

**19VARIANCE1049**

**W. Kentucky Street Variance**



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

**Zach Schwager, Planner I**

**July 22, 2019**

# Request

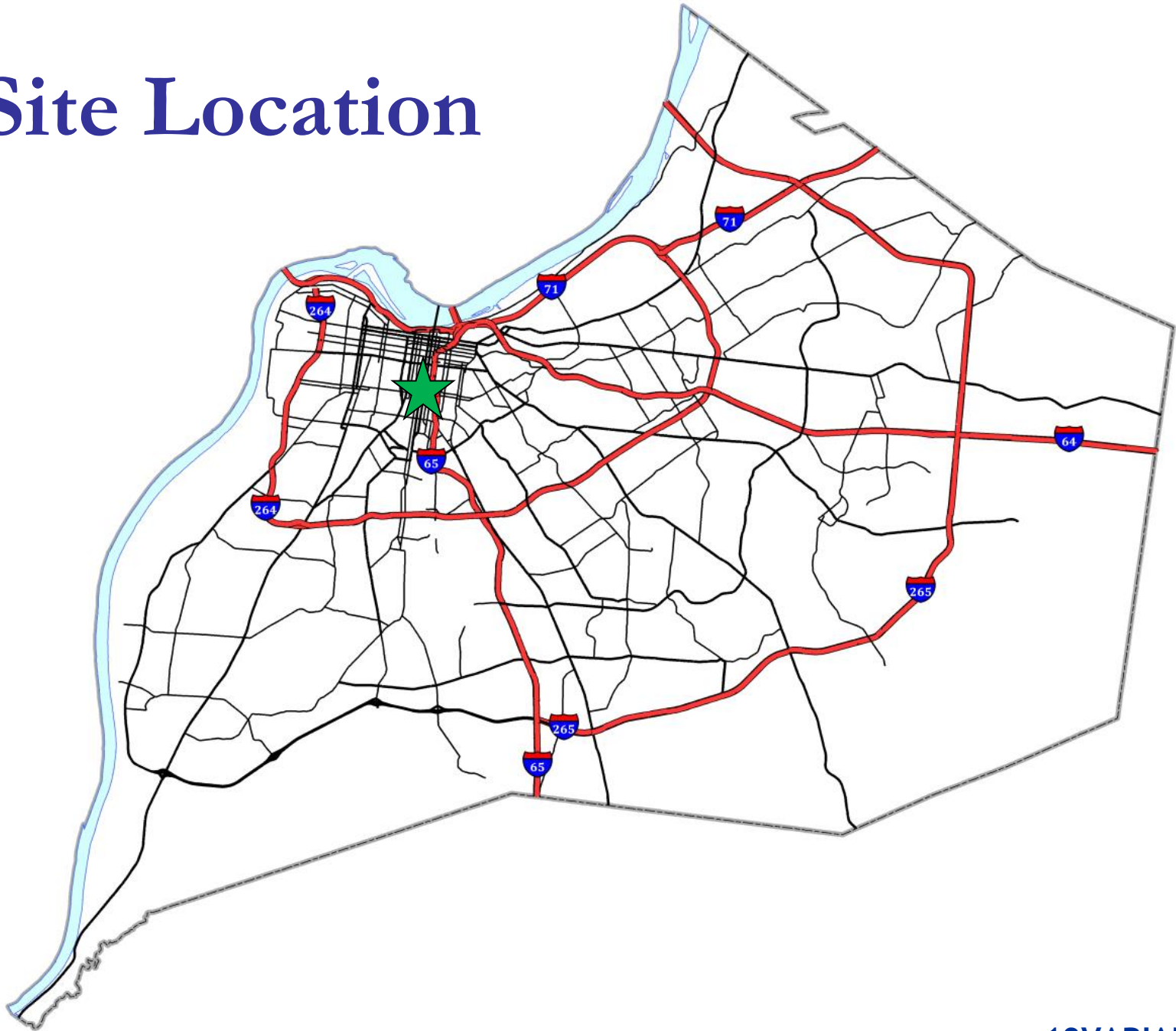
- **Variance:** from Land Development Code section 4.4.3.A.1.a.i to allow a fence in the front and street side yard setbacks to exceed 42 inches in height in the Traditional Neighborhood form district.

| Location         | Requirement | Request   | Variance  |
|------------------|-------------|-----------|-----------|
| Front Yard       | 42 inches   | 72 inches | 30 inches |
| Street Side Yard | 42 inches   | 72 inches | 30 inches |

# Case Summary / Background

- The subject property is located in the Limerick neighborhood and preservation district.
- The applicant requests a variance to allow a fence in the front and street side yard setbacks to exceed 42 inches in height in the Traditional Neighborhood form district.

