26-VARIANCE-0085

Board of Zoning Adjustment
Staff Report
July 20, 2026

Camp Ground Road Storage

Location:	3304 Camp Ground Road
Applicant:	Acosta Realty LLC
Representative:	Ed Revers
Jurisdiction:	Louisville Metro
Council District:	1 – Tammy Hawkins
Case Manager:	Abby Bills, Planner I

REQUEST & RECOMMENDED ACTION

1. **26-VARIANCE-0085:** Variance from Land Development Code Section 5.5.1.A.2 to allow the proposed building to exceed the maximum Front Yard and Street Side Yard Setback of 5 feet. (Proposed Front Yard Setback of 25 feet and Street Side Yard Setback of 72 feet, for a Variance of 20 feet and 67 feet, respectively)
   - Staff finds the justification for the request is adequate and recommends the Board of Zoning Adjustment **APPROVE** the Variance

CASE SUMMARY

The subject site is currently zoned M-2 Industrial within the Traditional Workplace Form District on 0.86 acres, located at the intersection of Cane Run Road and Camp Ground Road. The parcel is currently developed as a heavy truck and vehicle sales business. The applicant is proposing to construct a 2,960 square foot storage building on the parcel, adjacent to Cane Run Rd. Buildings on corner lots in Traditional Form Districts must be constructed no more than 5 feet away from the right-of-way line on both streets, therefore a variance is being requested.

TECHNICAL REVIEW

Transportation Planning has provided preliminary approval of the submitted site plan.

STANDARD FOR REVIEW AND STAFF ANALYSIS FOR 26-VARIANCE-0085

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 request to exceed the required setbacks does not impede the safe movement

of vehicles or pedestrians along any right-of-way. 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 the proposed structure will match the setbacks of other nearby structures in the area.

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 arises from circumstances which do not generally apply to land in the general vicinity, or in the same zone as the subject property, as the shape of the subject parcel is unique to the general area. Due to the acute angle of the street corner, the building cannot reasonably be located less than 5 feet away from both rights-of-way.

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 deprive the applicant of the reasonable use of the land as the unique shape of the parcel prohibits the applicant from constructing the building in compliance with the regulation.

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 regulation from which relief is sought as the applicant has not yet constructed the proposed building.

