

20-VARIANCE-0175

Shelbyville Road Variance



Louisville Metro Board of Zoning Adjustment
Public Hearing

Zach Schwager, Planner I
January 25, 2021

Request

- **Variance:** from City of Middletown Development Code table 5.3.2 to allow an addition to an existing non-residential structure to encroach into the required street side yard setback.

Location	Requirement	Request	Variance
Street Side Yard	10 ft.	5 ft. 2 in.	4 ft. 10 in.

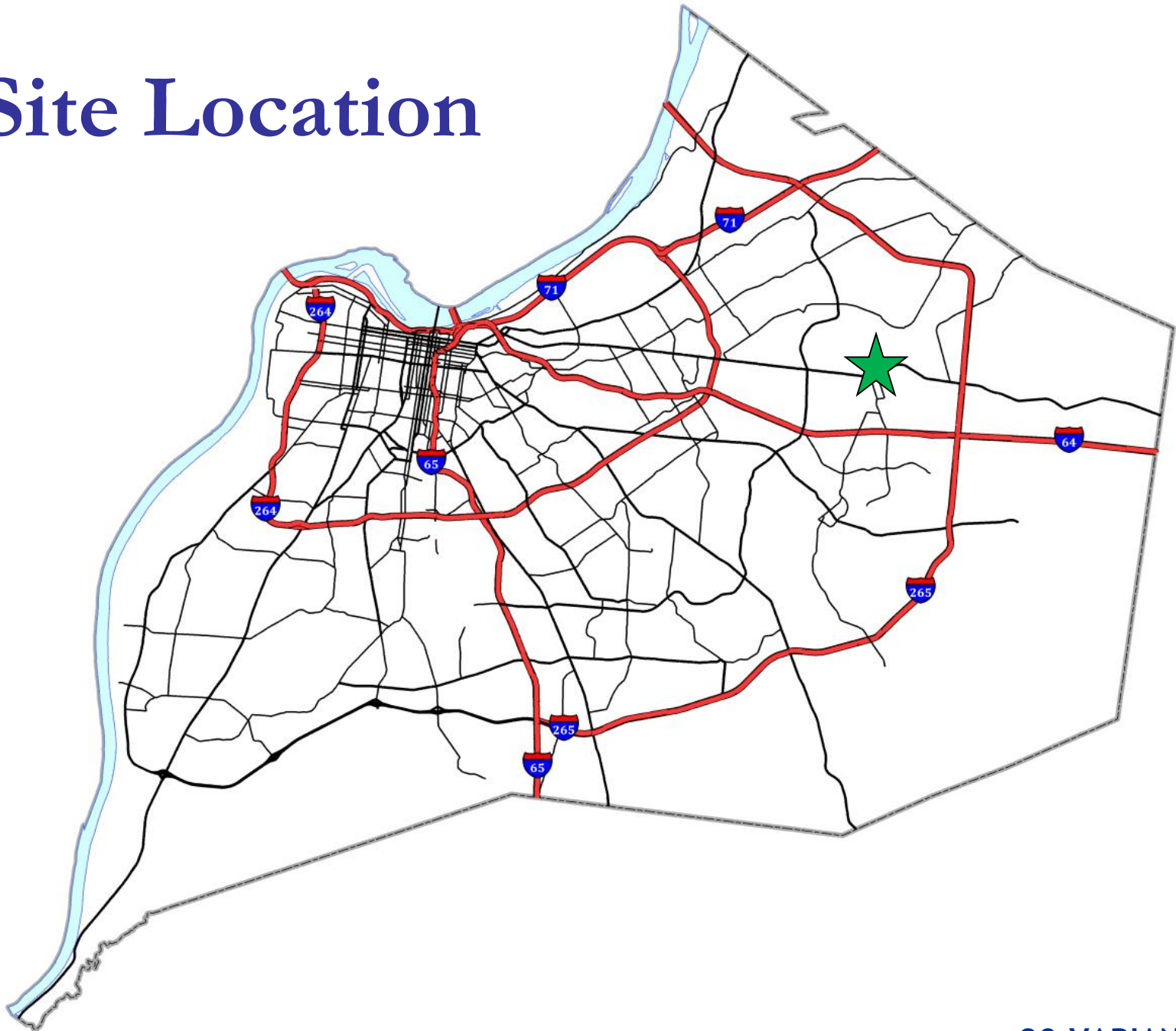
Case Summary / Background

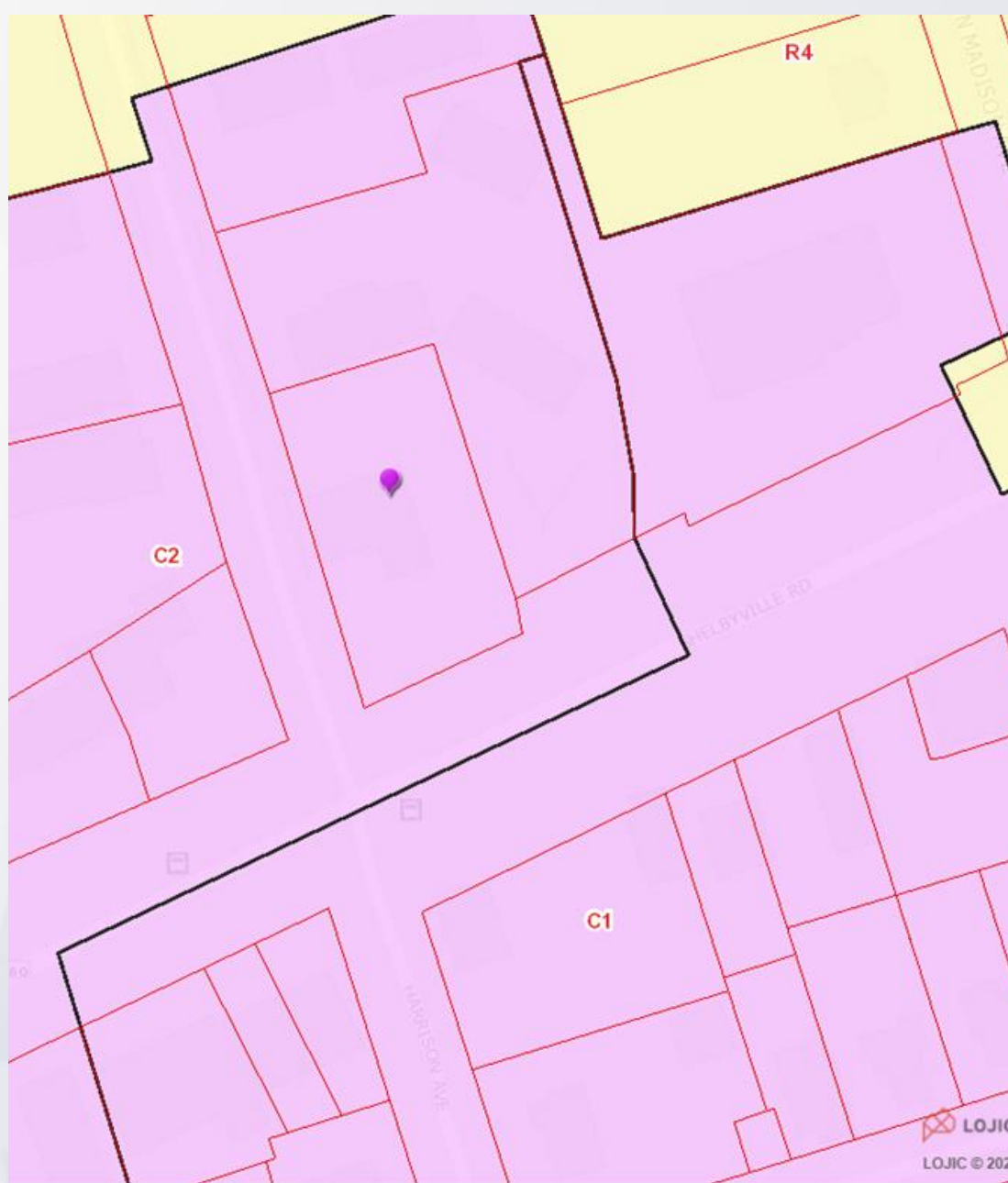
- The subject site is zoned C-2 Commercial in the Neighborhood Form District in the City of Middletown.
- It is located on the northeast corner of Shelbyville Road and Old Harrods Creek Road.

