

18VARIANCE1015

3522 Grandview Avenue Fence



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

Dante St. Germain, Planner I

April 16, 2018

Requests

- **Variance:** from City of St. Matthews Development Code section 9.1.B.1.a to allow a fence to exceed 4 feet in height in the street side yard setback.

| Location | Requirement | Request | Variance |
|------------------|-------------|---------|----------|
| Street Side Yard | 4 ft. | 6 ft. | 2 ft. |

Case Summary / Background

- The subject property is located in the City of St. Matthews.
- The fence is partially on the applicant's property and partially in the right-of-way. The variance request is only for the portion on the applicant's property.
- The City of St. Matthews requests that a condition of approval be attached to the variance if it is approved.

Zoning/Form Districts

Subject Property:

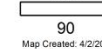
- Existing: R-4/Neighborhood

Adjacent Properties:

- North: R-5/Neighborhood
- South: R-4/Neighborhood
- East: R-4/Neighborhood
- West: R-4/Neighborhood



3522 Grandview Avenue
feet



Map Created: 4/2/2018



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Aerial Photo/Land Use

Subject Property:

- Existing: Single Family Residential

Adjacent Properties:

- North: Institutional
- South: Single Family Residential
- East: Single Family Residential
- West: Single Family Residential



3522 Grandview Avenue
feet



30
Map Created: 4/2/2018



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Site Photos-Subject Property



The front of the subject property.

Site Photos-Subject Property



The property to the right of the subject property.

Site Photos-Subject Property



The property to the left of the subject property across Macon Avenue.

Site Photos-Subject Property



The property across Grandview Avenue is St. Matthews Baptist Church.

Site Photos-Subject Property



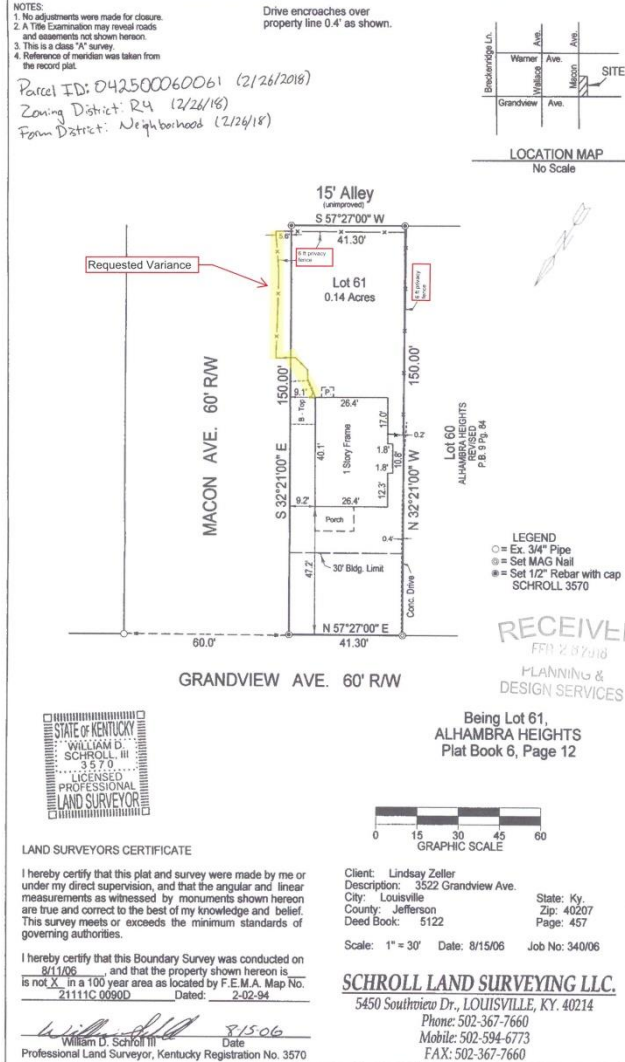
The location of the requested variance.

Site Photos-Subject Property



The remaining fence in the Macon Avenue right-of-way.

Site Plan



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 City of St. Matthews Development Code, from section 9.1.B.1.a to allow a fence to exceed 4 feet in height in the street side yard setback.

Required Actions

- **Variance:** from City of St. Matthews Development Code section 9.1.B.1.a to allow a fence to exceed 4 feet in height in the street side yard setback.
Approve/Deny

| Location | Requirement | Request | Variance |
|------------------|-------------|---------|----------|
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