

20-VARIANCE-0155

Shelby Parkway Variance



Louisville Metro Board of Zoning Adjustment
Public Hearing

Zach Schwager, Planner I
January 11, 2021

Request

- **Variance:** from Land Development Code section 5.1.10.F to allow a second story addition to an existing structure to encroach into the required side yard setbacks.

Location	Requirement	Request	Variance
West Side Yard	2.5 ft.	0.2 ft.	2.3 ft.
East Side Yard	2.5 ft.	2 ft.	0.5 ft.

Case Summary / Background

- The subject property is zoned R-6 Residential Multi-Family in the Traditional Neighborhood Form District.
- It is a single-family structure located in the Shelby Park neighborhood on the south side of Shelby Parkway in between S. Clay Street and S. Shelby Street.

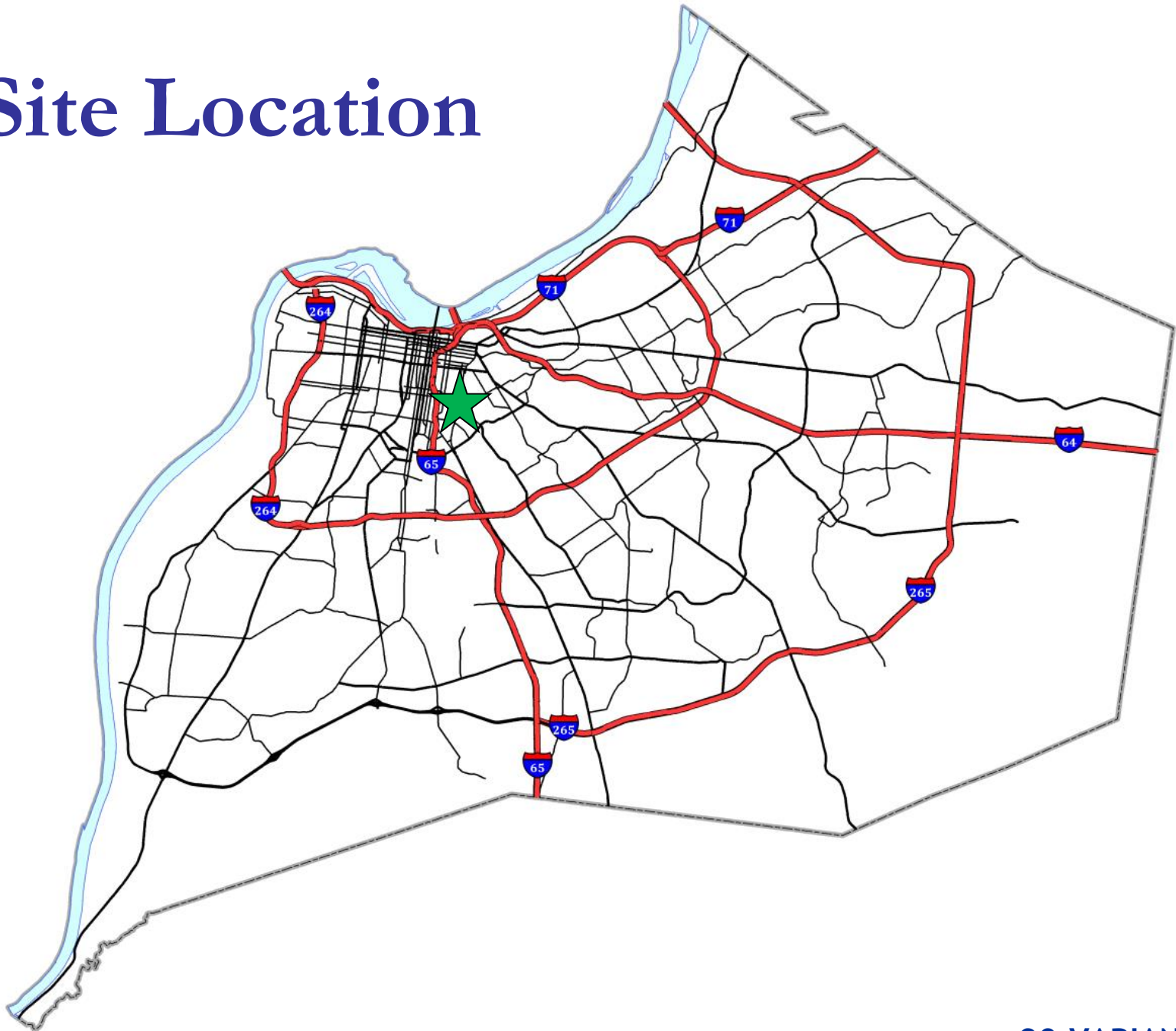
Case Summary / Background

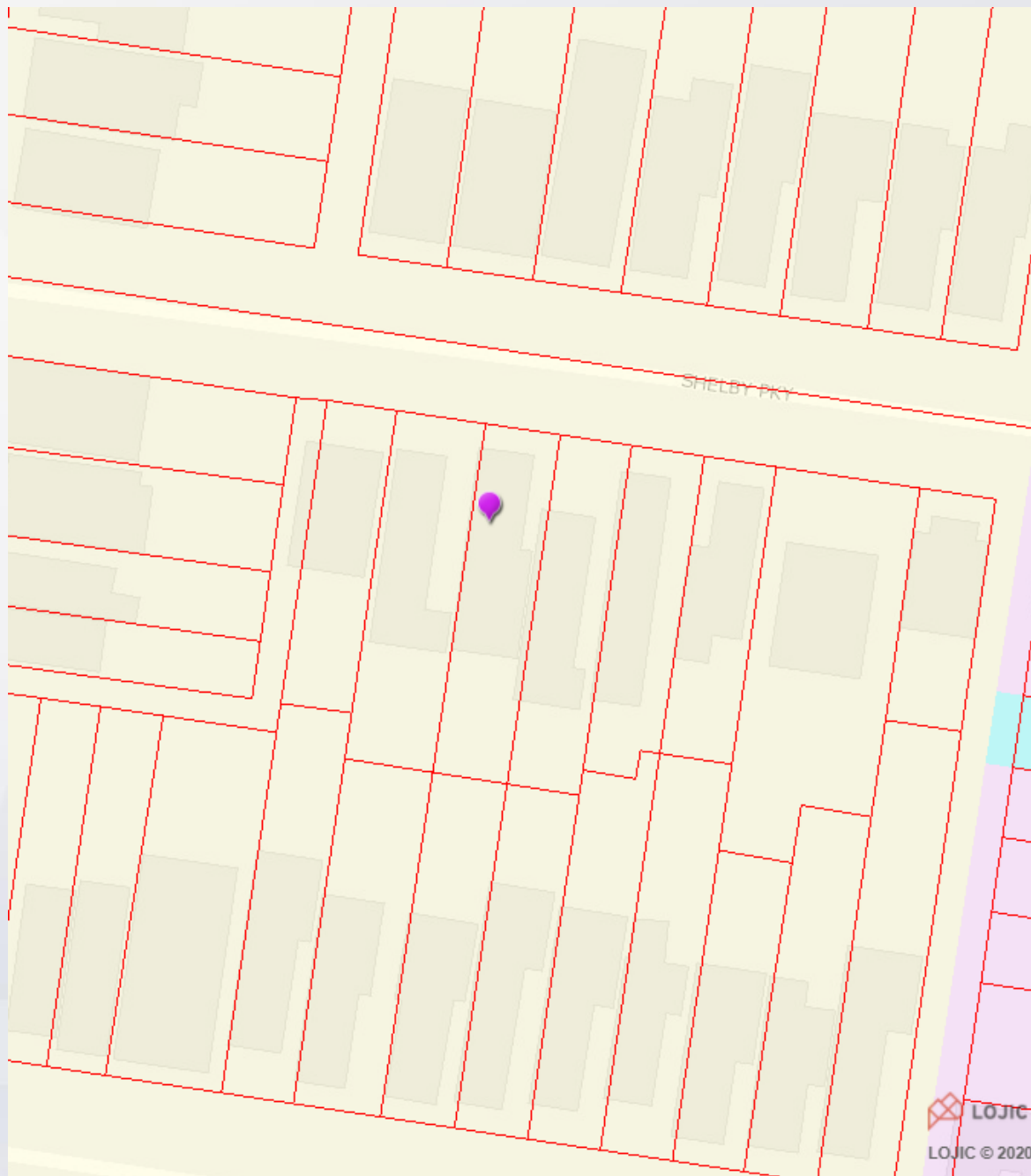
- The applicant has added onto an existing second story addition that encroaches into the side yard setbacks the same distance as the existing structure.
- As of the publishing date of this report, the applicant has yet to provide a letter from the adjoining property owner to the west allowing access to their property for construction and maintenance purposes.