Case Summary / Background

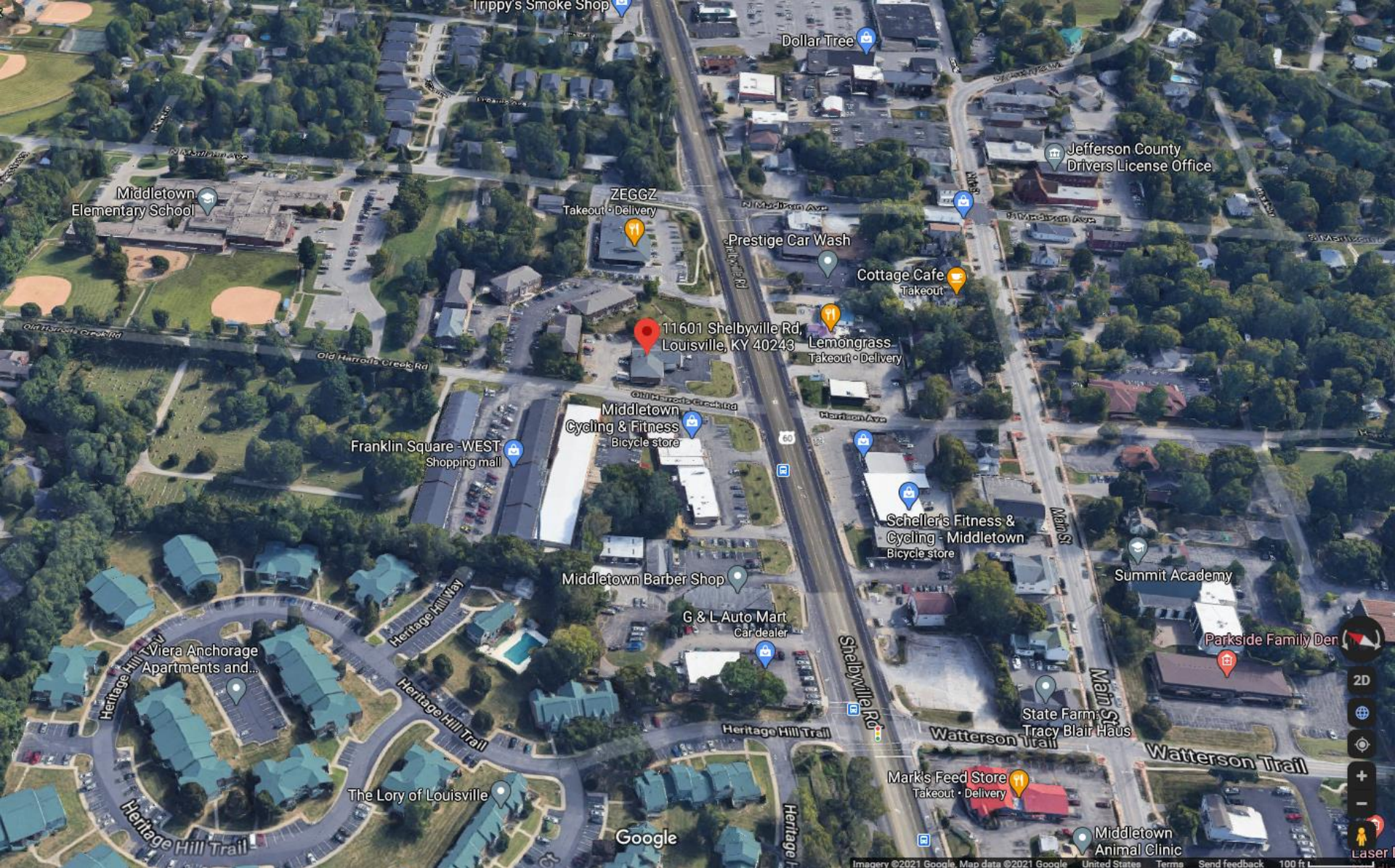
- There is an existing commercial structure on the property and the applicant is proposing to construct an addition on the rear.
- The addition will encroach the same distance into the street side yard setback as the existing structure.

