

19VARIANCE1013

Caledonia Avenue Variance



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

Zach Schwager, Planner I

April 29, 2019

Request

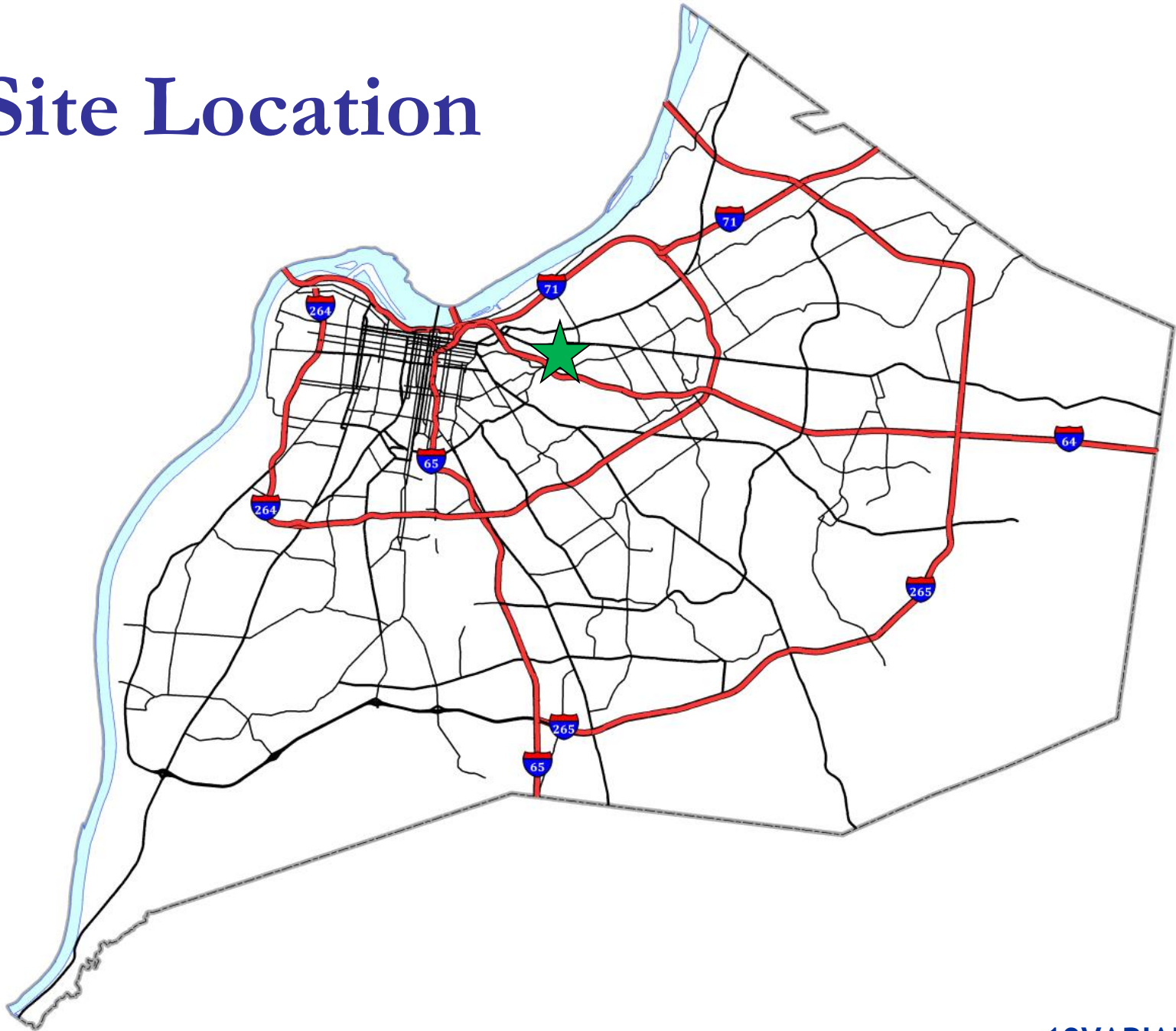
- **Variance:** from Land Development Code section 4.4.3.A.1.a.i to allow a fence in the front yard setback to exceed 42 inches in height in the Traditional Neighborhood form district.

