

# **20-VARIANCE-0052**

## **S. Shelby Street Variance**



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

**Zach Schwager, Planner I**  
**June 15, 2020**

# Request

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

Location	Requirement	Request	Variance
Side Yard	2.25	0.6 ft.	1.65 ft.

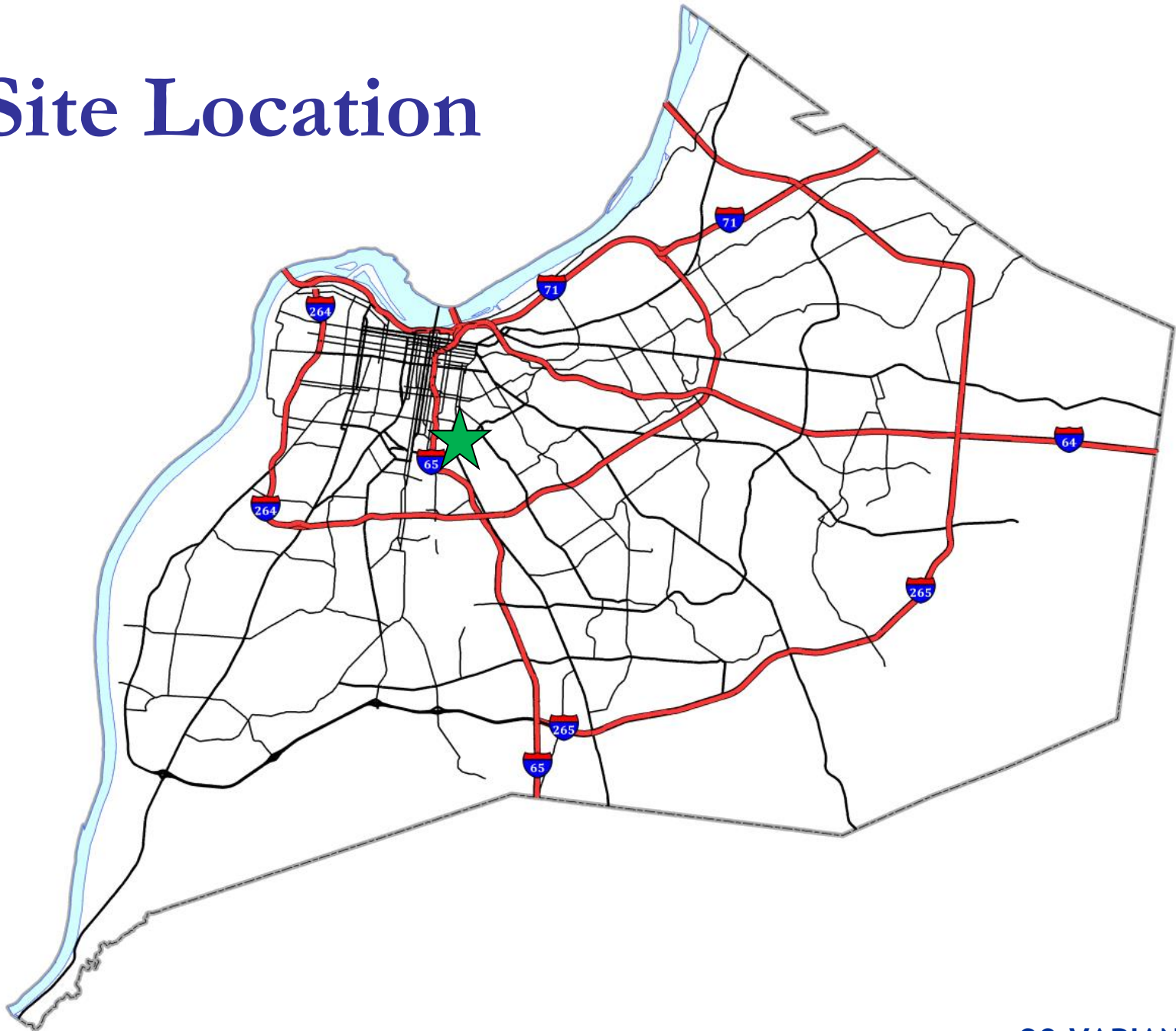
# Case Summary / Background

- It is a single-family structure located in the Schnitzelburg Neighborhood.
- The existing structure is one-story and the applicant is proposing a single-story addition on the rear.
- The proposed addition will be the same distance from the side property line as the existing structure.

# Case Summary / Background

- The subject property is 22.5 feet in width. Land Development Code section 5.1.10.F allows for a lot less than 50 feet in width to have a side yard setback requirement of 10% of the width of the lot. The required side yard setback is therefore 2.25 feet.

