

**18VARIANCE1079**  
**S. Shelby Street Fence**



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

**Chris French, AICP, Planning Supervisor**  
**September 17, 2018**

# Request

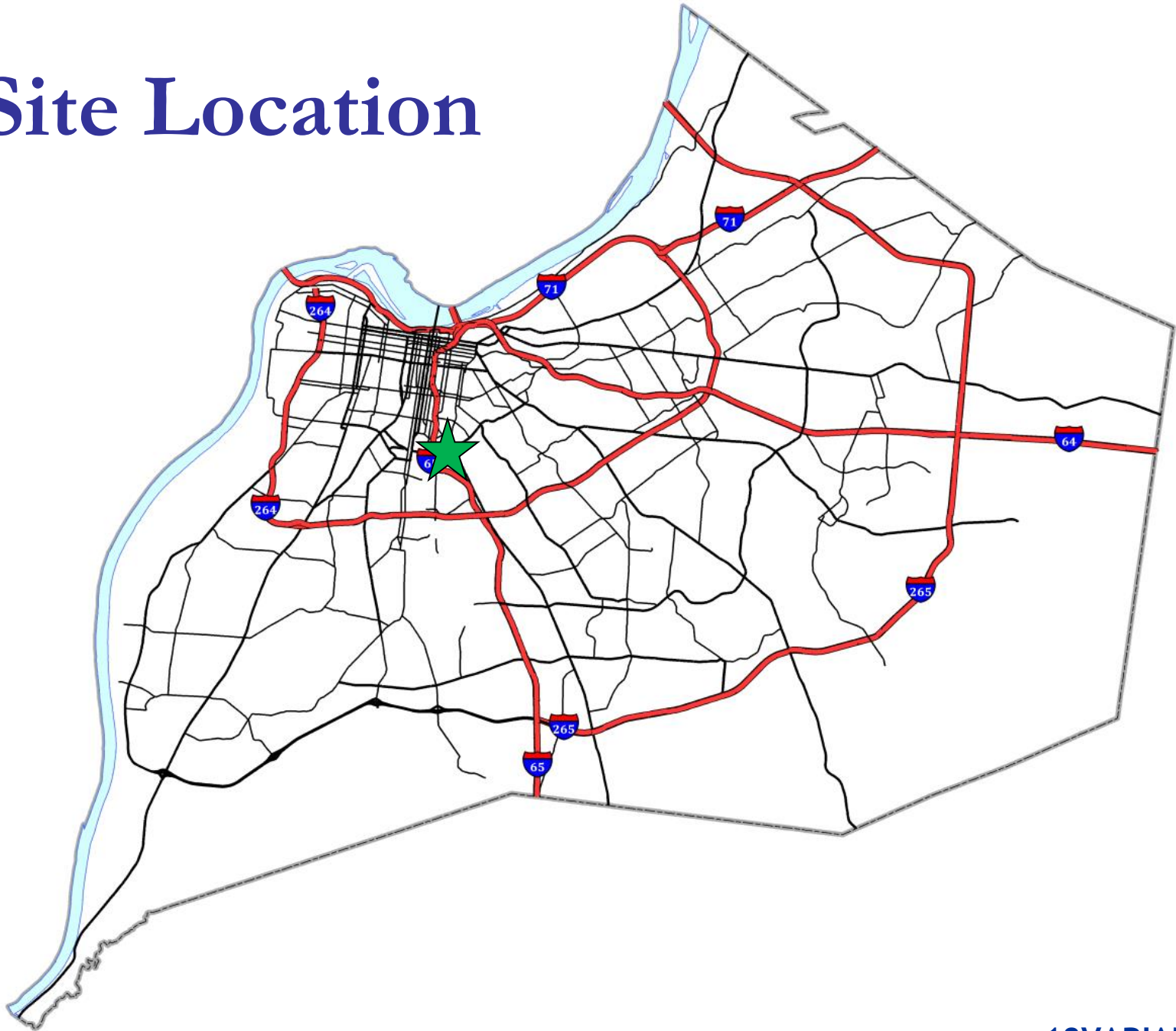
- **Variance:** from Land Development Code section 4.4.3.A.1.a.i to allow a fence in the street side yard to exceed 42 inches in height

Location	Requirement	Request	Variance
Fence	3.5 feet	5 feet	1.5 feet

# Case Summary / Background

- The subject property is located in the Keswick subdivision.
- The applicant proposes to build a five-foot wooden privacy fence (no existing fence).
- The applicant requests a variance to have a fence that exceeds 42 inches in height.