Location	Requirement	Request	Variance
Front Yard	3.5 ft.	8 ft.	4.5 ft.

Case Summary / Background

- The subject property is located in the Crescent Hill neighborhood.
- The applicant requests a variance to allow a fence in the front yard setback to exceed 42 inches in height in the Traditional Neighborhood form district.

Site Location



Zoning/Form Districts

Subject Property:

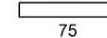
- Existing: R-5/Traditional Neighborhood

Adjacent Properties:

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



4 Caledonia Avenue
feet



75
Map Created: 4/18/2019



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Aerial Photo/Land Use

Subject Property:

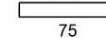
- Existing: Single-Family Residential
- Proposed: Single-Family Residential

Adjacent Properties:

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



4 Caledonia Avenue
feet




75
Map Created: 4/18/2019

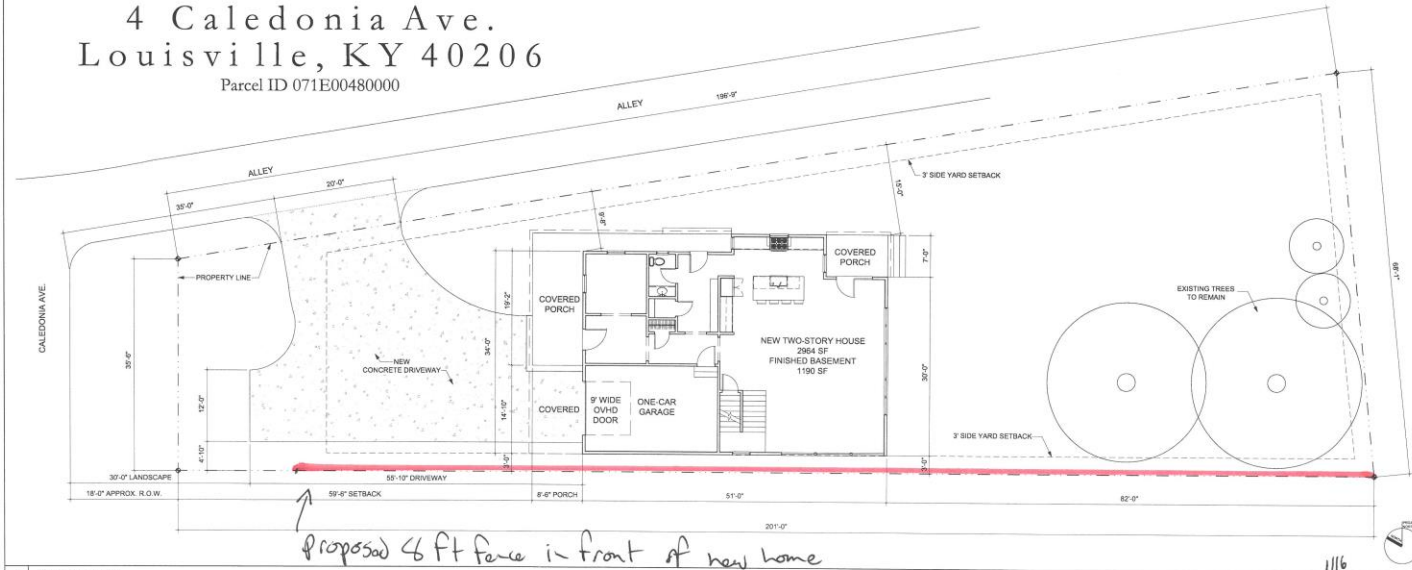


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Site Plan

<p>1. THESE DRAWINGS WERE PREPARED FOR THE RESIDENCE AT 4 CALEDONIA AVE, LOUISVILLE, KY. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE UNAUTHORIZED USE OF THESE DRAWINGS AND SPECIFICATIONS.</p> <p>2. ALL WORK SHALL COMPLY WITH ALL APPLICABLE LOCAL CITY CODES, JEFFERSON COUNTY CODES, KENTUCKY STATE CODES, AMENDMENTS, RULES, REGULATIONS, ORDINANCES, LAWS, ORDERS, APPROVALS, ETC. THAT ARE REQUIRED BY GOVERNING AUTHORITIES. IN THE EVENT OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL APPLY.</p> <p>3. ALL DIMENSIONS ARE TO FACE OF FRAMING UNLESS NOTED OTHERWISE. EXTERIOR DIMENSIONS ARE TO OUTSIDE OF SHEATHING. NOTIFY ARCHITECT OF ANY DISCREPANCIES OR CONFLICTS BETWEEN ARCHITECTURAL DRAWINGS PRIOR TO SUBSEQUENT WORK. ADDITIONALLY, NOTIFY ARCHITECT OF DISCREPANCIES OR CONFLICTS BETWEEN ARCHITECTURAL DRAWINGS AND SITE CONDITIONS OR CONSULTANTS' DRAWINGS AND SPECIFICATIONS PRIOR TO SUBSEQUENT WORK.