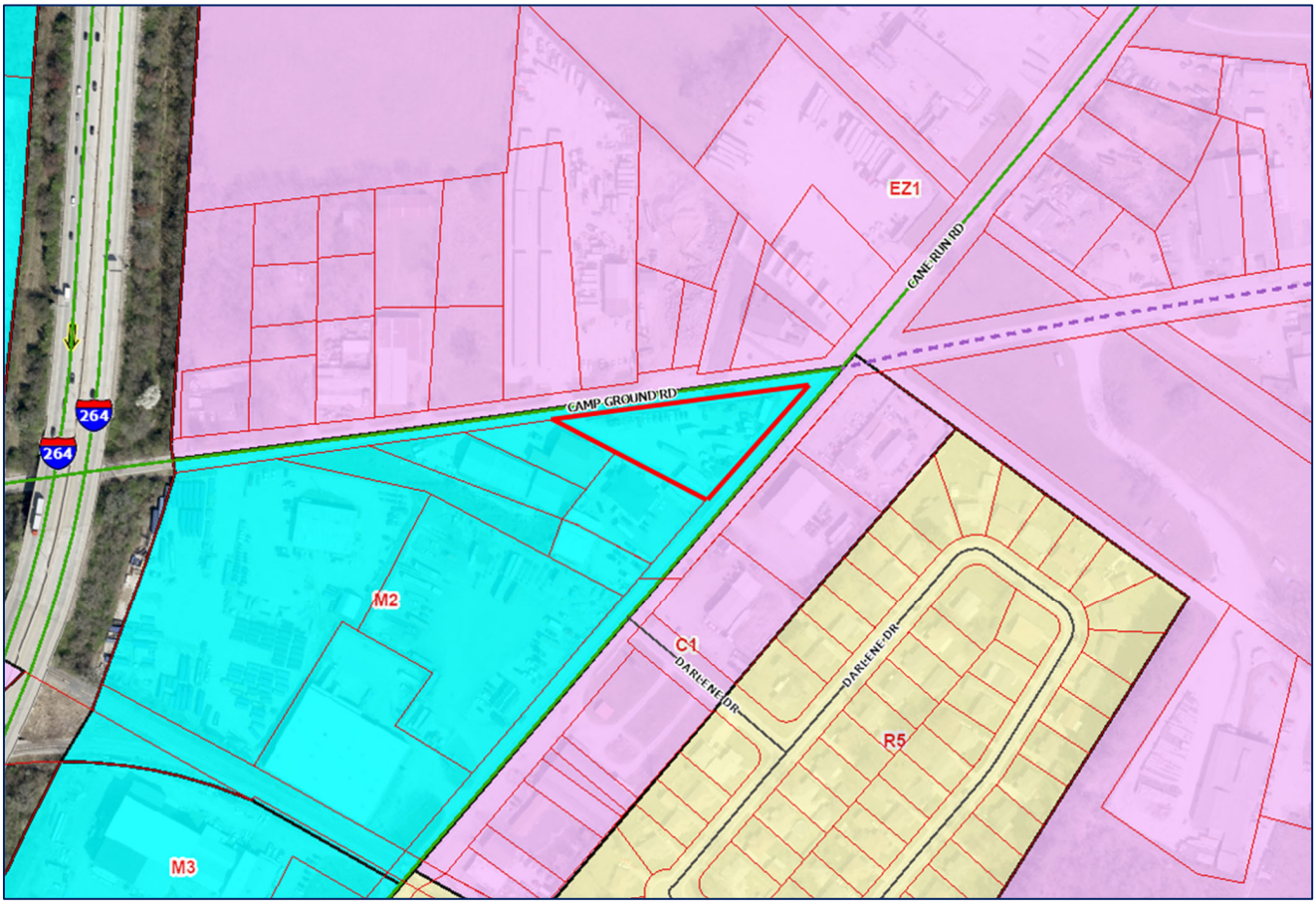
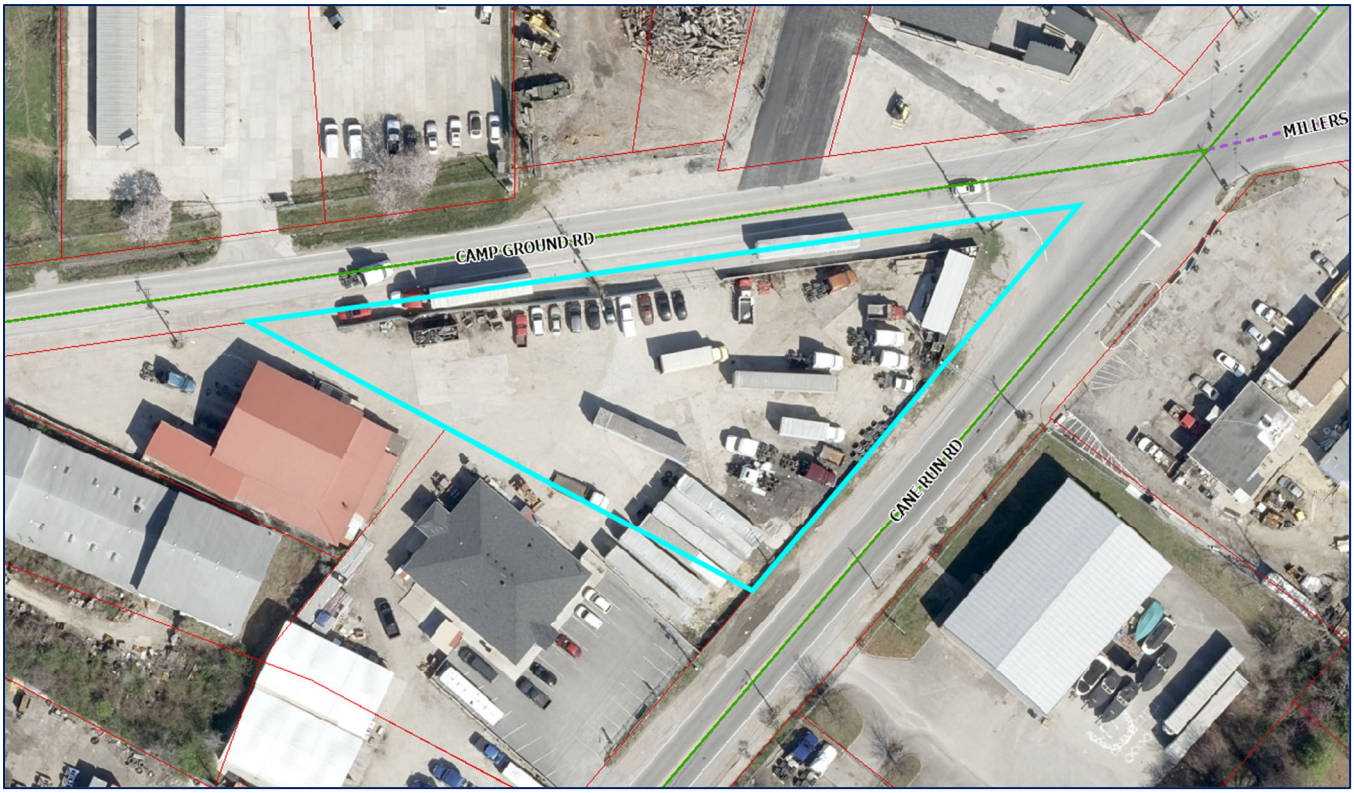
NOTIFICATION

DATE	PURPOSE OF NOTICE	RECIPIENTS
7/2/2026	Board of Zoning Adjustment Public Hearing	1st tier adjoining property owners and current residents; Registered Neighborhood Groups in Council District 1
7/10/2026	Board of Zoning Adjustment Public Hearing	Sign Posting on Property

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



2. Aerial Photograph