



26-VARIANCE-0058

Board of Zoning Adjustment
Staff Report
August 3, 2026

Front Yard Variance

Location: 1865 Brownsboro Rd
Applicant: Seba Bawah
Representative: Seba Bawah
Jurisdiction: Louisville Metro
Council District: 4 – Ken Herndon
Case Manager: Mollie Share, Planner I

REQUESTS & RECOMMENDED ACTIONS

1. **26-VARIANCE-0058:** Variance from Land Development Code Section 5.1.12.A.2.a to allow a principal structure to exceed the required front yard infill setback (Proposed Setback of 50 feet, for a Variance of 29 feet)

- Staff finds the justification for the request is adequate and recommends the Board of Zoning Adjustment **APPROVE** the Variance

CASE SUMMARY

The site is approximately 0.12 acres and is in the R-6 Multi-Family Residential zoning district and Traditional Neighborhood form district. It is located east of the Brownsboro Road and Mellwood Avenue intersection, south of Interstate-71. The site is currently undeveloped. The applicant is proposing to construct a 1,618 square foot single-family house that would exceed the front yard infill setback along Brownsboro Road; therefore, a variance is required.

STANDARD FOR REVIEW AND STAFF ANALYSIS FOR 26-VARIANCE-0058

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 FINDING: The requested variance will not adversely affect the public health, safety, or welfare because the proposed building would not impact vision clearance or any other public health or safety issue. Additionally, the structure will be required to comply with all applicable building code regulations.

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 FINDING: The requested variance will not alter the essential character of the general vicinity as there are a variety of principal structure placements along Brownsboro Road, including across the street from the subject property where the parcels are subject to a large change in grade. Additionally, the four areas of Traditional residential site design will be met.

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

STAFF FINDING: The requested variance does not arise from circumstances which do not generally apply to land in the general vicinity or in the same zoning district as the subject property is similar in shape and size to other properties in the area.

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 FINDING: The strict application of the provision of the regulation would create an unnecessary hardship on the applicant because it poses potentially dangerous situations for their children without relief from this regulation. One of the applicant's children has a high elopement risk, and placing their house close to a major arterial road would create a potentially dangerous situation and cause unnecessary hardship on the applicant.

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 FINDING: The circumstances are not the result of action of the applicant taken subsequent to the adoption of the zoning regulations from which relief is sought as the work has not begun on the proposed structure for which the variance is being requested.

NOTIFICATION

DATE	PURPOSE OF NOTICE	RECIPIENTS
7/10/2026	Hearing before Board of Zoning Adjustment (BOZA)	1st tier adjoining property owners and current residents
7/10/2026	Hearing before BOZA	Registered Neighborhood Groups in Council District 4
7/21/2026	Hearing before BOZA	Sign Posting on property.

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



1865 Brownsboro Rd

Friday, June 26, 2026 | 3:40 PM



LOJIC © 2026

This map is not a legal document and should only be used for general reference and identification

2. Aerial Photograph