</p> <p>5. ARCHITECT IS NOT RESPONSIBLE FOR STRUCTURAL LOAD CALCULATIONS OR OTHER STRUCTURAL DESIGN CONSIDERATIONS.</p> <p>6. CONTRACTOR MUST FOLLOW MANUFACTURER'S GUIDELINES FOR USE AND INSTALLATION INSTRUCTIONS FOR ALL EQUIPMENT AND PRODUCTS IN USE FOR THE PROJECT.</p>	<p>ADDRESS: 4 CALEDONIA AVE, LOUISVILLE, KY 40206</p> <p>OWNER: TM FAVERSHAM 570-708-0383 deepcreekbuilders@gmail.com</p> <p>PROJECT DESCRIPTION: NEW TWO STORY RESIDENCE 2964 S.F. BASEMENT 1190 S.F.</p>		<p>A0.1 COVER SHEET / SITE PLAN A1.1 FOUNDATION PLAN A1.2 FIRST FLOOR PLAN A1.3 SECOND FLOOR PLAN A2.1 EXTERIOR ELEVATIONS A2.2 EXTERIOR ELEVATIONS A2.3 EXTERIOR ELEVATIONS</p> <p>RECEIVED FEB 18 2019 PLANNING & DESIGN SERVICES</p>	<p>PROJECT</p>
<p>GENERAL NOTES</p>	<p>PROJECT INFORMATION</p>	<p>VICINITY MAP NOT TO SCALE</p>	<p>INDEX OF DRAWINGS</p>	<p>PROJECT</p>

- NEW RESIDENCE -
4 Caledonia Ave.
Louisville, KY 40206
Parcel ID 071E00480000



Proposed 6 ft fence in front of new home

1 | SITE PLAN

1/16
SCALE: 1/4" = 1'-0"

A0.1

19VARIANCE1013

4 Caledonia Ave.
- New Residence -
Louisville, Kentucky 40206

DRAWING
Cover Sheet / Site Plan

ISSUE	DATE
VARIANCE	4/10/18
REVISED	5/28/18
REVISED	7/16/18

SCALE: AS NOTED

Elevation



Site Photos-Subject Property




Site Photos-Subject Property



Site Photos-Subject Property



 Property across the alley from the subject property.

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Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Conclusion

- The variance request appears to be adequately justified and meets the standard of review.

Required Action

- **Variance:** from Land Development Code section 4.4.3.A.1.a.i to allow a fence in the front yard setback to exceed 42 inches in height in the Traditional Neighborhood form district. Approve/Deny

Location	Requirement	Request	Variance
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