

18VARIANCE1070

1709 Lytle Street



**Louisville Metro Board of Zoning Adjustment
Public Hearing**

**Steve Hendrix, Planning Coordinator
September 4, 2018**

Requests

Variance: from Land Development Code to allow a proposed chain link fence to have a height of 76 inches at its highest point in the required front yard, Chapter 4.4.3.A.1.a.i.

Location	Requirement	Request	Variance
Fence Height	42 inches	76 inches	34 inches

Case Summary / Background

Fence to be approximately 5 feet from the Lytle Street pavement.

Does not create any type of sight distance concern.

Chain link fences and wooden privacy fences are adjacent to the property.

6 foot high chain link fence with 4 inch caps, placed behind the existing rose bushes.

Attempt to limit theft, drug use, squatters, and containment for the dogs.

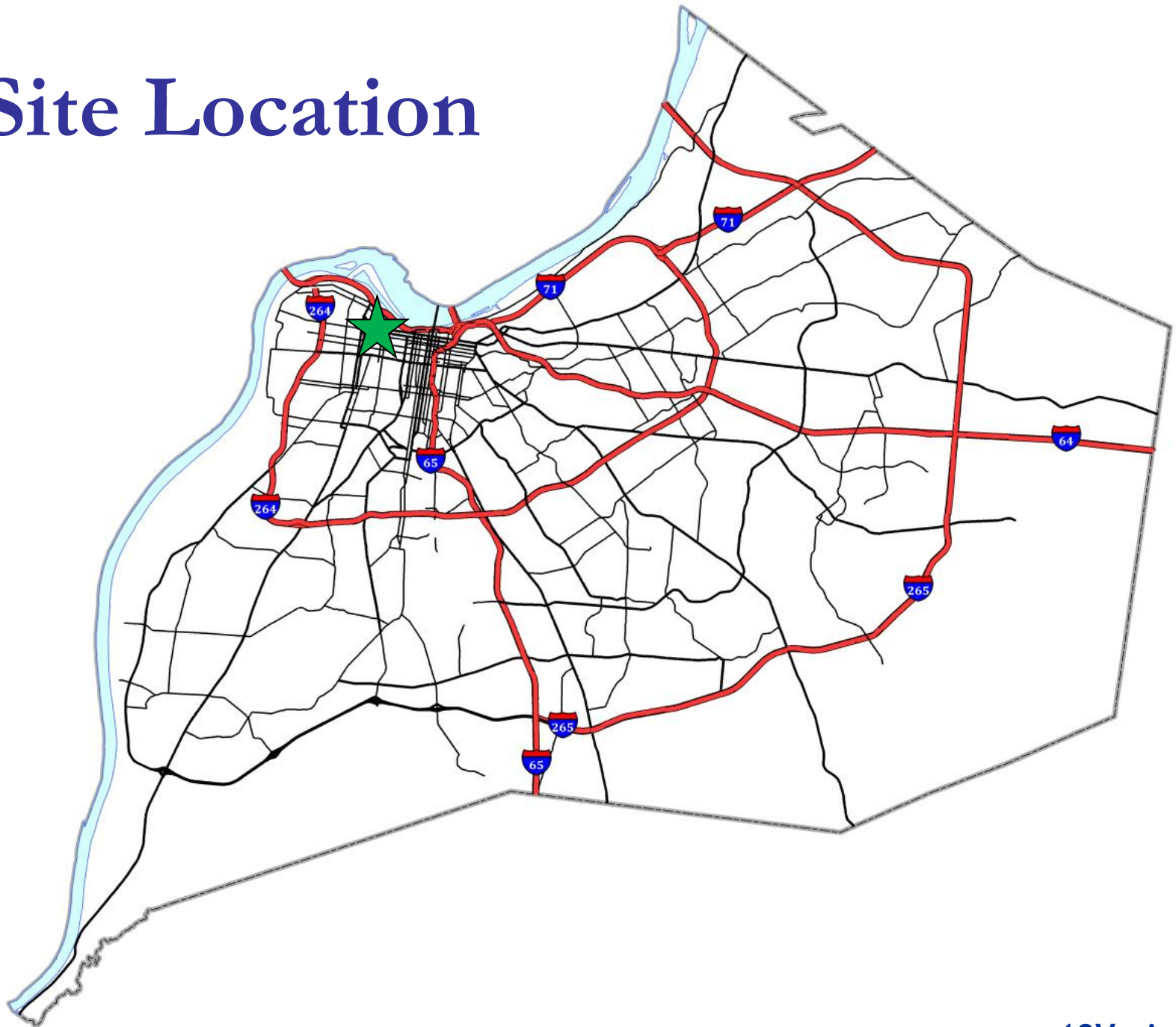
Improve the look of the property.

Allow a sense of security.