# Site Location



# Zoning/Form Districts

## Subject Property:

- Existing: TNZD/Traditional Neighborhood

## Adjacent Properties:

- North: TNZD/Traditional Neighborhood
- South: TNZD/Traditional Neighborhood
- East: TNZD/Traditional Neighborhood
- West: TNZD/Traditional Neighborhood



600 W. Kentucky Street  
feet



Map Created: 7/15/2019



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# Aerial Photo/Land Use

## Subject Property:

- Existing: Commercial
- Proposed: Commercial

## Adjacent Properties:

- North: Multi/Single-Family Residential
- South: Commercial
- East: Commercial
- West: Multi-Family Residential



600 W. Kentucky Street  
feet

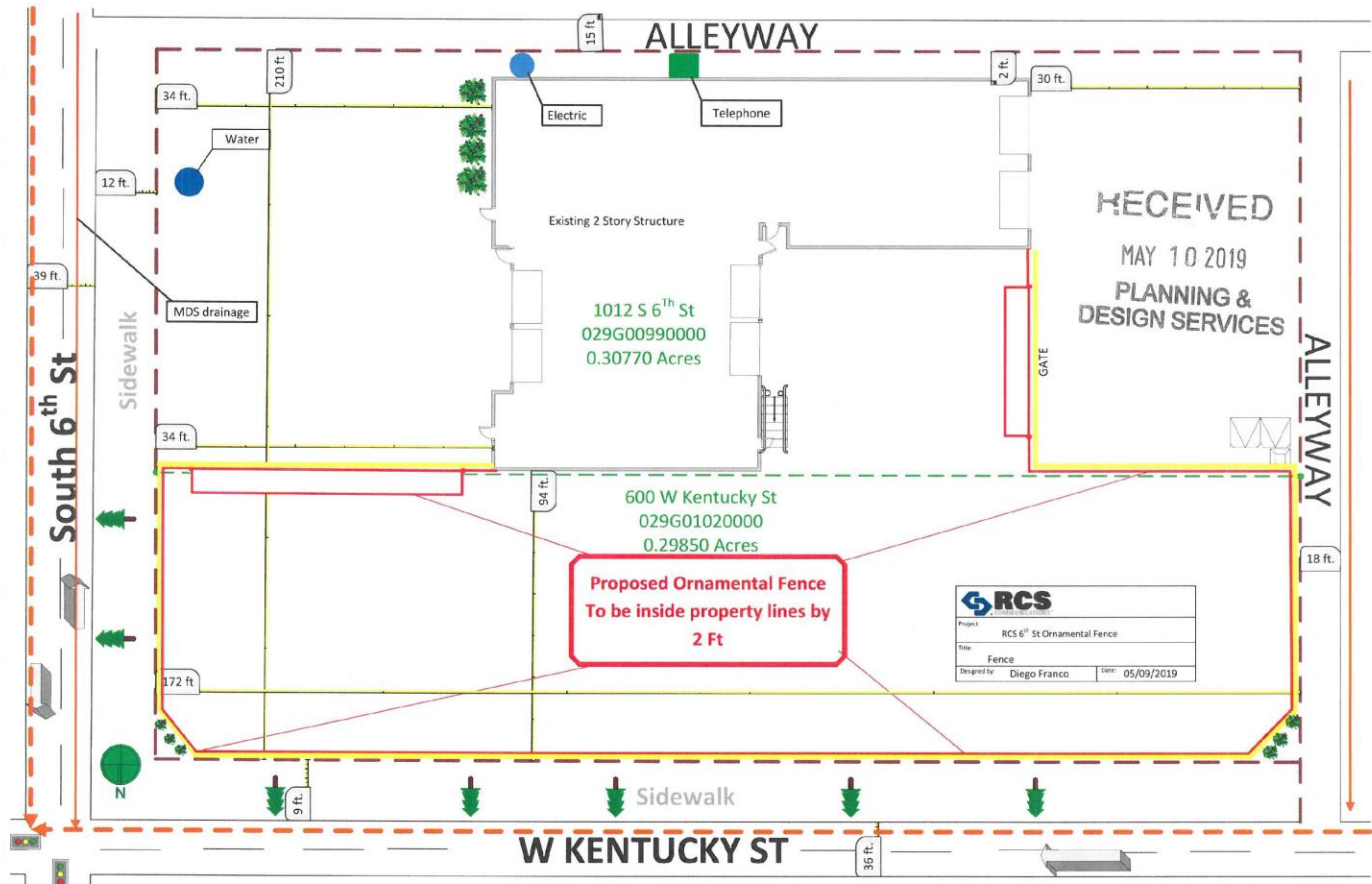


40  
Map Created: 7/15/2019



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# Site Plan



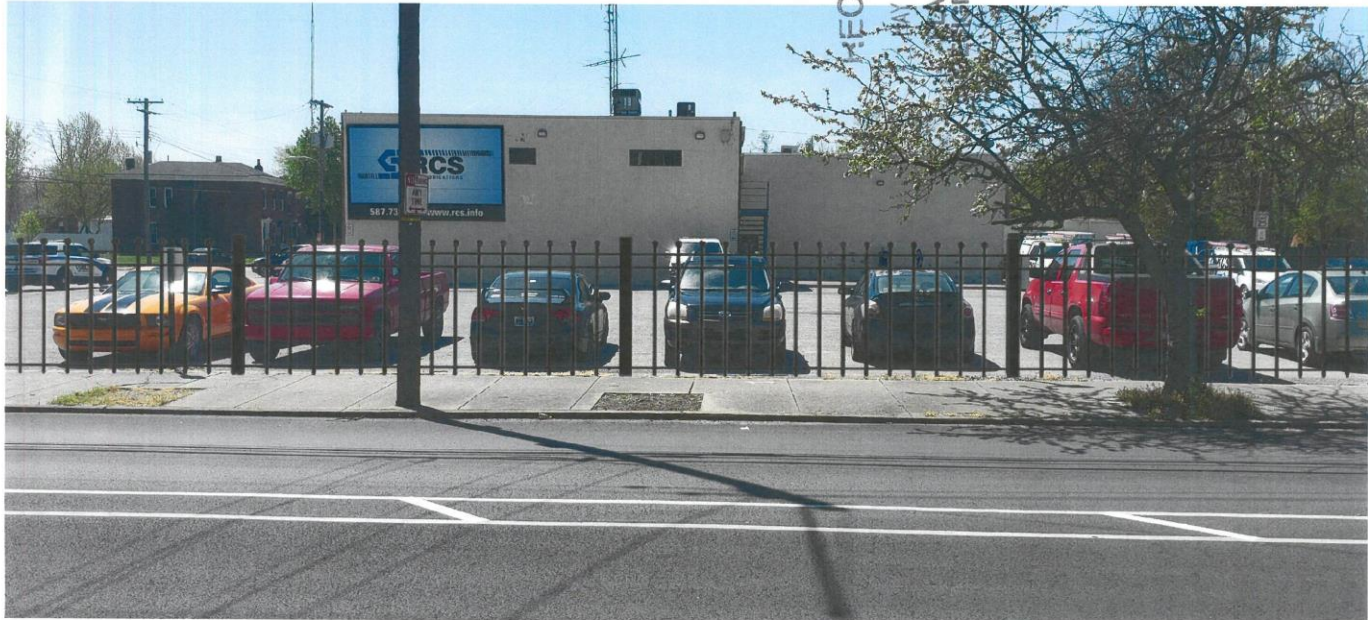
RECEIVED  
MAY 10 2019  
PLANNING &  
DESIGN SERVICES

**Proposed Ornamental Fence  
To be inside property lines by  
2 Ft**

|              |   |
|--------------|---|
| <b>RCS</b>   |   |
| Project:     | RCS 6 <sup>th</sup> St Ornamental Fence |
| Title:       | Fence                                   |
| Designed by: | Diego Franco                            |
| Date:        | 05/09/2019                              |

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# Renderings





# Renderings

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# Renderings



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RCS  
587.7384 | www.rcs.info

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# Renderings



19 VARIANCE 1049

# Site Photos-Subject Property





# Site Photos-Subject Property





# Site Photos-Subject Property



# Site Photos-Subject Property





# Site Photos-Subject Property



 Allevy to the west of the subject property.

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# Site Photos-Subject Property



# Site Photos-Subject Property





# Site Photos-Subject Property



 Subject property and property to the south.

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# 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 and street side yard setbacks to exceed 42 inches in height in the Traditional Neighborhood form district.  
Approve/Deny

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