

Board of Zoning Adjustment

Staff Report

June 15, 2026



Case No:	26-VARIANCE-0053
Project Name:	Hycliffe Avenue Variance
Location:	3800 Hycliffe Avenue
Applicant:	Blake Buck & Katlin Cary
Representative:	SNDBX Design Collaborative
Jurisdiction:	St. Matthews
Council District:	9 – Andrew Owen
Case Manager:	Zach Schwager, Planner I

REQUEST

- **Variance** from St. Matthews Development Code Section 4.6.C.2.c to allow a structure to encroach into the required street side yard setback.

Location	Requirement	Request	Variance
Street Side Yard	30 ft.	15 ft.	15 ft.

CASE SUMMARY

The site is approximately 0.2 acres and is in the R-4 Single-Family Residential zoning district. It is located on the southeastern corner of Hycliffe Avenue and Wallace Avenue. The applicant is proposing to construct an addition onto the side of the existing principal structure that would encroach into the required street side yard setback.

STAFF FINDING

The requested variance is adequately justified for approval based on the analysis contained in the standard of review.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR VARIANCE

1. The requested variance will not adversely affect public health, safety, or welfare, and will not cause a hazard or nuisance to the public.

STAFF: The requested variance will not adversely affect the public health, safety, or welfare, because the proposed structure would not impact vision clearance or any other public health or safety issue.

2. The requested variance will not alter the essential character of the general vicinity and will not allow an unreasonable circumvention of the requirements of the zoning regulations.

STAFF: The requested variance will not alter the essential character of the general vicinity as there are other structures in the area that encroach into street side yard setbacks.

3. The requested variance arises from circumstances which do not generally apply to land in the general vicinity, or in the same zone.

STAFF: The requested variance does not arise from circumstances which do generally apply to land in the general vicinity, or in the same zone as the subject property is similar to the neighboring properties.

4. The strict application of the provision of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.

STAFF: The strict application of the provision of the regulation would deprive the applicant of the reasonable use of the land because the structure is proposed to have a similar setback to structures on adjacent properties.

5. The circumstances are the result of action of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought.

STAFF: The circumstances are not the result of action of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought as work has not begun on the proposed alterations for which the variance is being requested.

REQUIRED ACTION

- **APPROVE** or **DENY** the **Variance** from St. Matthews Development Code Section 4.6.C.2.c to allow a structure to encroach into the required street side yard setback.

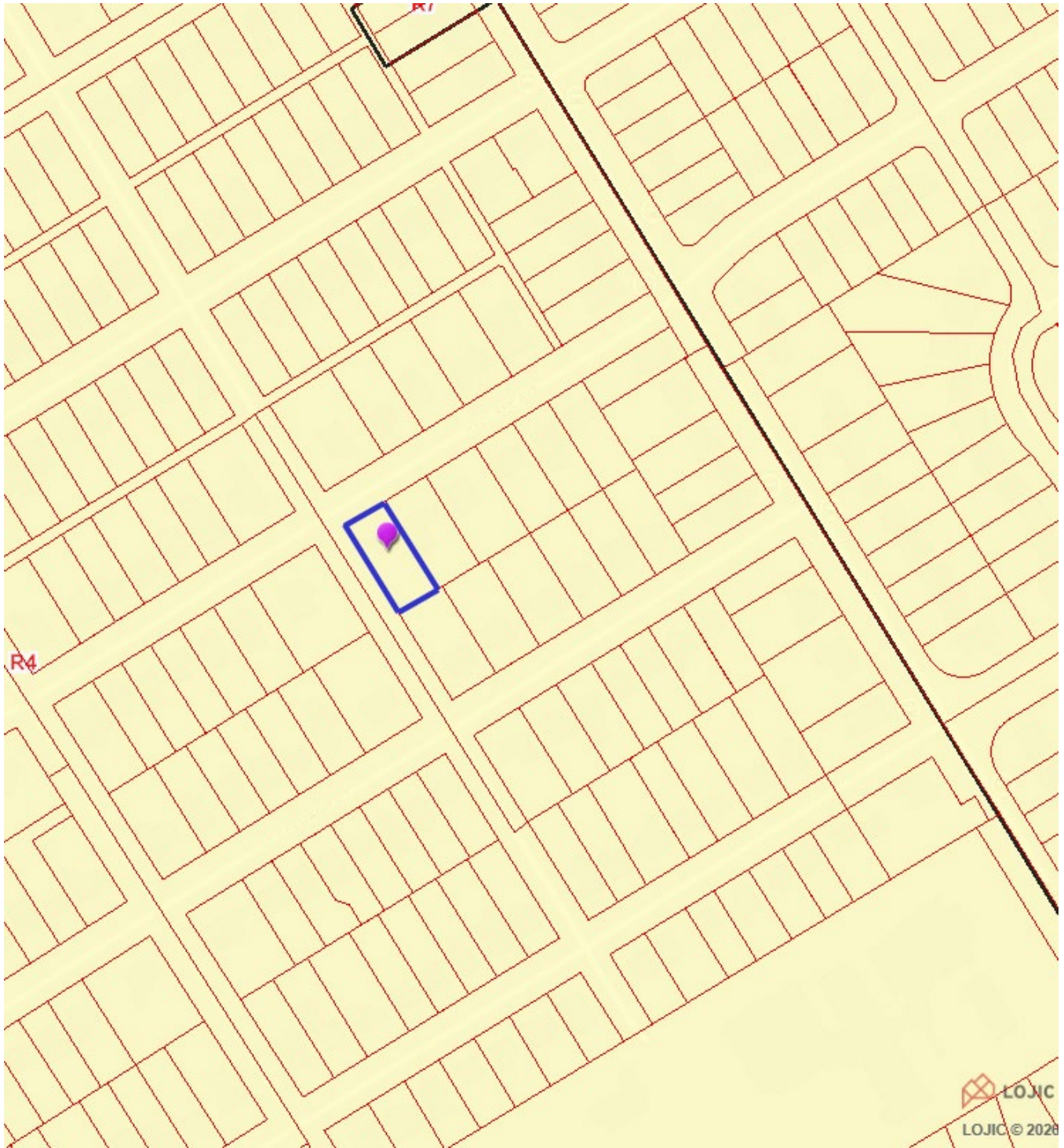
NOTIFICATION

Date	Purpose of Notice	Recipients
5/29/2026 5/27/2026	Hearing before Board of Zoning Adjustment	1 st tier adjoining property owners and current residents Registered Neighborhood Groups in Council District 9

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



2. Aerial Photograph

