

18VARIANCE1112

S. Shelby Street Variance



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

**Zach Schwager, Planner I
January 7, 2019**

Request

- **Variance:** from Land Development Code section 5.1.10.F to allow a structure to encroach into the required side yard setback.

Location	Requirement	Request	Variance
Street Side Yard	2.175 ft.	0.12 ft.	2.055 ft.

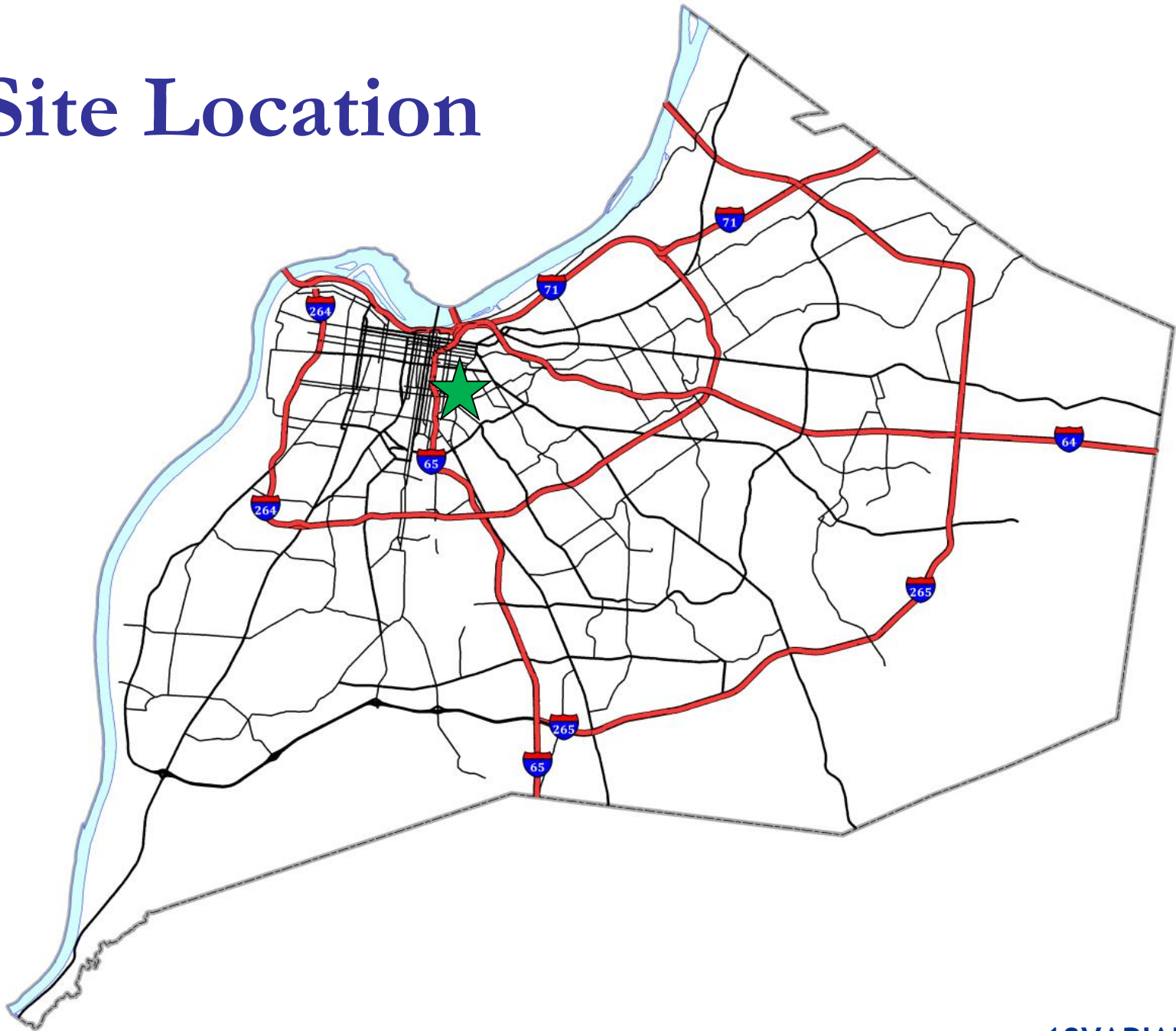
Case Summary / Background

- The subject property is located in the Shelby Park neighborhood.
- The applicant requests a variance for a proposed addition to encroach into the side yard setback.

Case Summary / Background

- Section 5.1.10.F of the Land Development Code states, “The side yard required on each side of a lot less than 50 feet wide shall be ten (10) percent of the width of the lot or the minimum side yard required by the applicable form district, whichever is less.”
- The subject property is 21.75 ft. wide, so a setback of 2.175 is required.

