

21-VARIANCE-0054

S. Selby Street Variance



Louisville Metro Board of Zoning Adjustment
Public Hearing

Zach Schwager, Planner I
July 12, 2021

Request

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

Location	Requirement	Request	Variance
Southern Side Yard	2.5 ft.	1.2 ft.	1.3 ft.

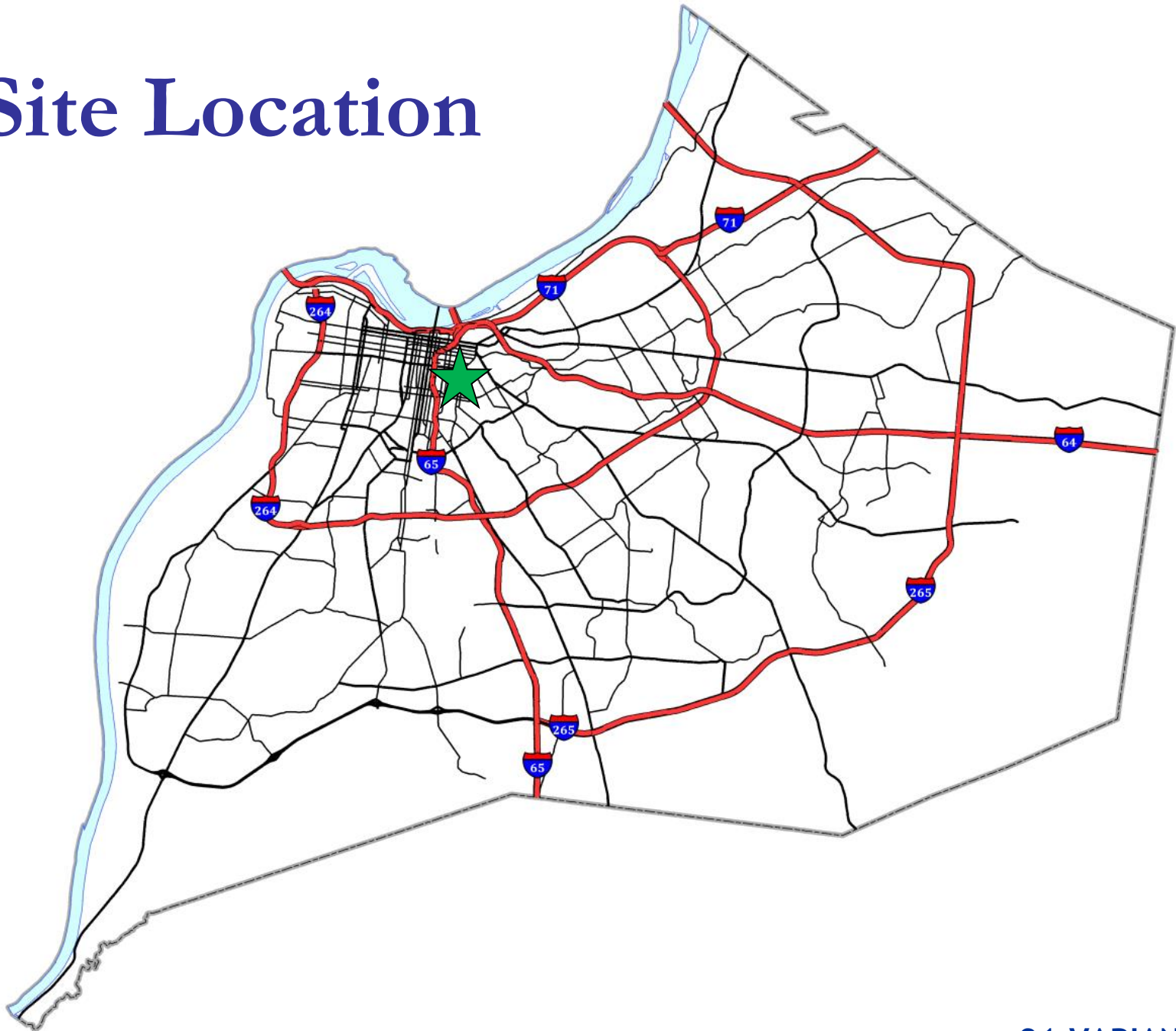
Case Summary / Background

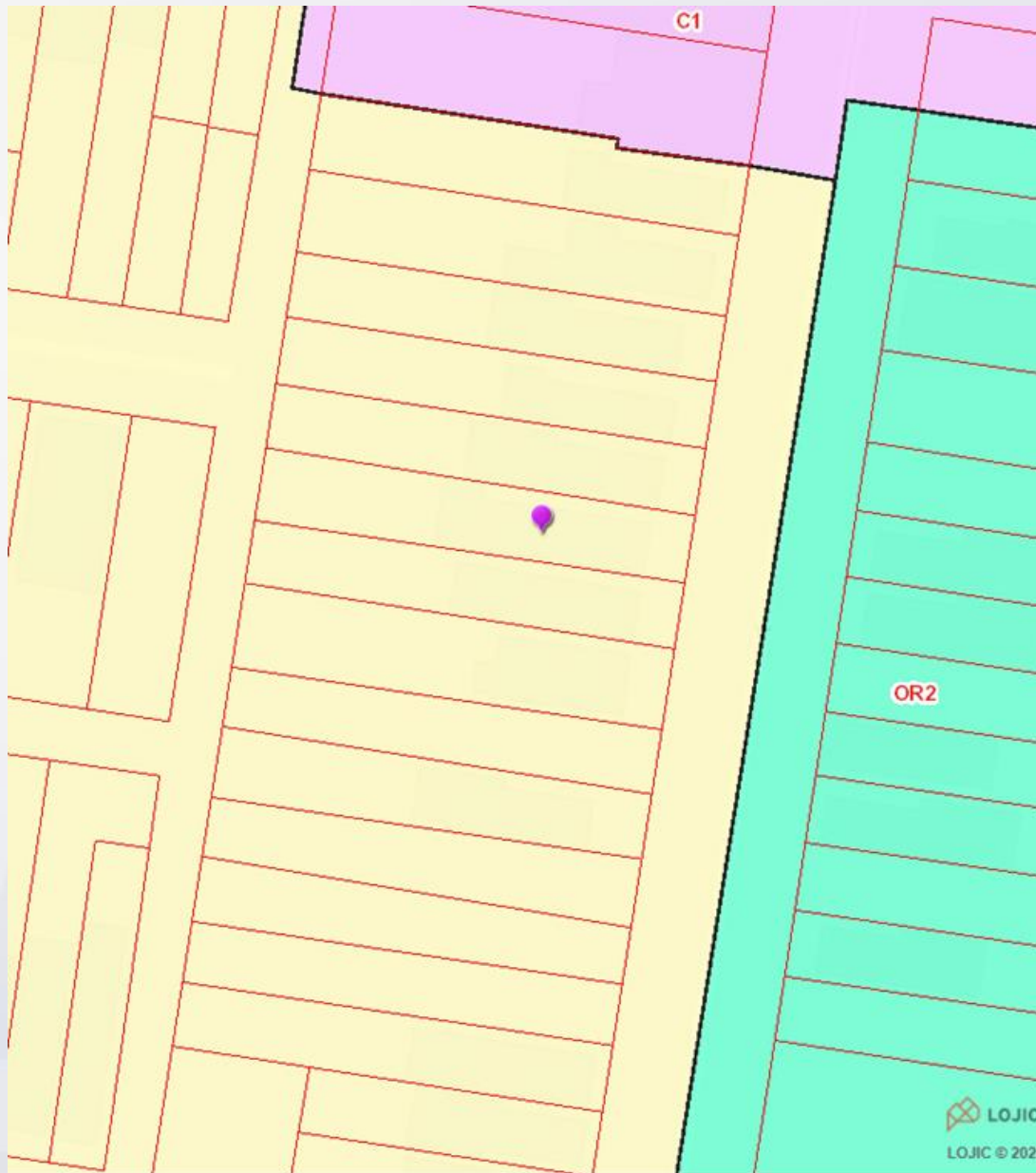
- The subject property is zoned U-N Urban Neighborhood in the Traditional Neighborhood Form District.
- It is on the west side of S. Shelby Street in between E. Breckinridge Street and Caldwell Street.
- The applicant is proposing to add a second story that will encroach into the required southern side yard setback.