# Site Location



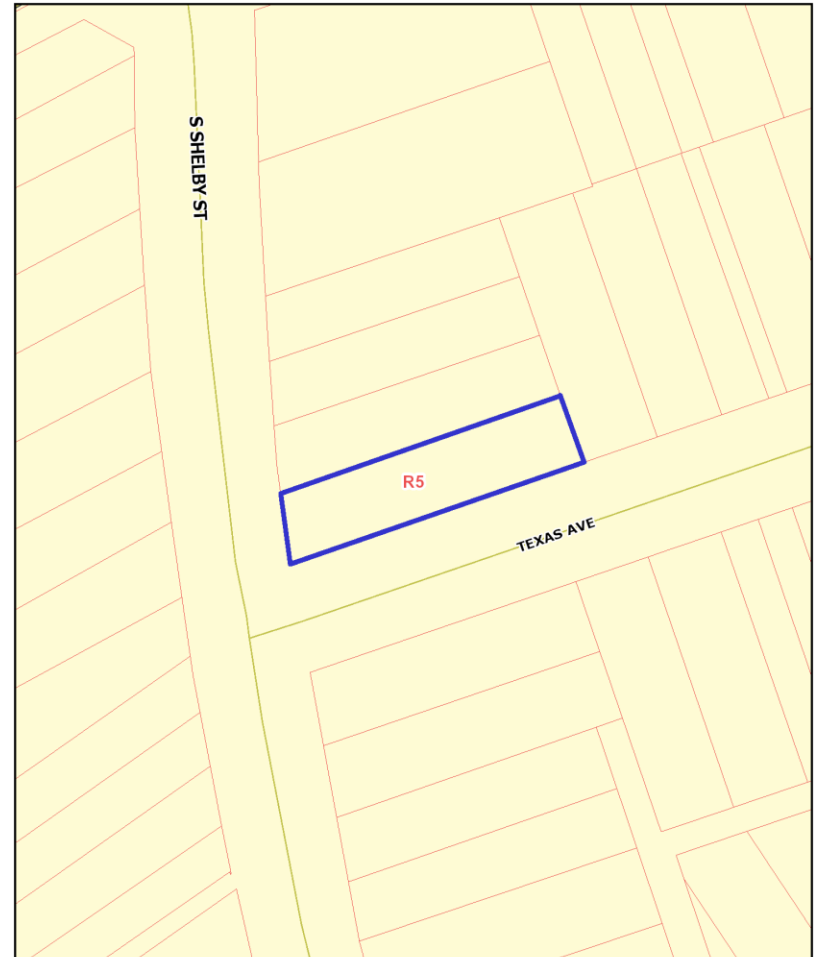
# Zoning/Form Districts

## 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



0 30 60 90  
ft

**2113 S. Shelby Street**

Monday, September 10, 2018 | 12:18:02 PM



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This map is not a legal document and should only be used for general reference and identification.

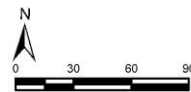
# Aerial Photo/Land Use

## Subject Property:

- Existing: Single Family Residential

## Adjacent Properties:

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



**2113 S. Shelby Street**

Monday, September 10, 2018 | 12:15:31 PM



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# Site Photos-Subject Property



The front of the subject property.

# Site Photos-Subject Property



The property to the left of the subject property.



# Site Photos-Subject Property



The property across Texas Avenue.

# Site Photos-Subject Property



The location of the variance.

# Site Photos-Subject Property



The fence across Texas Avenue.

# Site Photos-Subject Property



Looking down the street side yard.

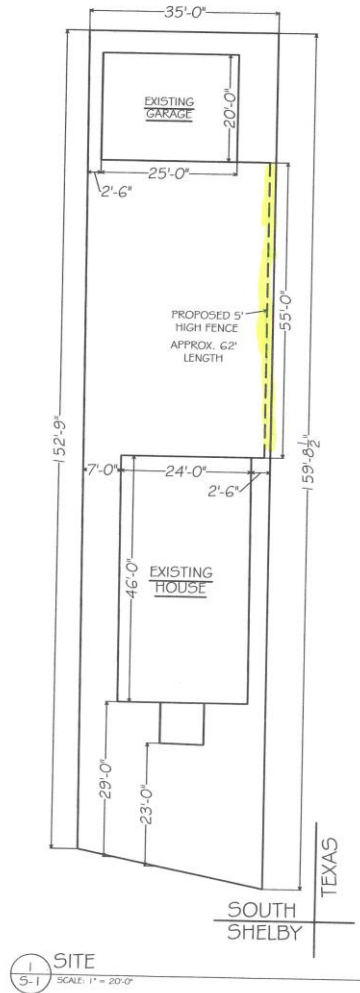
# Site Photos-Subject Property



BOZA public hearing notice sign

# Site Plan

2113 SOUTH SHELBY STREET,  
LOUISVILLE, KY. 40217  
R-5 RESIDENTIAL DISTRICT TN



1 SITE  
5-1 SCALE: 1" = 20'-0"

RECEIVED  
AUG 13 2018  
PLANNING &  
DESIGN SERVICES

OWNER  
MIKE BALLARD  
502-510-0515

18VARIANCE1079

# 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 42 inches in height. Approve/Deny

Location	Requirement	Request	Variance
Fence	3.5 feet	5 feet	1.5 feet