# Site Location

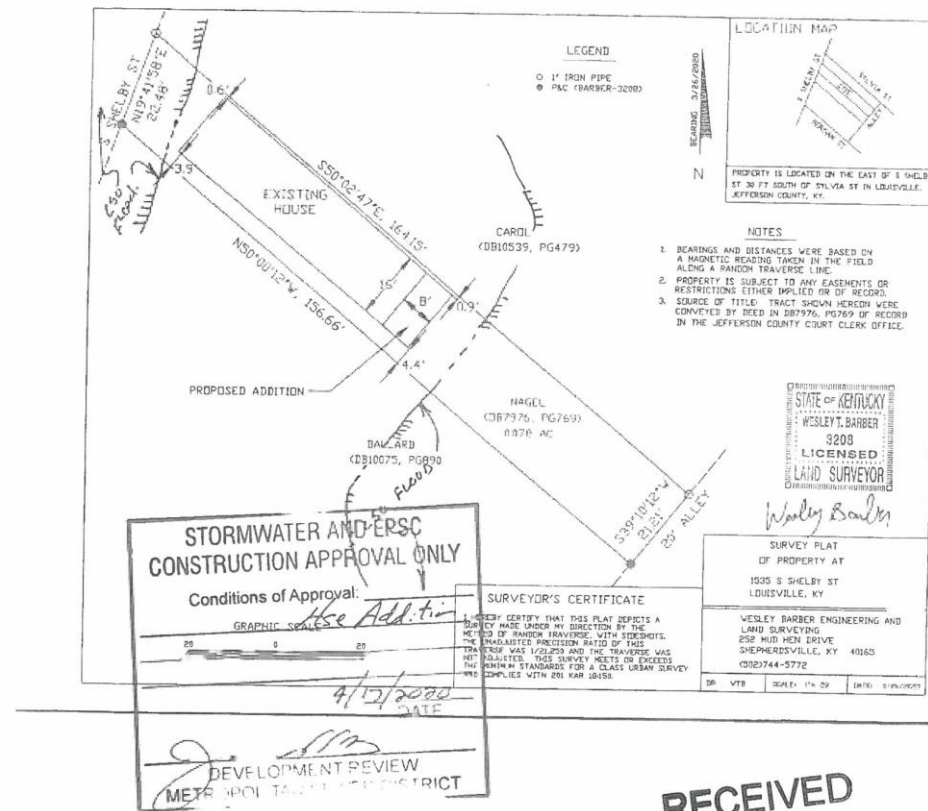








# Site Plan



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# Site Photos-Subject Property



Front of subject property.

# Site Photos-Subject Property



Property to the right.

# Site Photos-Subject Property

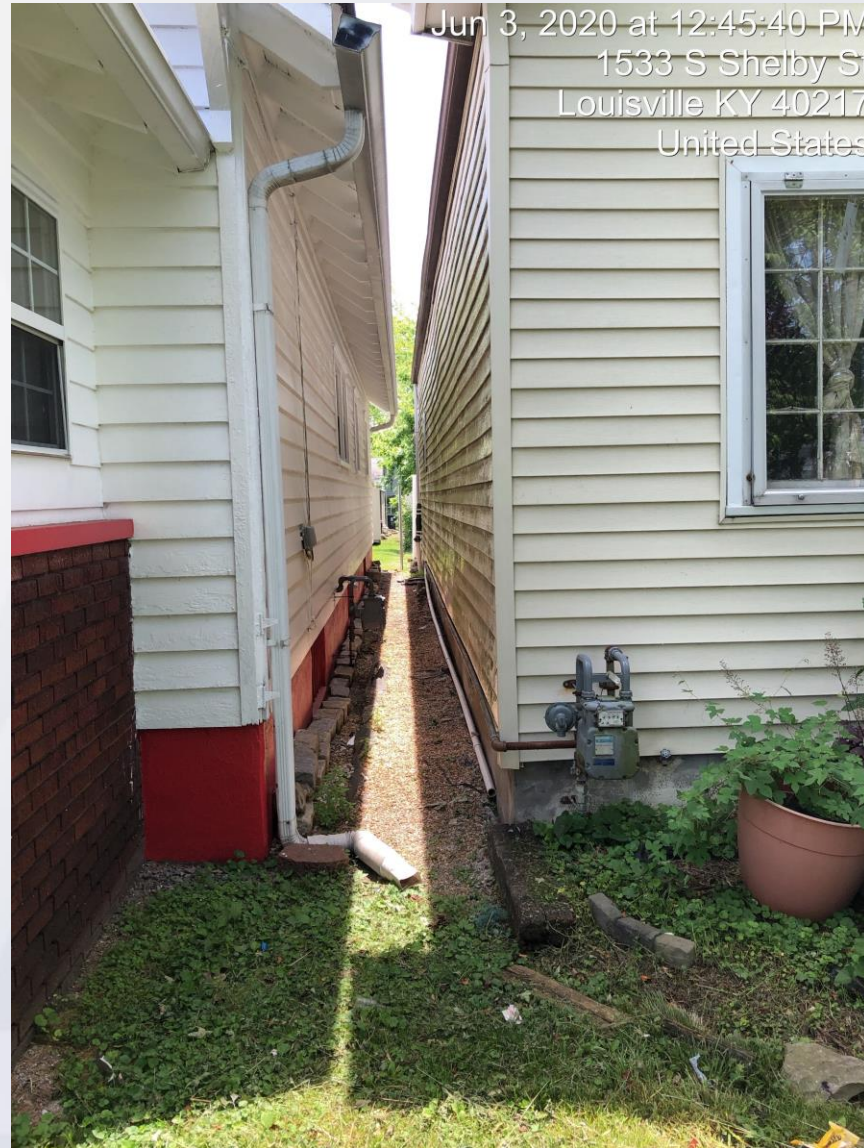


Property to the left.

# Site Photos-Subject Property



# Site Photos-Subject Property



Variance area.

# Conclusion

- Staff finds that the requested variance meets standards (b), (c), and (d), but staff is concerned that the variance request does not meet standard (a) because construction and maintenance of the addition may have an adverse impact on the adjoining property owner.

# Required Action

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

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