Site Location



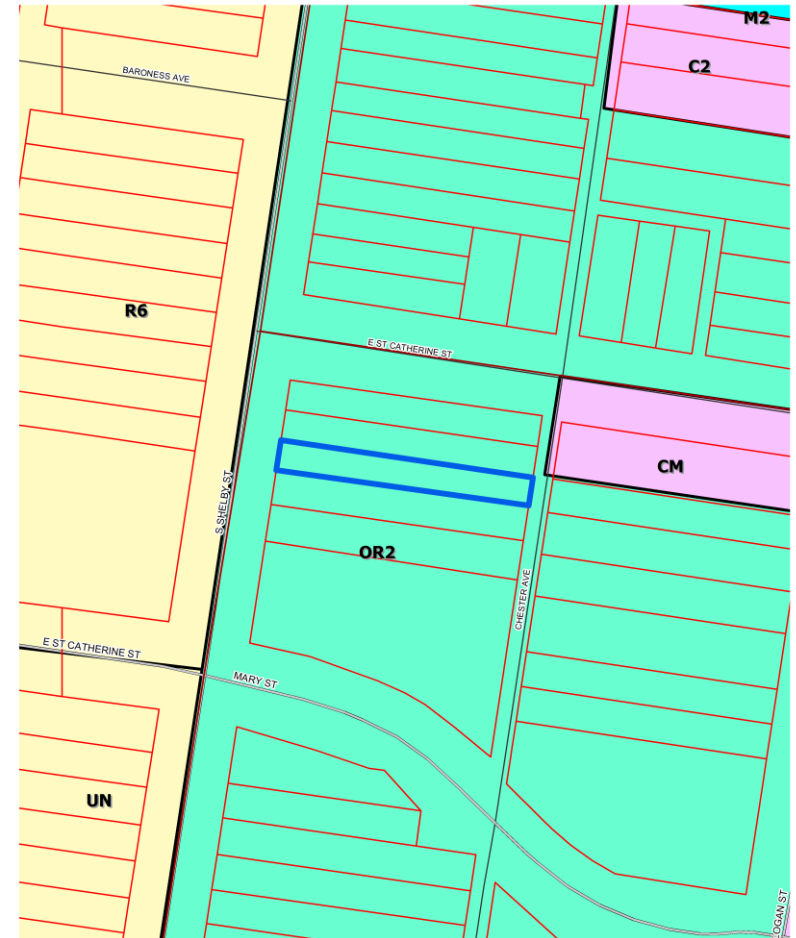
Zoning/Form Districts

Subject Property:

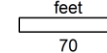
- Existing: R-5/Neighborhood

Adjacent Properties:

- North: R-5/Neighborhood
- South: R-5/Neighborhood
- East: R-5/Neighborhood
- West: R-5/Neighborhood



1105 S. Shelby Street



Map Created: 12/11/2018



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Aerial Photo/Land Use

Subject Property:

- Existing: Single Family Residential
- Proposed: Single Family Residential

Adjacent Properties:

- North: Single Family Residential
- South: Single Family Residential
- East: Single Family Residential
- West: Single Family Residential & Undeveloped



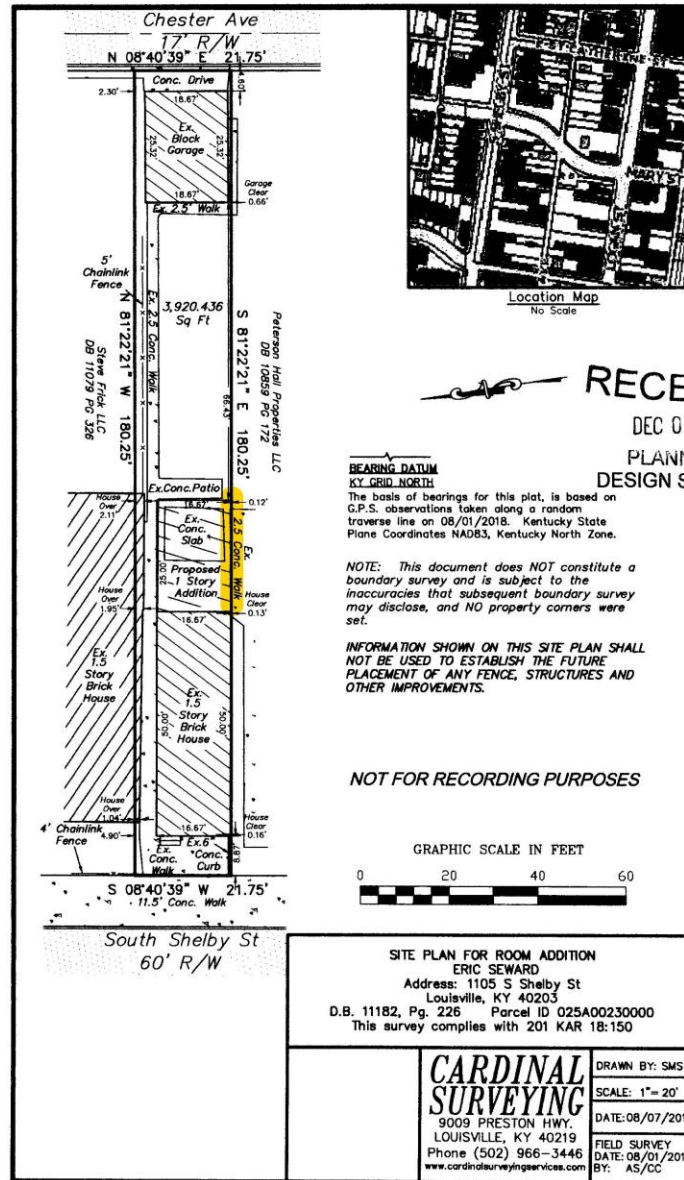
1105 S. Shelby Street
feet

70
Map Created: 12/11/2018



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Site Plan



Site Photos-Subject Property



Front of subject property.

Site Photos-Subject Property



Property to the left.

Site Photos-Subject Property



Property to the right.

Site Photos-Subject Property



Property across S. Shelby Street.

Site Photos-Subject Property



Area of the requested variance.

Site Photos-Subject Property



BOZA public hearing notice sign.

Conclusion

- The variance request appears to be adequately justified and meets the standard of review.

Required Action

- **Variance:** from Land Development Code section 5.1.10.F to allow a structure to encroach into the side yard setback. Approve/Deny

Location	Requirement	Request	Variance
Street Side Yard	2.175 ft.	0.12 ft.	2.055 ft.