

# 18VARIANCE1040

## 1259 Bassett Avenue Fence



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

**Dante St. Germain, Planner I**

**May 21, 2018**

# Requests

- **Variance:** from Land Development Code section 4.4.3.A.1.a.i to allow a fence in the street side yard setback to exceed 3.5 feet in height.

| Location | Requirement | Request | Variance |
|----------|-------------|---------|----------|
| Fence    | 3.5 ft.     | 6 ft.   | 2.5 ft.  |

# Case Summary / Background

- The subject property is located in Cherokee Triangle.
- The applicant proposes a new 6 foot privacy fence in the street side yard setback, replacing an existing four-board horse fence.

# Case Summary / Background

## Related Cases

- 18COA1058 - The requested fence received Historic Landmarks and Preservation Districts Commission staff approval on April 4, 2018.

# 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



1259 Basset Avenue  
feet



Map Created: 5/8/2018



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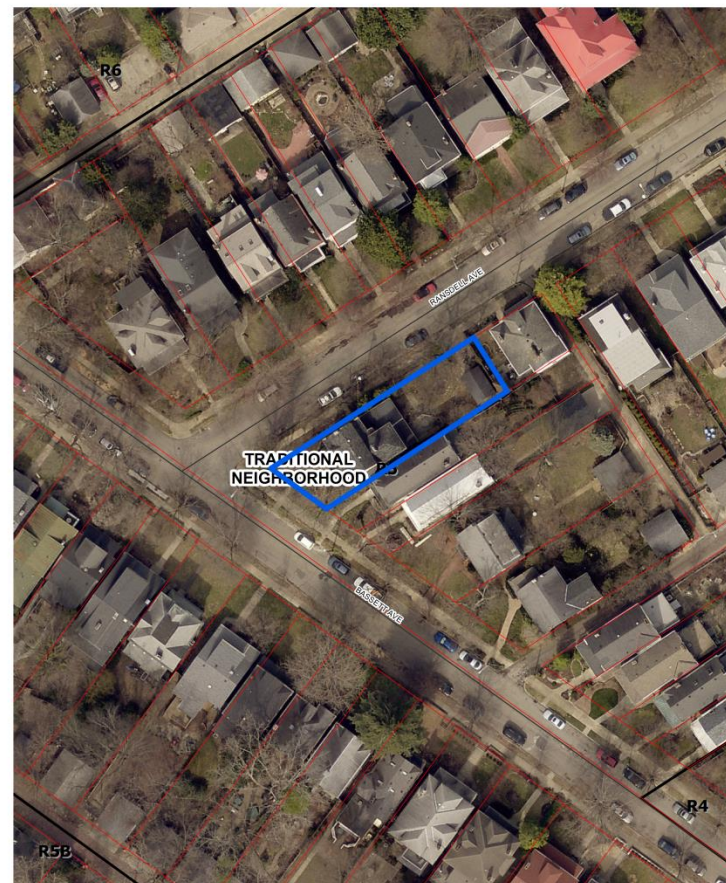
# Aerial Photo/Land Use

## Subject Property:

- Existing: Single Family Residential

## Adjacent Properties:

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



1259 Bassett Avenue  
feet



50  
Map Created: 5/8/2018



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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 across Ransdell Avenue.

# Site Photos-Subject Property



The properties across Bassett Avenue.

# Site Photos-Subject Property



The location of the requested variance.

# Site Photos-Subject Property



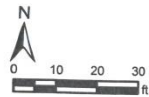
The location of the requested variance.

# Site Photos-Subject Property



The location of the requested variance.

# Site Plan



**1259 Bassett Avenue**



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18VARIANCE1040

# Conclusions

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

# Required Actions

- **Variance:** from Land Development Code section 4.4.3.A.1.a.i to allow a fence in the street side yard setback to exceed 3.5 feet in height. Approve/Deny

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