

Board of Zoning Adjustment

Staff Report

June 1, 2026



Case No:	26-VARIANCE-0057
Project Name:	Bowman Warehouse
Location:	2421 Bowman Ave
Applicant:	Charles Allen
Representative:	Architectural Investments
Jurisdiction:	Louisville Metro
Council District:	15 – Jennifer Chappell
Case Manager:	Catherine Gomez, Planner I

REQUEST

- **Variance** from Land Development Code (LDC) Table 5.2.2 to allow a principal structure to encroach into the required side yard setback.

Location	Requirement	Request	Variance
Side Yard Setback	10 ft	4 ft 4in	5 ft 8 in

CASE SUMMARY

The subject site is approximately 0.2 acres and is zoned M-1 Industrial and in the Traditional Neighborhood form district, near the intersection of Bowman Avenue and Reed Street. The site is currently developed, but the applicant is proposing to demolish the existing structure and construct a 6,350sf warehouse on site. The proposed principal structure is encroaching into the required 10 foot side yard setback on the southern property line adjacent to similar industrial use in the general vicinity.

STAFF FINDING

The requested variance is adequately justified for approval based on the analysis contained in the standard of review.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR VARIANCE

1. The requested variance will not adversely affect the public health, safety, or welfare and will not cause a hazard or nuisance to the public.

STAFF: The requested variance will not adversely affect the public health, safety, or welfare, or cause a hazard or nuisance to the public as the proposed structure will be constructed in accordance with applicable building codes to ensure safety and structural integrity.

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: 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 as

the general area follows the Traditional Neighborhood form district pattern of development. The Traditional Neighborhood Form District intends to promote development and redevelopment consistent and compatible with the distinct site and community design elements of a traditional neighborhood according to the Land Development Code. The proposed principal structure follows the same setbacks as similar industrial uses in the general vicinity.

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

STAFF: The requested variance does not arise from circumstances which do not generally apply to land in the general vicinity or in the same zone, because this lot is similar in size and shape to other lots in the surrounding area, which also feature similar setbacks.

4. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.

STAFF: The strict application of the provisions of the regulation would create an unnecessary hardship on the applicant as adherence to the setback standards would not permit the applicant to construct a permit use on a vacant lot. The applicant states that the lot is constrained in size and a smaller size warehouse to meet the setbacks would not be economically viable.

5. The circumstances are the result of action of the applicant taken subsequent to the adoption of the zoning regulations from which relief is sought.

STAFF: 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 applicant has requested the Variance prior to beginning construction.

REQUIRED ACTION

- **APPROVE** or **DENY** the **Variance** from Land Development Code (LDC), Table 5.2.2 to allow a principal structure to encroach into the required side yard setback.

NOTIFICATION

Date	Purpose of Notice	Recipients
5/15/26	Hearing before BOZA	1 st tier adjoining property owners and current residents. Registered Neighborhood Groups in Council District 15
5/20/26	Hearing before BOZA	Sign Posting on property

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



