26-VARIANCE-0074

Board of Zoning Adjustment
Staff Report
July 20, 2026

Garage Addition Variance

Location:	8202 Delido Road
Applicant:	William Stopinski
Representative:	Killian Contracting
Jurisdiction:	Louisville Metro
Council District:	23 – Jeff Hudson
Case Manager:	Catherine Gomez, Planner I

REQUEST & RECOMMENDED ACTION

1. **Variance** from Land Development Code (LDC) Section 5.4.2.C.3.a to permit an accessory structure to encroach into the required 5 foot rear yard setback.
   - Staff finds the request is adequately justified and recommends the Board of Zoning Adjustment **APPROVE** the Variance.

CASE SUMMARY

The subject site is currently zoned R-4 Single Family Residential within the Neighborhood Form District and on 0.22 acres. The applicant is proposing a 132 square foot addition to an existing detached garage on the property. The required rear yard setback for accessory structures is 5 feet from the property line. The proposed addition is encroaching about 5 inches into the rear yard setback, creating the need for a variance. The applicant proposes using the additional space for storage.

STANDARD FOR REVIEW AND STAFF ANALYSIS FOR VARIANCE

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 each 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 residential properties in the general vicinity maintain similar rear yard setbacks. The addition will follow the site design standards set by the Neighborhood Form District.

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 zone as the subject property is similar in size and width to most of the properties on the block face.

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 reasonable use of the land as the applicant has limited space on site to construct additional storage. The existing site conditions limit expansion options without minor encroachment.

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 requested the Variance prior to constructing the addition.

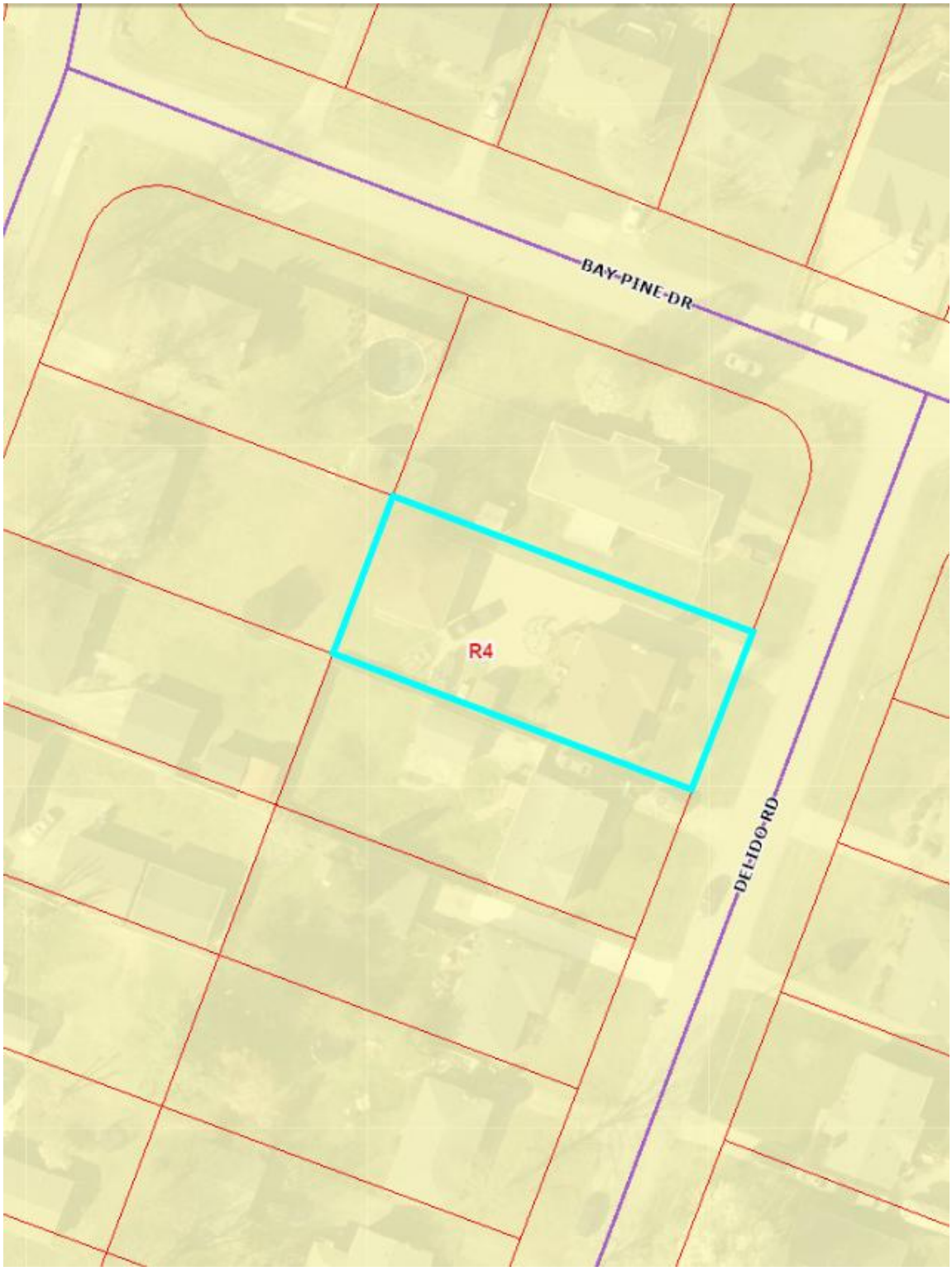
NOTIFICATION

DATE	PURPOSE OF NOTICE	RECIPIENTS
6/30/2026	Board of Zoning Adjustment Public Hearing	1st tier adjoining property owners and current residents; Registered Neighborhood Groups in Council District 23

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. **Zoning Map**



2. Aerial Photograph