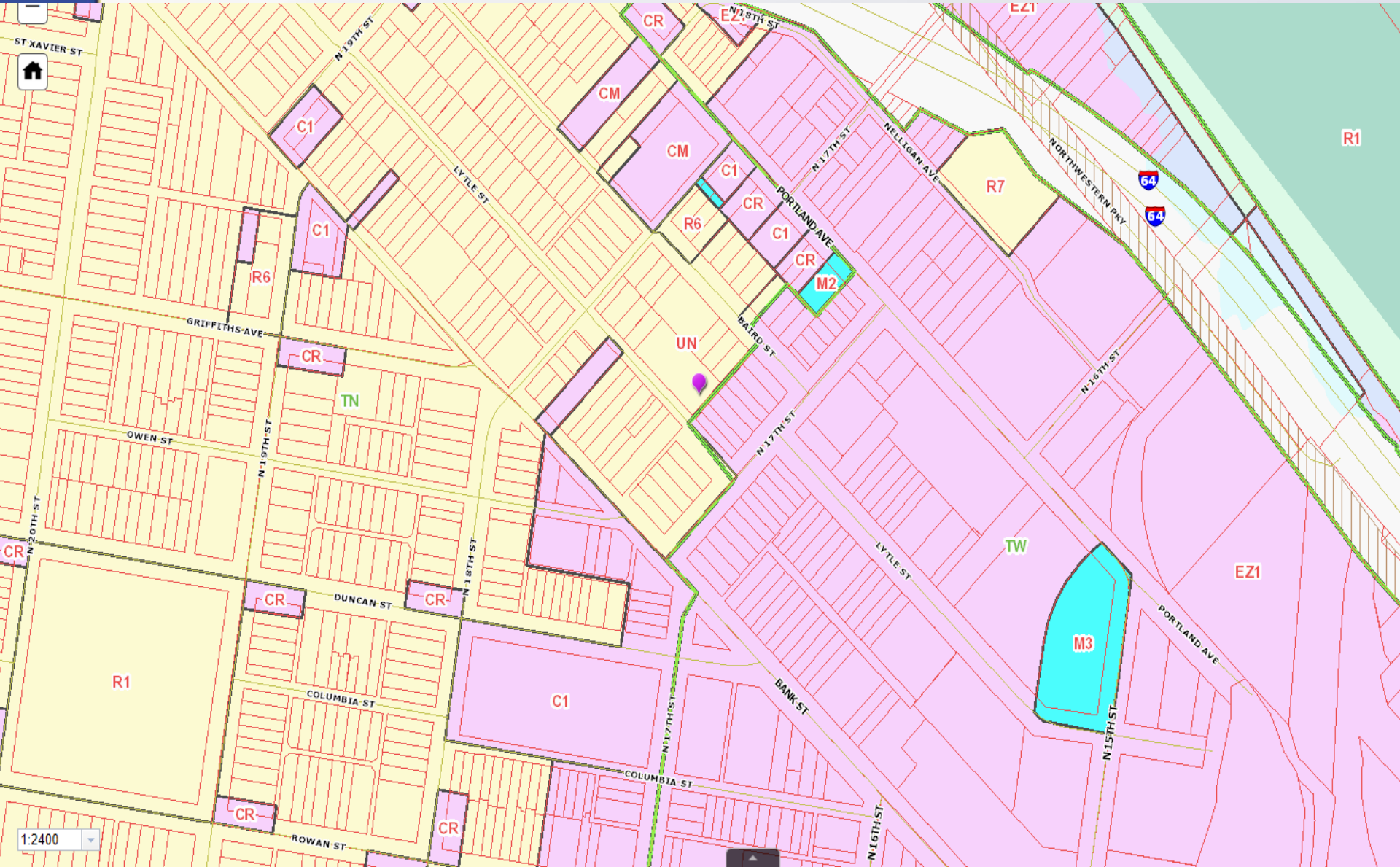
This portion of Lytle Street serves more like an alley.

Transportation has approved.

Site Location



Zoning Map



Aerial Map



View from near 18th Street looking east, site is opposite the vehicle



08/23/2018 09:41

Existing Gate & Fence



08/23/2018 09:43

View from 17th Street, looking west



08/23/2018 09:49

Existing Fence



08/23/2018 09:45

New Fence



Conclusions

- The variance request appears to be adequately justified and meets the standard of review.
- Must determine if the proposal meets the standard of review for granting a variance as established in the Land Development Code.

Required Actions

- **Variance:** from Land Development Code to allow an existing fence to have an overall height of 76 inches in the required front yard—Chapter 4.4.3.A.1.a. (Traditional Neighborhood).
(6 foot fence with 4 inch caps on poles)

Location	Requirement	Request	Variance
Fence Height	42 inches	76 inches	34 inches