

18VARIANCE1086 914 S. Shelby Street



Louisville Board of Zoning Adjustment Public Hearing

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January 22, 2019

Request

- **Variance** to permit a structure to encroach into a required side yard (LDC 5.2.2.)

Location	Requirement	Request	Variance
Minimum side yard	3 ft	0 ft	3 ft

Case Summary/Background

- Site located on the west side of S. Shelby Street between E. Breckinridge and Caldwell Streets
- Adjoined by single-family residential uses to the north, south and west and single-family residential and vacant property to the east
- Applicant is proposing a two-story rear addition to an existing single-family residence
- Proposed addition will maintain existing 0 ft side yard

Zoning / Form District

Subject Site

Existing: U-N/Traditional Neighborhood

Proposed: To remain as existing

Adjoining Sites

North/South/West: U-N/Traditional Neighborhood

East: OR-2/Traditional Neighborhood



Land Use

Subject Site

Existing: Single-Family Residential

Proposed: To remain as existing

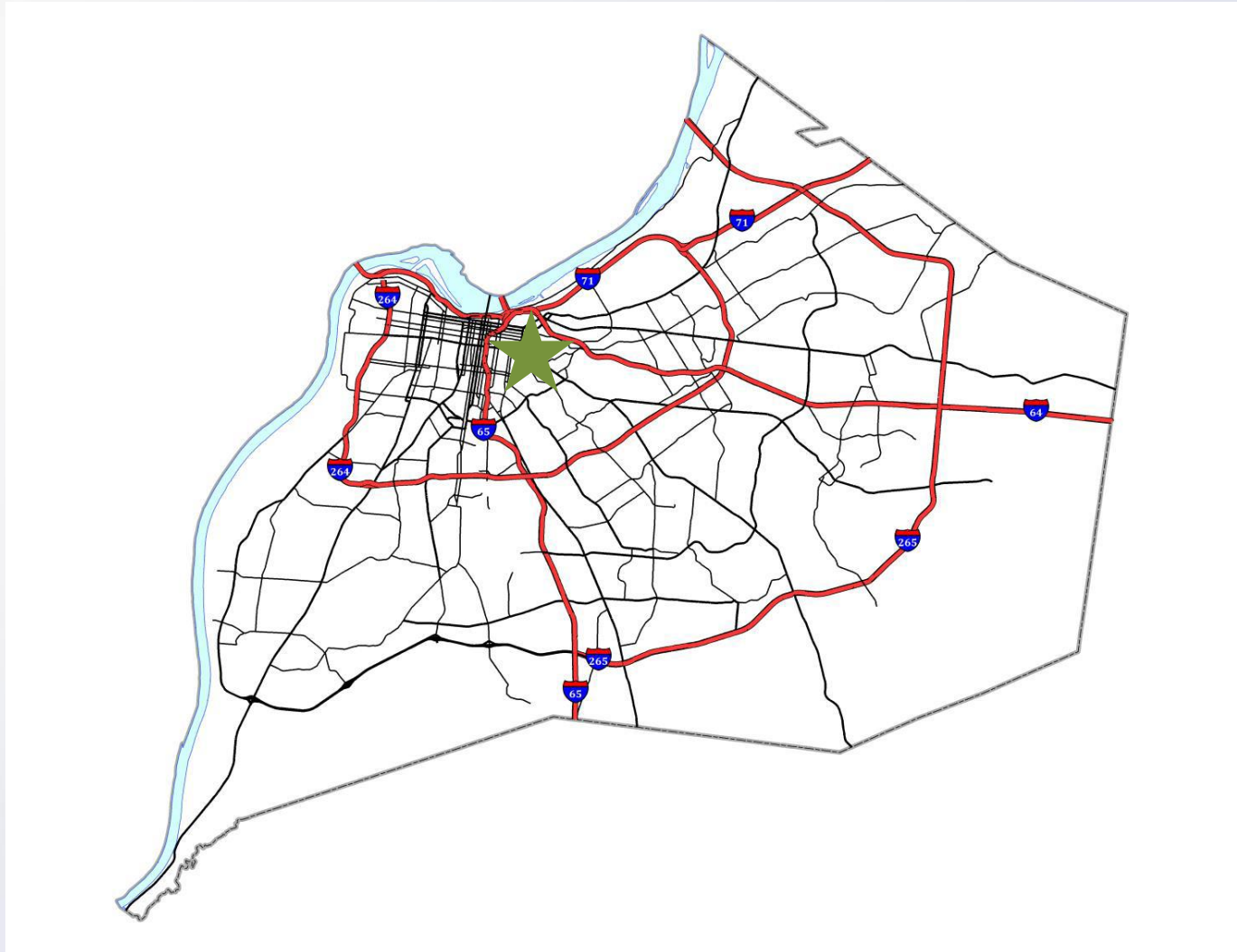
Adjoining Sites

North/South/West: Single-Family Residential

East: Single-Family Residential, Vacant



Site Location



Site Photos



Subject Site

Site Photos



Adjoining Property to North

Site Photos



Adjoining Property to South

Site Photos



Across Street to East

Site Photos



Rear From Alley

Proposed Sign



Side Yard from Street

Proposed Sign



Side Yard from Rear

Conclusions

- Staff finds that the requested variance is adequately justified and meets the standard of review
- Based upon the information in the staff report, the testimony and evidence provided at the public meeting, the Board of Zoning Adjustment must determine if the proposal meets the standards established in the LDC for the requested variance

Required Action

Approve or Deny

- **Variance** to permit a structure to encroach into a required side yard (LDC 5.2.2.)

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