

# 17VARIANCE1102

## 1341 S Shelby Street Residence



**Louisville Metro Board of Zoning Adjustment  
Public Hearing**

**Dante St. Germain, Planner I  
January 9, 2018**

# Requests

- **Variance:** from Land Development Code table 5.2.2 to allow a structure to encroach into the required front yard setback.

Location	Requirement	Request	Variance
Front Yard	15 feet	5 feet	10 feet

# Case Summary / Background

- The subject property is located in the Schnitzelburg neighborhood.
- The applicant proposes to construct a new two-story single-family residence on the subject property.
- The principal structure is proposed to encroach into the required front yard setback in order to preserve private yard area to the rear. The unusual angular shape of the lot necessitates the variance.

# Zoning/Form Districts

## Subject Property:

- Existing: R-6/Traditional Neighborhood

## Adjacent Properties:

- North: R-6/Traditional Neighborhood
- South: R-6/Traditional Neighborhood
- East: R-6/Traditional Neighborhood
- West: EZ-1/Traditional Workplace



1341 S Shelby Street  
feet

90

Map Created: 12/28/2017



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# Aerial Photo/Land Use

## Subject Property:

- Existing: Undeveloped
- Proposed: Single Family Residential

## Adjacent Properties:

- North: Undeveloped & Single Family Residential (under construction)
- South: Single Family Residential
- East: Single Family Residential
- West: Single Family Residential



1341 S Shelby Street  
feet

90

Map Created: 12/28/2017



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# Site Photos-Subject Property



The front of the subject property.



# Site Photos-Subject Property



The property to the right of the subject property.

# Site Photos-Subject Property



The property to the left of the subject property (under construction).



# Site Photos-Subject Property



The property across S Shelby Street.

# Site Photos-Subject Property



The location of the proposed encroachment.



# Site Photos-Subject Property



The adjacent structures have similar setbacks.