Site Location

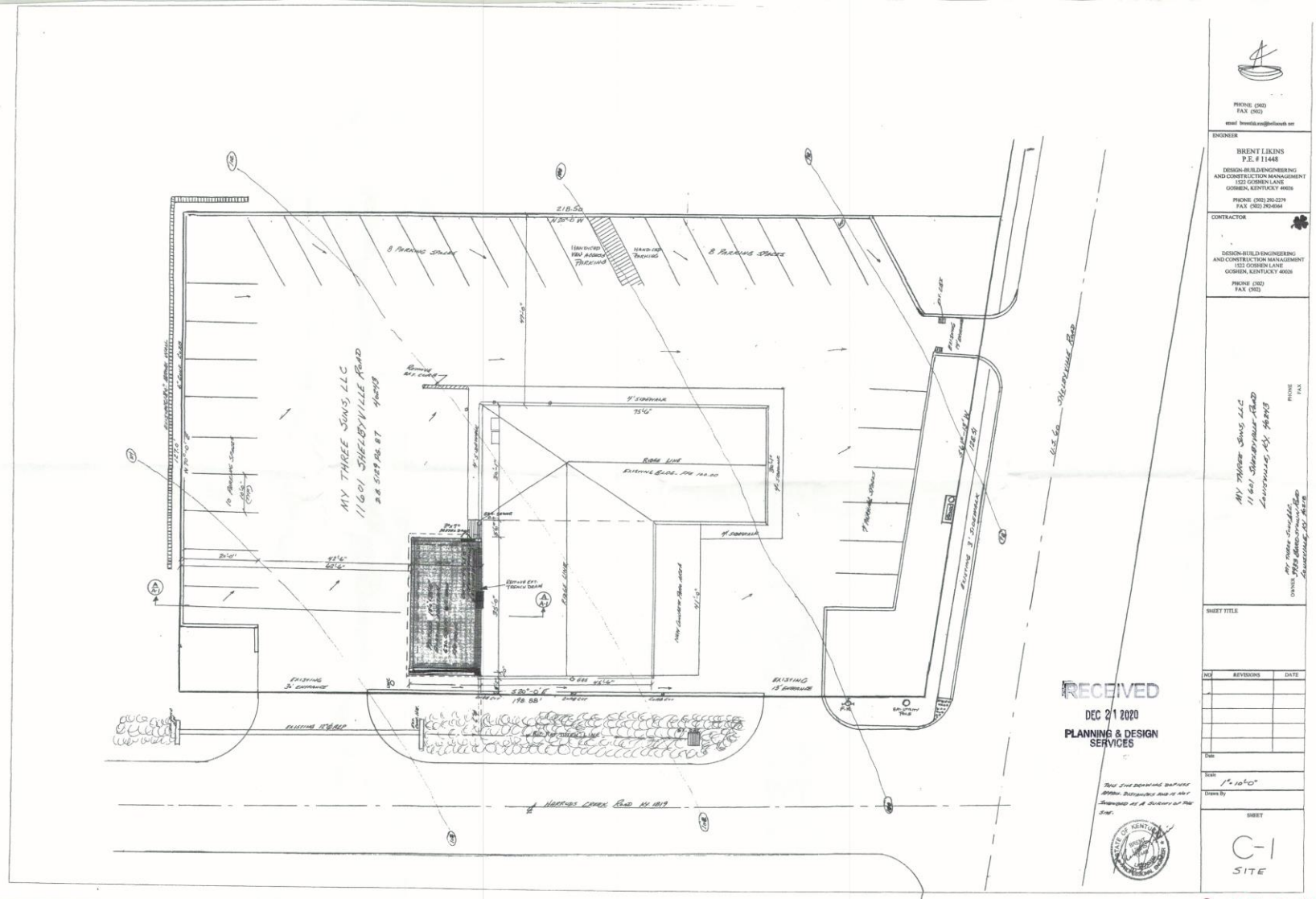








Site Plan



Site Photos-Subject Property



Site Photos-Subject Property



Property addition.

Site Photos-Subject Property



Site Photos-Subject Property



Conclusion

- Staff finds that the requested variance is adequately justified and meets the standard of review.

Required Action

- **Variance:** from City of Middletown Development Code table 5.3.2 to allow an addition to an existing non-residential structure to encroach into the required street side yard setback. Approve/Deny

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