

# Board of Zoning Adjustment

## Staff Report

June 29, 2026



|                          |                             |
|--------------------------|-----------------------------|
| <b>Case No:</b>          | 26-VARIANCE-0063            |
| <b>Project Name:</b>     | Victoria Drive Variance     |
| <b>Location:</b>         | 7208 Victoria Drive         |
| <b>Applicant:</b>        | Lou Developments, LLC       |
| <b>Representative:</b>   | James Judd                  |
| <b>Jurisdiction:</b>     | Louisville Metro            |
| <b>Council District:</b> | 24 – Ginny Mulvey-Woolridge |
| <b>Case Manager:</b>     | Zach Schwager, Planner I    |

**REQUEST**

- **Variance** from Land Development Code Section 5.1.12.B.2.a to allow a structure to encroach into the required infill front yard setback.

| Location          | Requirement      | Request | Variance |
|-------------------|------------------|---------|----------|
| Infill Front Yard | 53 ft. to 57 ft. | 5 ft.   | 48 ft.   |

**CASE SUMMARY**

The site is approximately 0.25 acres and is in the R-4 Single-Family Residential zoning district and Neighborhood form district. It is located on the northwestern corner of Victoria Drive and Briscoe Lane. The applicant is proposing to construct a single-family residence that would encroach into the required front yard setback, which is set by the infill development standards.

**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 similarly used structures in the area with a variety of lot sizes and 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 arise from circumstances which do not generally apply to land in the general vicinity, or in the same zone as the subject property is smaller in area and depth than the surrounding properties, therefore requiring further encroachment toward the front property line.

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 property is not as deep as surrounding properties and the applicant would not be able to construct a residence with the same setback as the surrounding 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 Land Development Code Section 5.1.12.B.2.a to allow a structure to encroach into the required infill front yard setback.

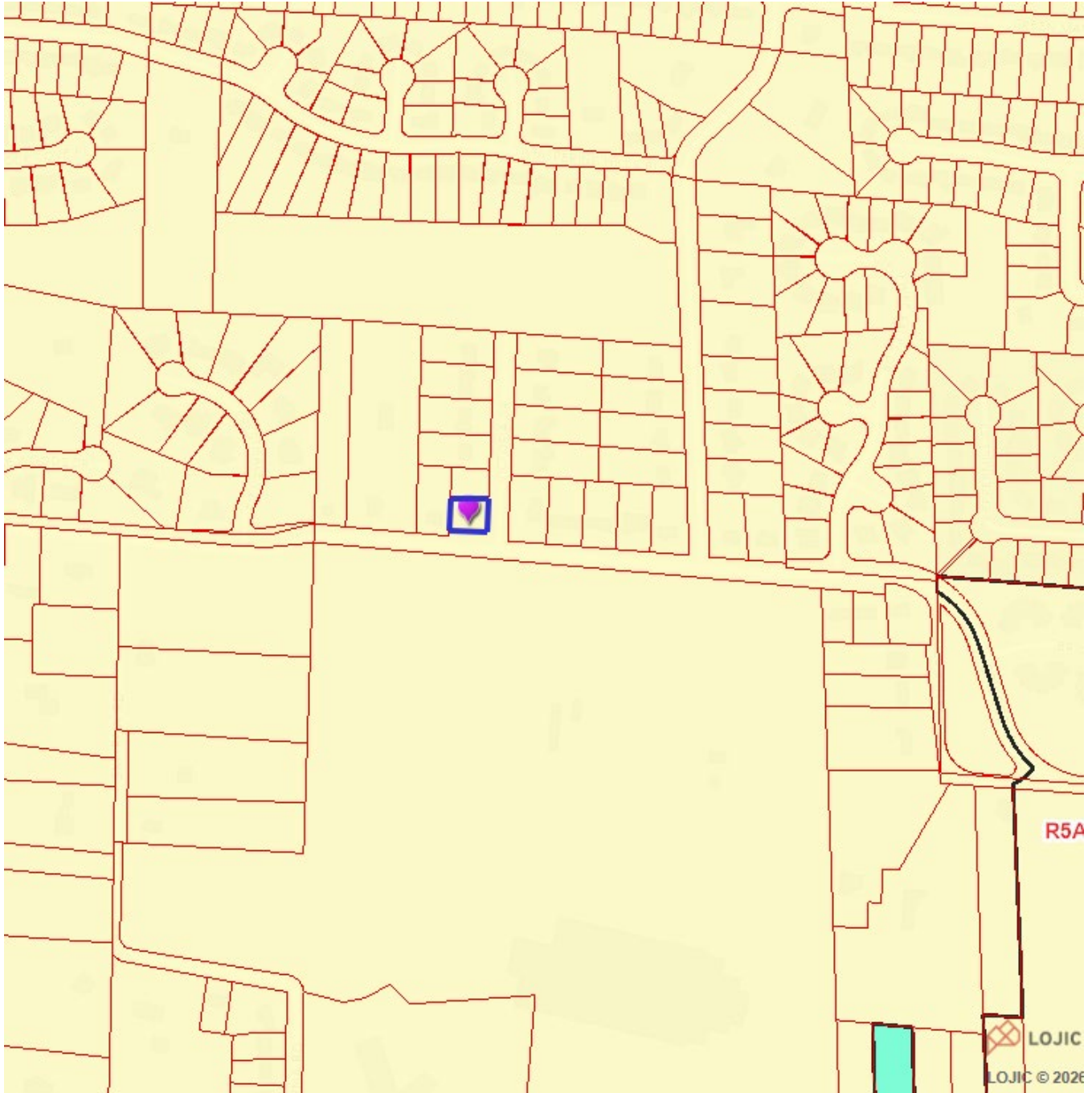
### **NOTIFICATION**

| <b>Date</b>      | <b>Purpose of Notice</b>                  | <b>Recipients</b>  |
|------------------|---|--|
| <b>6/11/2026</b> | Hearing before Board of Zoning Adjustment | 1 <sup>st</sup> tier adjoining property owners and current residents |
| <b>6/11/2026</b> |   | Registered Neighborhood Groups in Council District 24                |

### **ATTACHMENTS**

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



2. Aerial Photograph

