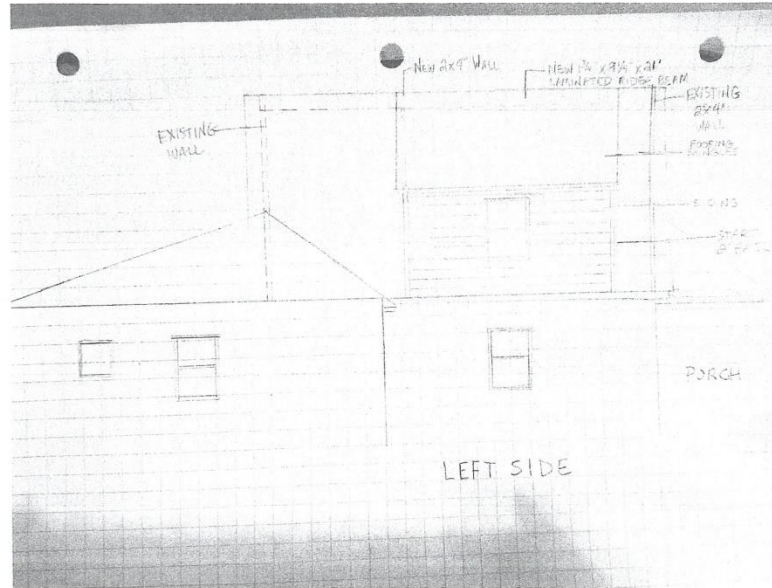
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18 VARIANCE 1029

# Elevations

3/1/2018

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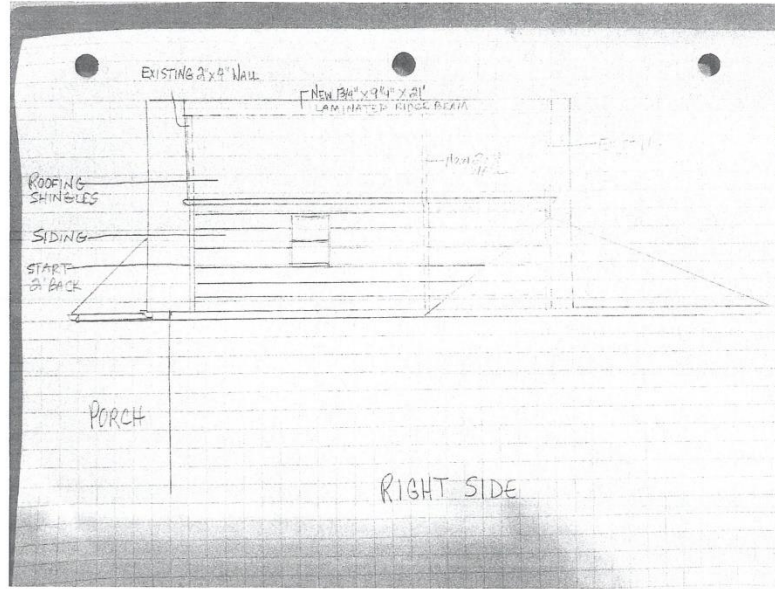
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# Elevations

3/1/2018

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# 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 Land Development Code, from table 5.2.2 to allow a structure to encroach into the required side yard setback.

# Required Actions

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

Location	Requirement	Request	Variance
Side Yard Setback	3 ft.	2.5 ft.	0.5 ft.