Case Summary / Background

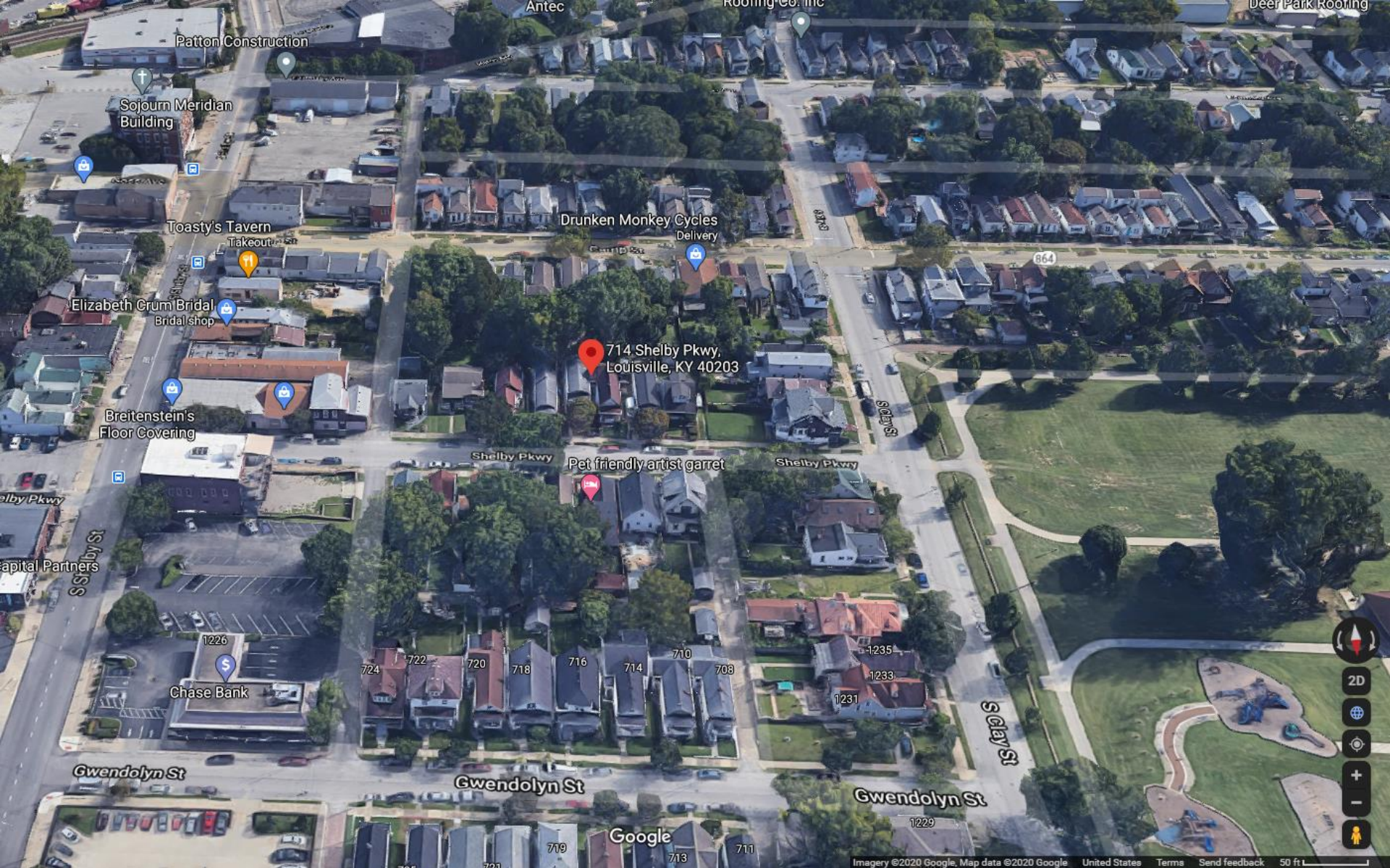
- The subject property is 25 feet in width. Land Development Code section 5.1.10.F allows for a lot less than 50 feet in width to have a side yard setback requirement of 10% of the width of the lot. The required side yard setback is therefore 2.5 feet.

Site Location







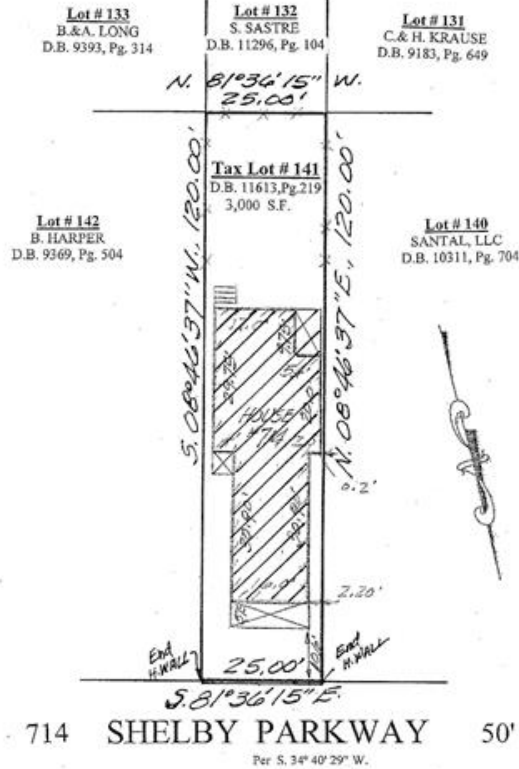


Site Plan

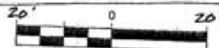
NOTES:

The basis of bearing for this survey as North as it was observed in the field July 3rd, 2020 - S. 81° 36' 15" E. Jefferson County, Kentucky.

The tract shown on this plat is subject to all easements and right-of-ways and restrictions, visually apparent and of record.



PLOT PLAN ONLY
DO NOT SCALE



SITE PLAN

For: S & S Investment of KY, Inc.
714 SHELBY PARKWAY
BLOCK 23-E, Lot #141
D.B. 11613, Pg. 219
Jefferson County, KY

Scale: 1" = 20' Date: July 3rd, 2020

C. R. P. & ASSOCIATES, INC.
7321 New La Grange Road, Suite 111
Louisville, KY 40222
(502) 423-8747

Site Photos-Subject Property



Front of subject property.

Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



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 second story addition to an existing structure to encroach into the required side yard setbacks. Approve/Deny

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