# Site Plan

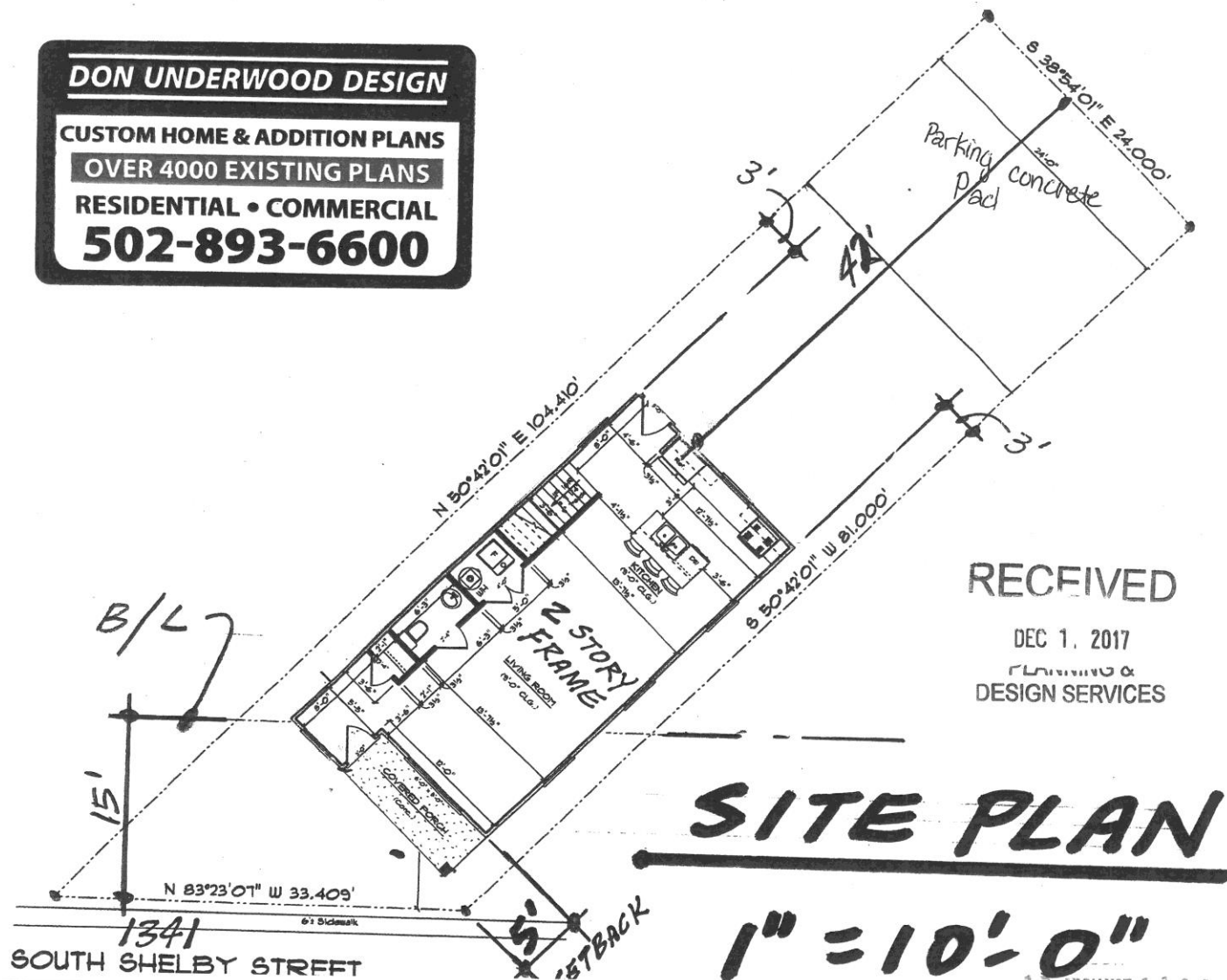
**DON UNDERWOOD DESIGN**

**CUSTOM HOME & ADDITION PLANS**

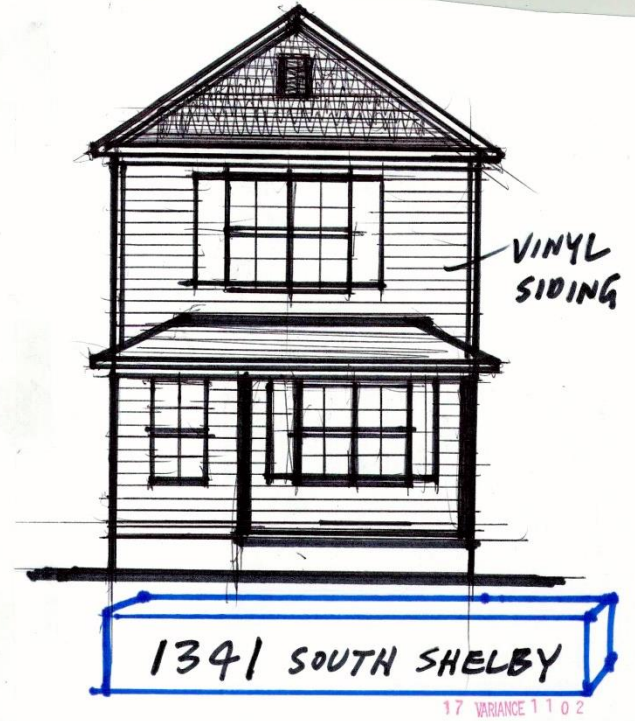
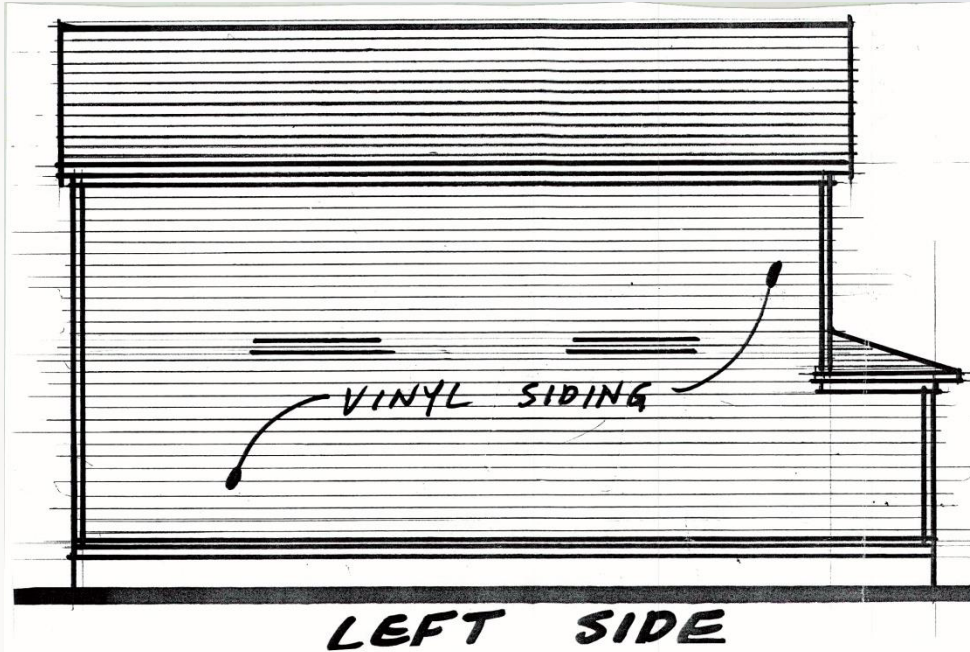
**OVER 4000 EXISTING PLANS**

**RESIDENTIAL • COMMERCIAL**

**502-893-6600**



# Elevation



# Conclusions

- The variance request appears to be adequately justified and meets the standard of review.
- Must determine if the proposal meets the standard of review for granting a variance as established in the Land Development Code from table 5.2.2 to allow a structure to encroach into the required front yard setback.



# Required Actions

- **Variance:** from Land Development Code table 5.2.2 to allow a structure to encroach into the required front yard setback. Approve/Deny

Location	Requirement	Request	Variance
Front Yard	15 feet	5 feet	10 feet