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



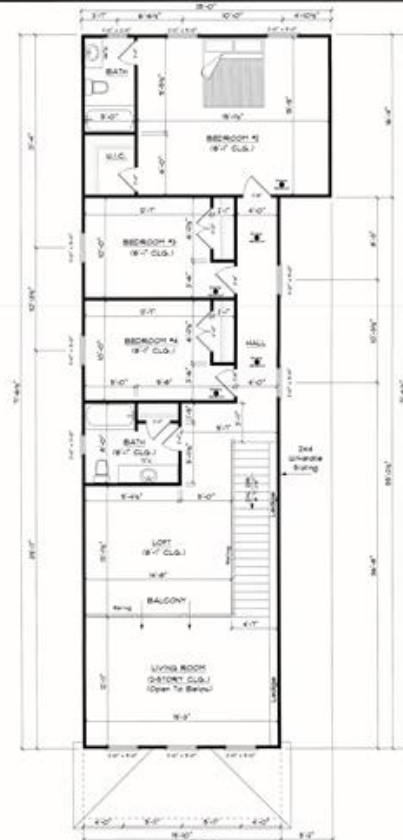




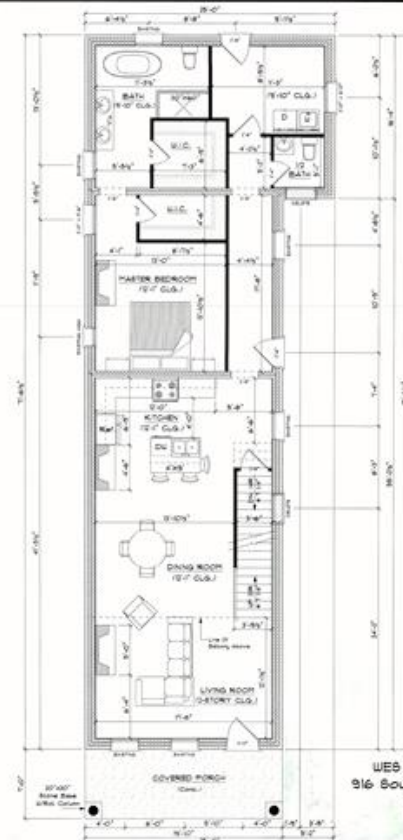
Site Plan

NOTE

BUILDING MUST COMPLY WITH ALL CITY ORDINANCES, ZONING ORDINANCES, AND ALL CITY ORDINANCES. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.



PROPOSED 2nd FLOOR PLAN



PROPOSED 1st FLOOR PLAN

WES CLAYTON
916 South Shelby St.
11/3/20

Scale: 1/8" = 1'-0"
North Arrow
Date: 11/3/20

2

DON UNDERWOOD DESIGN
502-893-6600

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 table 5.1.10.F to allow an addition to a principal structure to encroach into the required side yard setback.
Approve/Deny

Location	Requirement	Request	Variance
Southern Side Yard	2.5 ft.	1.2 ft.	1.3 ft.